

## **CONTACT: BRIAN GODIN**

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# FOR SALE/LEASE

120 - 130 Main Street South Thomaston, CT 06787



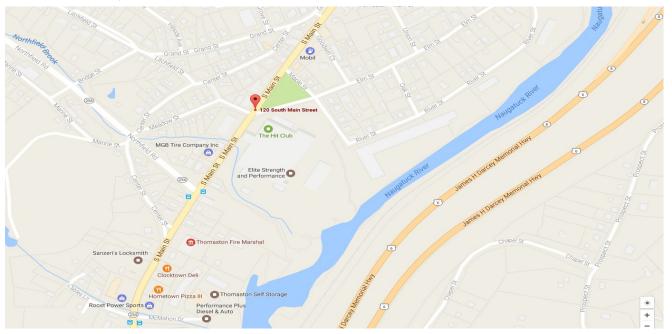
Investment Property 12.770 +/- S/F Modern Office/ Retail Building Great Location on busy Main Street ( Route 6) Ideal for Retail, Professional and Medical Users Available Spaces:

Main Level Retail: 3,915 S/F (\$12 per square foot Gross) Upper Level: 1,600 - 5,800 S/F (\$8 per square foot Gross) Sale Price: \$900,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM						
PROPERTY ADDRESS		120 –130 Main Street South				
CITY, STATE Thomaston, C		CT 06787				
BUILDING INFO		<u>.</u>	MECHANICAL EQUIP.			
Total building S/F	12,770		Air Conditioning	Central		
Number of floors	2		Sprinkler / Type	Yes/ new		
Avail S/F	9,700		Type of Heat	Forced hot air		
Will subdivide to	1,600		OTHER			
Office space	5,800		Acres	.77		
Ext. Construction	Brick		Parking	Ample		
Ceiling Height	9'		State Route / Distance To	Route 8/ 2.5 miles		
Roof	Gable ne	w 2014	Zoning	IP		
Date Built	1989		TAXES			
			Assessment	\$600,250.00		
UTILITIES			Mill Rate	33.63		
Sewer	City		Taxes	\$20,186.41		
Water	City		TERMS			
Gas	Yankee G	as	Sale price	\$900,000.00		
Electrical	100 Amp	S	Lease rate	\$8- \$12 per S/F Gross		

New roof 2014 New HVAC for Alliance Medical New fire alarm system



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#### 120 Main Street South

#### 3/28/2017

## Thomaston, CT

Unit	Description	Lease	Notes
Alliance Medical	Main Floor - 4520 s/f	\$ 72,000.00	Lease expires
Empty	Main Floor - 4050 S/F	\$ 52,644.00	\$13 PSF
Paradigm Health	Upper Level - 1,600 S/F	\$ 12,000.00	7.50 PSF
Empty	Upper Level - 1,600 S/F	\$ 11,200.00	\$7 PSF
Empty	Upper Level - 1,000 S/F	\$ 7,000.00	\$7 PSF
	12,800 +/- square feet		

Annual Totals \$ 154,844.00

\$ 20,450.52
\$ 4,689.00
\$ 1,691.31
\$ 1,718.65
\$ 351.50
\$ 4,287.08
\$ 1,885.82
\$ \$ \$ \$

## **Total Expenses**

\$

35,073.88

	Current	
Combined Leases	\$ 154,044.00	
Minus Expenses	(\$35,073.88)	
Net Operating Income	\$118,970.12	

		CAP
Asking Price:	\$900,000	13.20%