

FOR SALE

**218 Main St, 222 Main St Rear &
5 Wood Ct
Terryville, CT**



Terryville Investment Properties
4 properties with 8 Tenants
Main Street Location - Potential Assemblage
1.15 Acres on busy Route 6
High Occupancy – economically priced
Many recent upgrades

Offered at \$499,000.00



222 Main Street:

Single Family House

Square footage: 1,550 +/- s/f

Built: 1953

Acreage: .67 acres

Utilities: City Water and Sewer

Notes: wood floors, long term tenant



218 Main Street Rear:

2 Apartments and three garage units

Square footage: 1,564 +/- s/f plus garages units

Built: 1882

Acreage: .20 acres

Utilities: City Water and Sewer

Notes: new furnaces and three year old roof



5 Wood Court:

3 Apartments + Lower storage area

Square footage: 2,240 +/- s/f

Built: 1900

Acreage: .16 acres

Utilities: City Water and Sewer

Notes: New Metal Roof, new furnaces, new electrical, new hot water heaters, new drywall on walls and ceilings

Terryville Investment

5 Wood Ct, 218 Main St. Rear, 222 Main St.

Address	Income	Taxes	Insurance	Sewer	Rubbish	Water	Totals		Net Operating
5 Wood Ct	\$31,800.00						\$ 29,700.00		
		\$ 3,794.44	\$2,143.00	\$840.00	\$400.00	\$560.00	\$ (7,737.44)		
							\$ 21,962.00	NOI	\$21,962.00
218 Main Street Rear	\$19,200.00						\$ 19,200.00		
		\$ 3,011.50	\$1,369.00	\$360.00	\$400.00		\$ (5,140.50)		
							\$ 14,059.50	NOI	\$14,059.50
222 Main Street	\$16,080.00						\$ 15,600.00		
		\$3,950.06	\$824.00	\$180.00		\$560.00	\$ (5,514.06)		
							\$ 10,085.94	NOI	\$10,085.94

Town Appraisal	Amount
5 Wood Ct	\$133,490.00
218 Main St Rear	\$105,890.00
222 Main Street	\$138,270.00
Totals	\$378,270.00

Net Operating Income	\$ 46,107.44
Asking Price	\$ 499,000.00
CAP Rate	9.23%

CONCEPTUAL MAJOR INTERSECTION IMPROVEMENTS
ROUTE 6 (MAIN STREET) AT
NORTH MAIN STREET AND AGNEY AVENUE
TOWN OF PLYMOUTH

PROJECT DEVELOPMENT UNIT
CONNECTICUT DEPARTMENT OF TRANSPORTATION

FINAL CONCEPT SCHEMATIC

STREET

SOUTH MAIN STREET

CONCRETE DRIVE

VENUE

STREET

