

FOR SALE



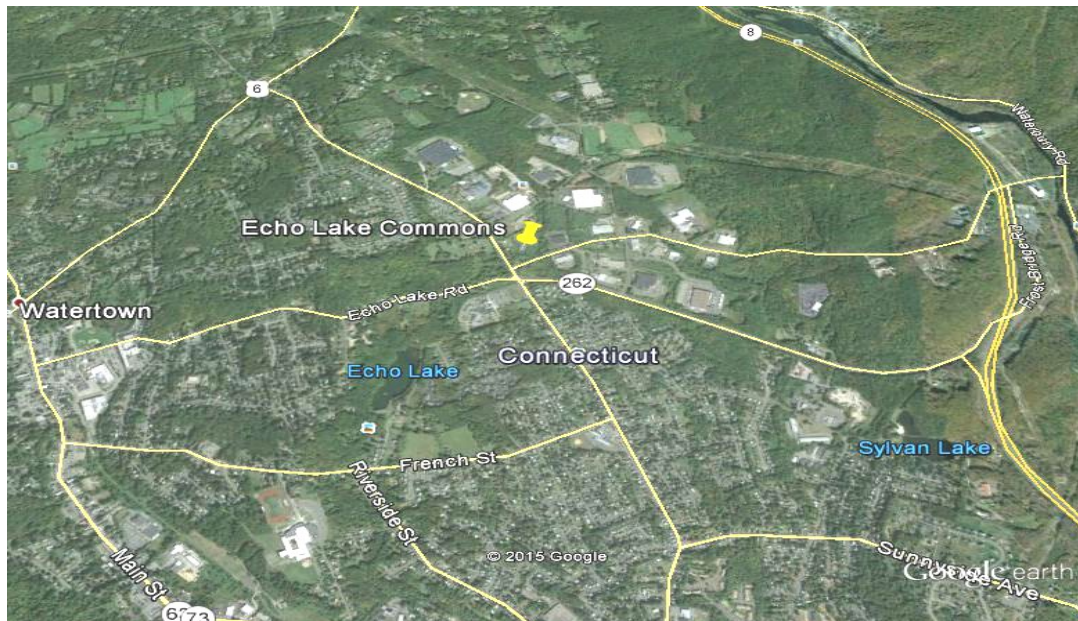
**777 Echo Lake Road
Watertown, CT**

**Investment Property
Echo Lake Commons (Built 2017)
New Class A Medical / Professional
Complex 25,000 S/F
Tenants Include: Prospect Medical, Dr.
McHugh and Associate, Connect Physical
Therapy, Main Street Financial and
Watertown's busiest restaurant
"The Uncommon Grill"
Sale Price: \$7,150,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS		777 Echo Lake Road	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	25,000	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	2,500	Type of Heat	Gas Forced Air
Will Subdivide To...	2,500	TAXES	
Avail. Docks		Assessment	\$2,692,600.00
Ext. Construction	Brick, EIFS, Composite	Appraisal	\$3,511,600.00
		Mill rate	33.59
Int. Construction	Framed/Gypsum	Tax	\$90,444.43
Ceiling Height	14 Ft	OTHER	
Roof	Lifetime Shingle	Total Acres	3.5
Date Built	2017	Zoning	Mixed Use
UTILITIES		Parking	Ample 100 +
Sewer	Yes	State Route / Distance To...	1 Mile Route 8
Water	Yes		On State Route 262
Gas	Yes	TERMS	
Electrical	200 Amp	Sale	\$7,150,000.00
		Lease rate	\$19.00 PSF NNN



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**777 Echo Lake Road
Watertown, CT
Income/Expense**

Year 2020

Suites	Tenant	Description	PSF	Lease / Month	Increases	Expiration
	Lower Level					
A	Alliance - Waterbury Hospital	7,500 sf	\$ 17.51	\$ 10,943.75	3% annual	1/31/2026
B	Alliance - Waterbury Hospital					
C	Alliance - Waterbury Hospital					
D	Uncommon Grill	1,534 sf	\$ 17.00	\$ 4,391.67	5 year fixed/ 3% annual	4/30/2028
E	Uncommon Grill	3,100 sf	\$ 17.00	\$ 2,173.00	5 year fixed/ 3% annual	4/30/2028
	Upper Level					
F	McHugh and Associates	3,350 sf	\$ 18.00	\$ 5,025.00	3% annual	10/31/2027
G	Tailionis - Mancini -	1,650 sf	\$ 18.58	\$ 2,554.75	3% annual	3/31/2023
H	EMPTY	2,500 sf	\$ 18.00	\$ 3,750.00	3% annual	Potential Income
I	Connect Physical Therapy	2,500 sf	\$ 18.04	\$ 3,758.33	3% annual	8/31/2022
J	Main Street Financial	2,500 sf	\$ 18.00	\$ 3,750.00	3% annual	8/31/2022
	Totals			\$ 36,346.50		

Annual Expenses	NNN Leases
Taxes	NNN
Insurance	NNN
Utilities	NNN
Common Area Maintenance	NNN
Snow, garbage & all misc.	NNN
Total Expenses	NNN

	Breakout	Potential
Combined Leases	\$ 384,243.48	\$ 436,158.00
Minus Expenses		
Net Operating Income	\$ 384,243.48	\$ 436,158.00
CAP: Price: \$7,150,000		6.10%



ECHO LAKE COMMONS

MEDICAL AND PROFESSIONAL CENTER

BUILDING

- Located in Watertown, CT between 3 major State Roads and Highways.
- Four (4) year Tax Abatement Program.
- Magnificent Views
- 24 hour camera surveillance
- Parking lot lighting
- Low maintenance construction to reduce CAM costs
- Leed (Leadership in Energy & Environmental Design) features designed into building, i.e. white .060 TPO roof membrane, double insulation in wall construction, etc.
- Individual energy use cost responsibility
- Open floor plans
- Opportunity to assist in the design to accommodate individual company needs .i.e. communication cabling, shielding for radiology, etc.
- Population of 78,000 within 5 mile radius and 264,000 within 10 mile radius

WATERTOWN

Over 30 restaurants, Starbucks, Dunkin Donuts, Chubba's Bagels and Coffee Shop, grocery stores, car dealerships, 7 banks, 2 post offices, 4 pharmacies, UPS and Federal Express hubs adjacent to building site, high school, middle school, 3 grammar schools, ice cream shops, banquet hall, lakes, 2 libraries, swimming and recreation parks, Crestwood Park Public Golf Club, Watertown Country Club, greenway and more.

Mill Rate is a very attractive 33.59 which will significantly reduce real property and personal property taxes in comparison to all surrounding towns and cities.

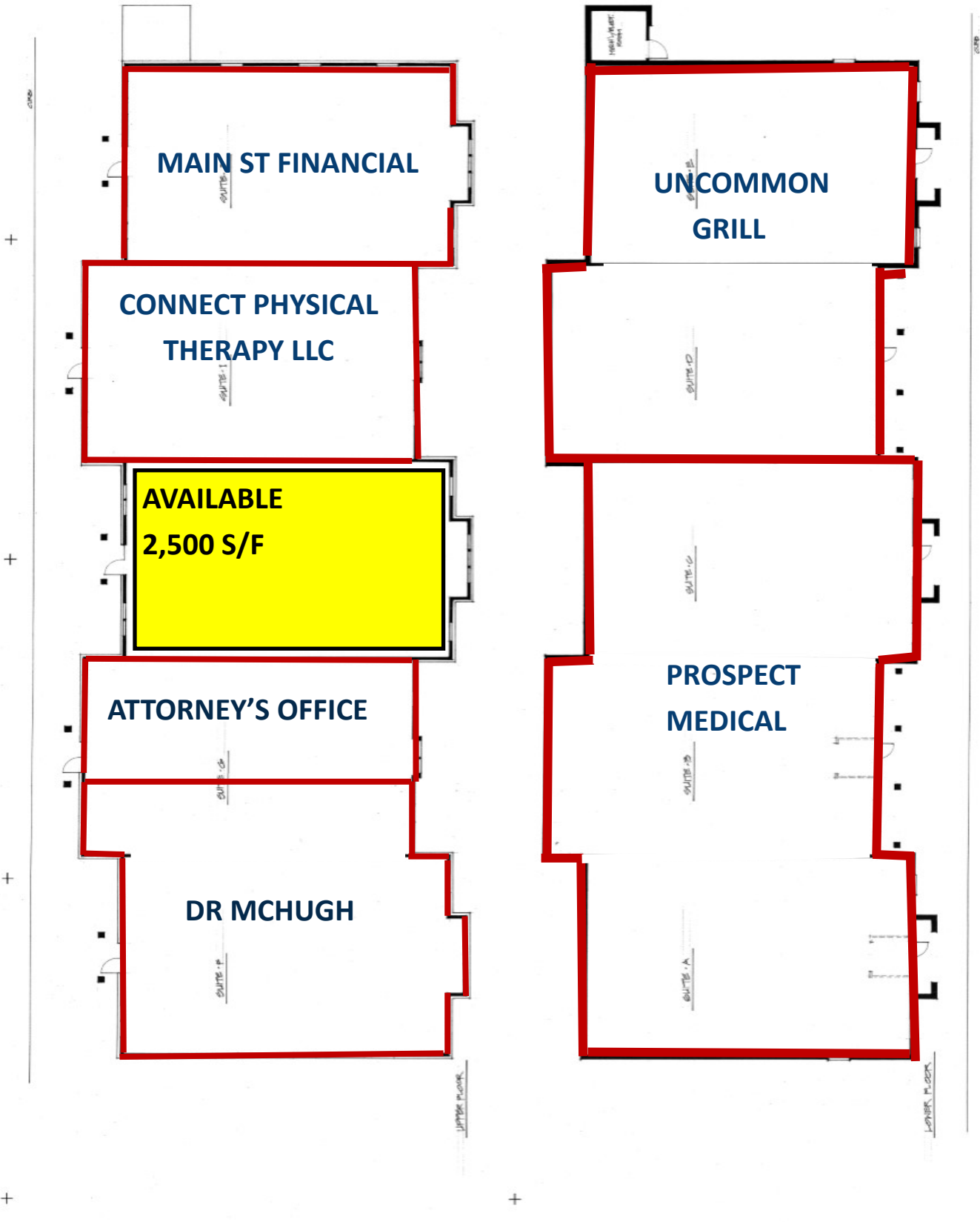
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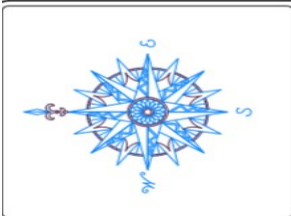
PLAN NORTH

ECHO LAKE MEDICAL & PROFESSIONAL OFFICE COMPLEX
777 ECHO LAKE ROAD
WATERLOO, CT

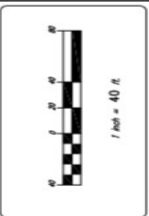
REVISIONS:
SCALE: 1/8" = 1'-0"
DATE: JAN-2019
KENYON & CUTLER
ARCHITECTS
ONE DUNBAR DRIVE
WATSONVILLE, CA 95096
TEL: 831.847.8844



ECHO LAKE ROAD



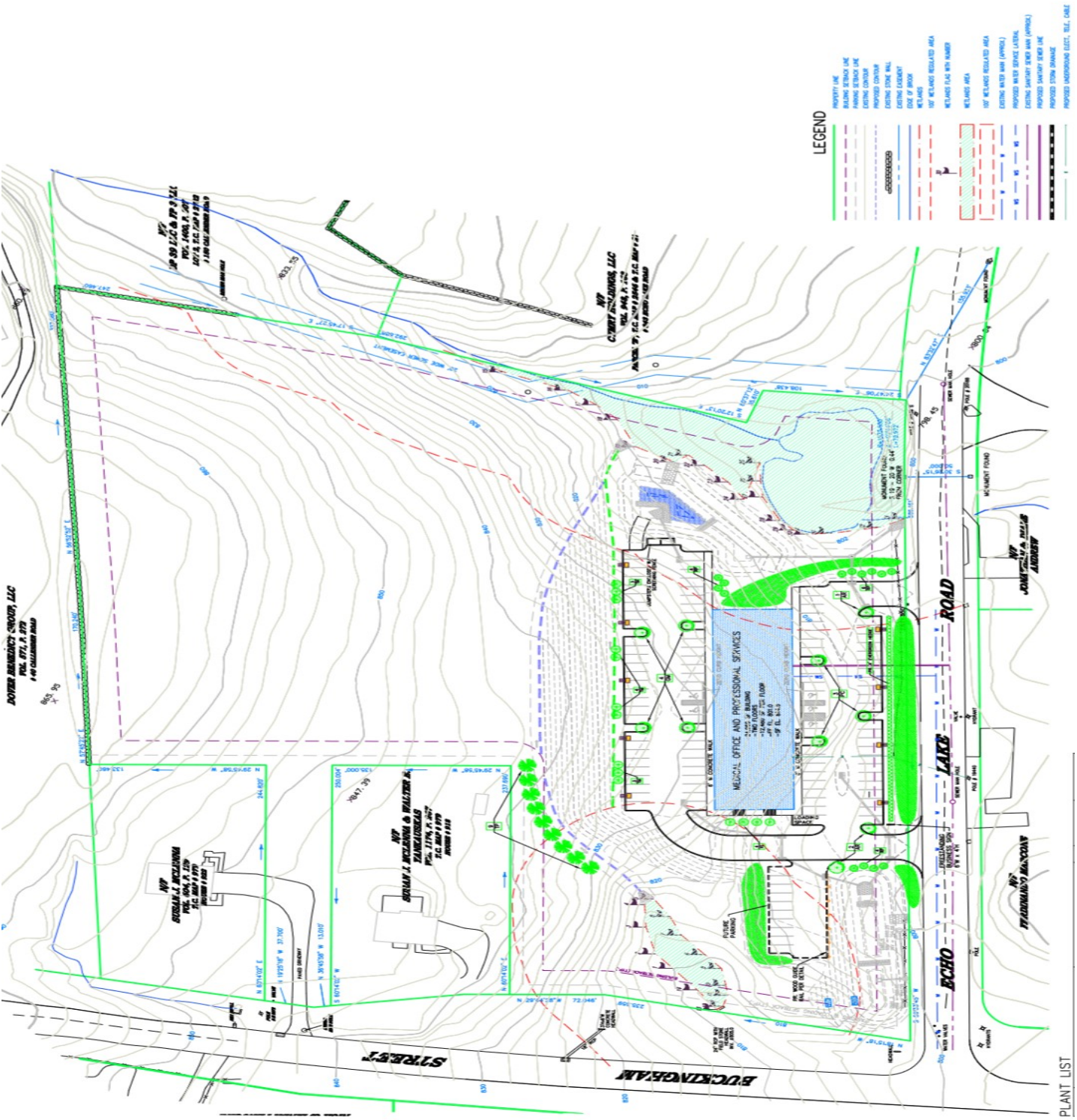
NO.	REVISION	DATE



ECHO LAKE COMMONS, LLC
 95 HIDDEN POND DRIVE
 WATERTOWN, CT

SITE LANDSCAPING PLAN

ECHO LAKE COMMONS MEDICAL & PROFESSIONAL COMPLEX
 777 BRIDGE ROAD



PLANT LIST

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AREA SURROUNDING ECHO LAKE COMMONS

