

FOR SALE



**777 Echo Lake Road
Watertown, CT**

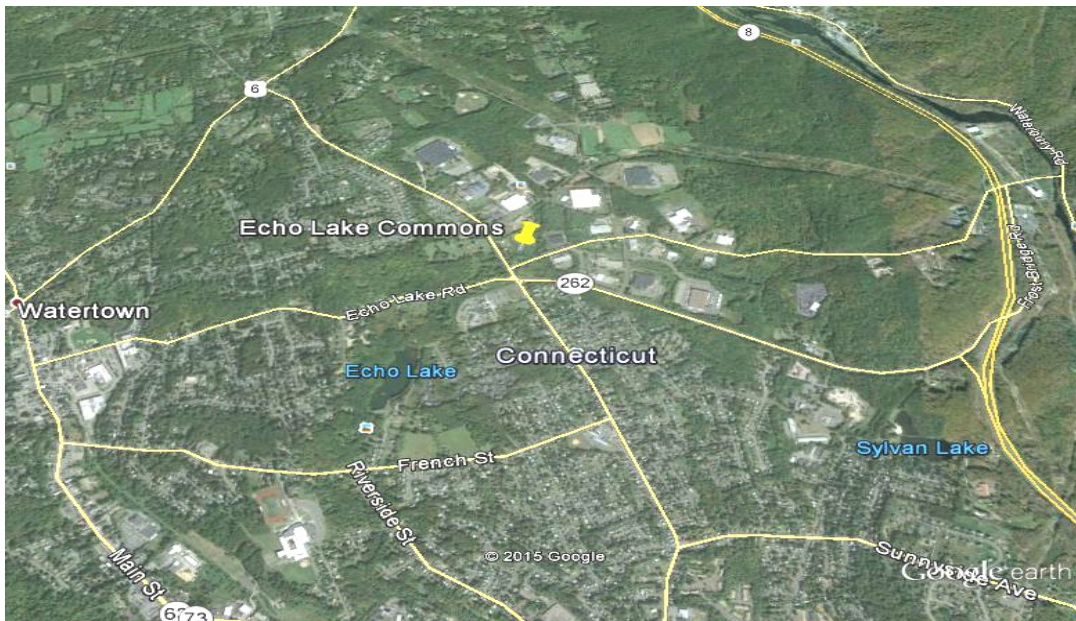
**Investment Property
Echo Lake Commons (Built 2017)
New Class A Medical / Professional
Complex 25,000 S/F
Tenants Include: Prospect Medical, Dr.
McHugh and Associate, Connect Physical
Therapy, Main Street Financial and
Watertown's busiest restaurant
"The Uncommon Grill"
Sale Price: \$7,150,000.00**



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		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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Watertown, CT

Income/Expense

Suites	Tenant	Description	PSF	Lease / Month	Increases	Expiration
	Lower Level					
A	Alliance - Waterbury Hospital	7,500 s/f	\$ 17.00	\$ 10,625.00	3% annual	1/31/2026
B	Alliance - Waterbury Hospital					
C	Alliance - Waterbury Hospital					
D	Uncommon Grill	1,534 s/f	\$ 17.00	\$ 4,391.67	5 year fixed/ 3% annual	4/30/2028
E	Uncommon Grill	3,100 s/f	\$ 17.00	\$ 2,173.00	5 year fixed/ 3% annual	4/30/2028
	Upper Level					
F	McHugh and Associates	3,350 s/f	\$ 18.00	\$ 5,025.00	3% annual	10/31/2027
G	Tailionis - Mancini - (Attorneys)	1,650 s/f	\$ 17.51	\$ 2,407.62	3% annual	3/31/2023
H	EMPTY	2,500 s/f	\$ 17.00	\$ 3,542.00	3% annual	Potential Income
I	Connect Physical Therapy	2,500 s/f	\$ 17.51	\$ 3,648.00	3% annual	8/31/2022
J	Main Street Financial	2,500 s/f	\$ 18.00	\$ 3,750.00	3% annual	8/31/2022
		Totals		\$ 35,562.29		

Annual Expenses	NNN Leases	
Taxes	NNN	* Tax Abatement
Insurance	NNN	
Utilities	NNN	
Common Area Maintenance	NNN	
Snow, garbage & all misc.	NNN	
* Tax Abatement - 2022		
Total Expenses	NNN	

	Breakout	Potential
Combined Leases	\$ 384,243.48	\$ 426,747.48
Minus Expenses		
Net Operating Income	\$384,243.48	\$ 426,747.48

CAP: Price: \$7,150,000		5.20%
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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.

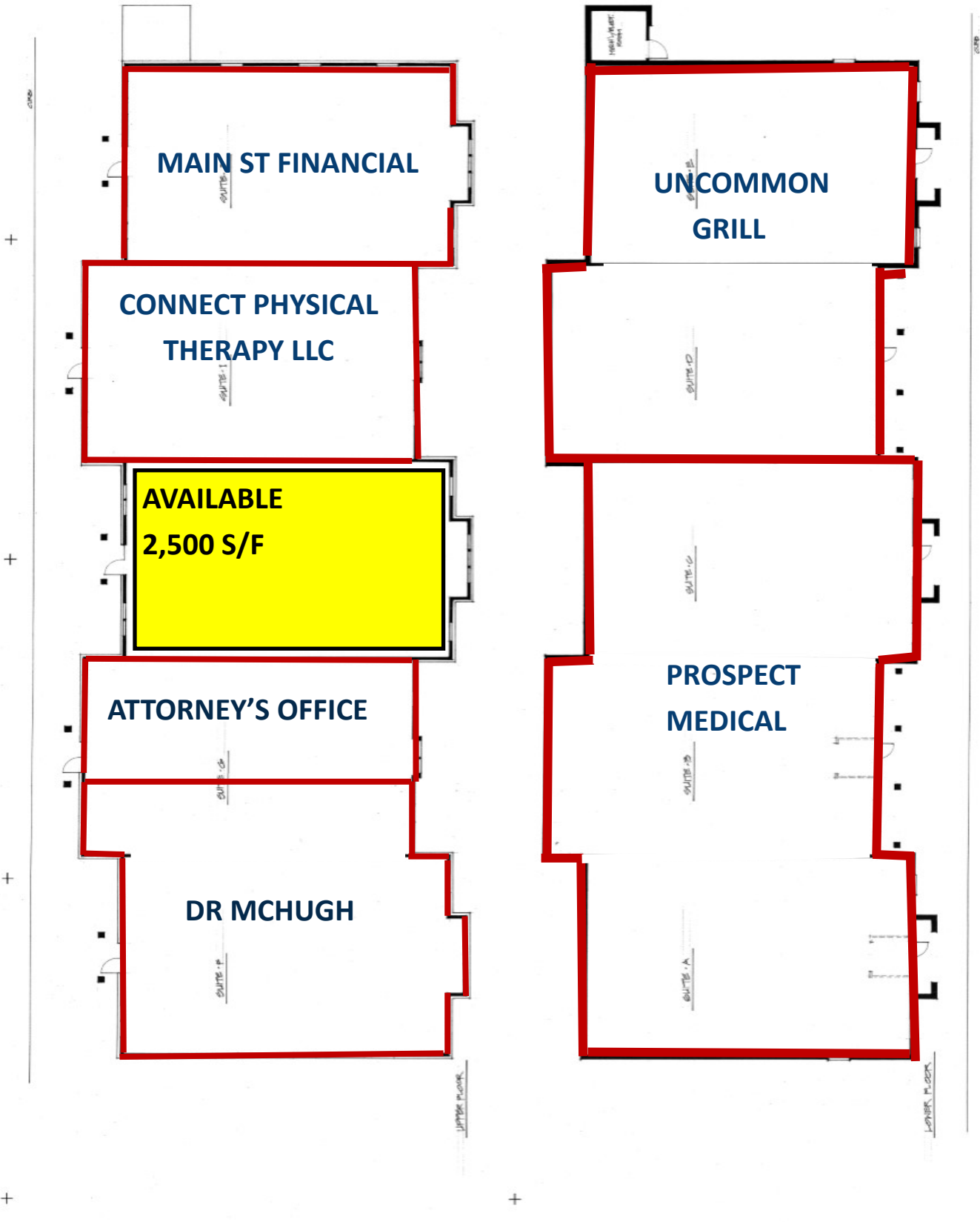
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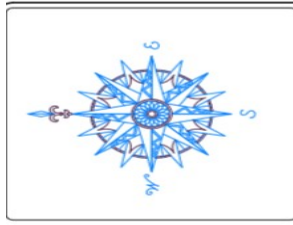
PLAN NORTH

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



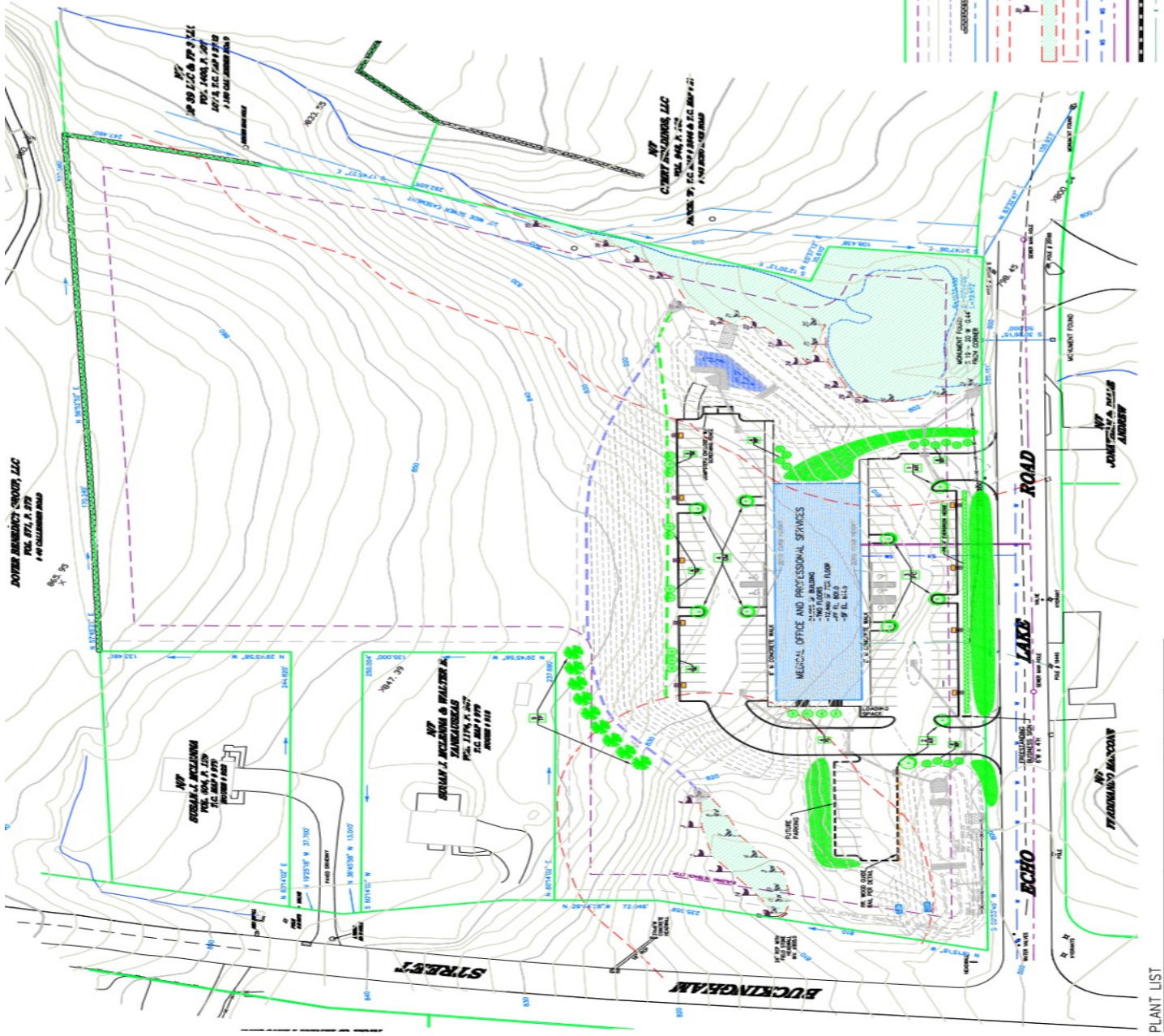
NO.	REVISION	DATE



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

SITE LANDSCAPING PLAN

ECHO LAKE COMMONS MEDICAL & PROFESSIONAL COMPLEX
 777 BIRD LAKE ROAD



LEGEND

- PROPERTY LINE
- BALKING SETBACK LINE
- PARKING SETBACK LINE
- WETLANDS BUFFER
- WETLANDS BUFFER
- CONCRETE CURB WALL
- CONCRETE LAWN
- EDGE OF BROOK
- WETLANDS
- WETLANDS RELATED AREA
- WETLANDS CLASS WITH NUMBER
- WETLANDS AREA
- WETLANDS RELATED AREA
- CONCRETE WATER WALL (APPROX.)
- PROPOSED WATER SURFACE LATERAL
- CONCRETE SANDWICH SEWER JUMP (APPROX.)
- PROPOSED SANDWICH SEWER JUMP
- PROPOSED STORM DRAINAGE
- PROPOSED SANDWICHING DETENT. TRENCH

PLANT LIST

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AREA SURROUNDING ECHO LAKE COMMONS

