

**FOR SALE**



***525 - 527 Wolcott Street  
Waterbury, CT 06705***

**Retail/Office Investment Opportunity  
Archway Plaza- Consists of 2 Buildings  
15,558 +/- S/F on 1.32 Acres**

**#1-12,058 S/F 2 Story Retail/ Office**

**\*Both Ground Entry**

**\*Frontage Along Busy Wolcott Street**

**#2- 3,500 S/F One Story Office/ Retail**

**\*Freestanding**

**\*Located Rear of Property**

**(Corner of Maher Ave & Wolcott Street)**

**Asking: \$1,700,000.00**

# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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# 525 Wolcott Street, Waterbury, CT 06705



## BUILDING INFO

Total S/F	12,058 +/-
Number of floors	2
Office Space	
Ext. Construction	
Ceiling Height	12' - 15'
Roof	Asphalt
Date Built	1976

## UTILITIES

Sewer	City
Water	City
Gas	EverSource
Electrical	Separate

## MECHANICAL EQUIP.

Air Conditioning	C/A
Sprinkler / Type	None
Type of Heat	W/Air Gas

## OTHER

Acres	.67
Zoning	CA
Parking	Ample
State Route / Distance To...	I-84

## TAXES

Assessment	\$537,170.00
Appraisal	\$765,390.00
Mill Rate	60.21
Taxes	\$32,343.00

## TERMS

\$1,700,000.00 Package	525-527 Wolcott St.
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# 527 Wolcott Street, Waterbury, CT 06705



## BUILDING INFO

Total S/F	3,500
Number of floors	1
Office Space	
Ext. Construction	
Ceiling Height	15'
Roof	Asphalt
Date Built	1987

## MECHANICAL EQUIP.

Air Conditioning	CA
Sprinkler / Type	
Type of Heat	W/Air Gas

## OTHER

Acres	.65
Zoning	CA
Parking	Ample -Private Lot
State Route / Distance To...	I-84

## TAXES

Assessment	\$128,990.00
Appraisal	\$184,270.00
Mill Rate	60.21
Taxes	\$7,766.48

## UTILITIES

Sewer	City
Water	City
Gas	EverSource
Electrical	

## TERMS

Sale	Combined w/ 525 Wolcott St.
	\$1,700,000.00

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525 - 527 Wolcott Street  
 Waterbury, CT. 06705

2020 Rent Roll

**Income/Expense**

Unit	Tenant	Description	Lease / Month	Annual rent	Lease Expires
1	Waterbury Veterinary	1,000 s/f	\$1,739.00	\$20,868.00	Dec-22
2	CT Renaissance	3,236 s/f	\$2,933.33	\$35,199.96	Oct-23 Renewing
3	Cigar N Tobacco	1,152 s/f	\$1,550.00	\$16,600.00	Jan-24
4	Elara Carin Network	3,986 s/f	\$7,401.45	\$88,817.40	Feb-22 Renewing
5	Academy of Medical	2,300 s/f	\$2,142.00	\$25,704.00	Aug-22
<b>Totals</b>			<b>\$15,765.78</b>	<b>\$187,189.32</b>	

<b>Annual Expenses</b>	
Taxes	\$38,000.00
Snow & Landscape	\$1,500.00
Insurance	\$5,500.00
Utilities	\$3,500.00
Water & Sewer	\$2,200.00
<b>Total Expenses</b>	<b>\$50,700.00</b>

<b>Breakout</b>	
Combined Leases	\$187,189.32
Minus Expenses	\$50,700.00
<b>Net Operating Income</b>	<b>\$136,489.32</b>

**8.0 % CAP Rate      \$1,700,000.00**