

FOR SALE



**384 Stillson Road
23 Framingham Drive
Waterbury, CT 06705**

Retail Investment Opportunity

Two Retail Buildings

7764 S/F Retail Plaza 2 Stories- Both at Ground Level

7764 S/F Lower Level Office Space

2302 S/F Restaurant

11,000 S/F Parking Garage - Extra Parking

Ample Parking for both Buildings

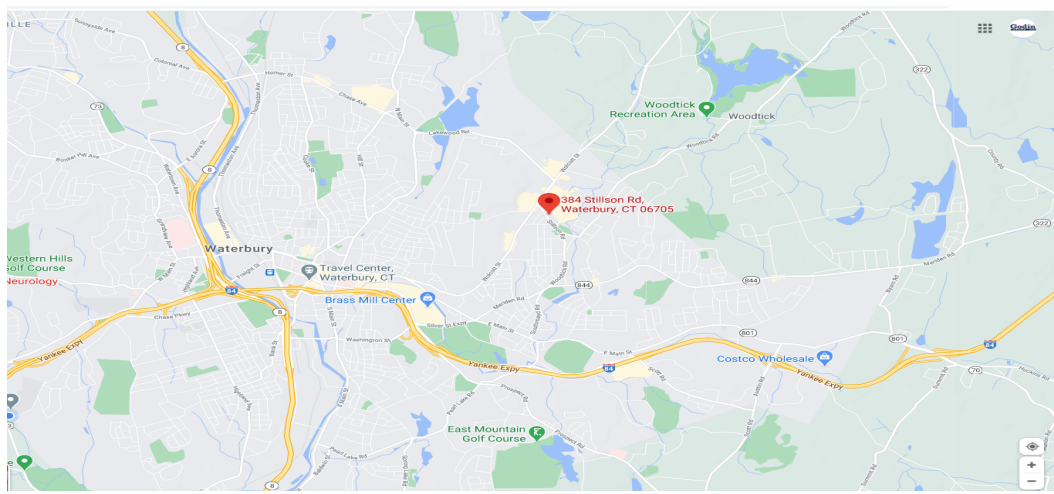
Asking Price: \$879,000.00

Potential CAP: 8.65%



PROPERTY DATA FORM

PROPERTY ADDRESS		384 Stillson/23 Framingham		
CITY, STATE		Waterbury, CT 06795		
BUILDING INFO	Plaza	Restaurant	MECHANICAL EQUIP.	
Total S/F	7,764	2,302	Air Conditioning	Central
Number of floors	2	1	Sprinkler / Type	
Avail S/F	7,764	2,302	Type of Heat	Gas - F/A
Units	12		OTHER	
Number of Buildings	2 Buildings/		Acres	.33
Ext. Construction	Brick	Brick	Zoning	CA
Ceiling Height	10'	10'	Parking	Ample
Roof	Gable / 2021	Flat	State Route / Distance To...	
Date Built	1990	1977	TAXES	
UTILITIES			Assessment	\$508,330.00
Sewer	City		Appraisal	\$726,185.00
Water	City		Mill Rate	60.21
Gas	EverSource		Taxes	
Electrical	Separate Utilities		TERMS	
			Sale	\$879,000.00



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384 Stillson & 23 Framingham Waterbury, CT

Income/Expense

Updated: 12-10-20

Suites	Tenant	Description	PSF	Lease / Month	Potential	Expiration
	Stillson					
1	Santos - One Stop Beauty	1250 s/f retail soace		\$ 650.00		9/30/2022
2	Gary Blake - Tropix	1250 s/f retail soace		\$ 1,700.00		10/31/2023
3	B&G Wireless	1250 s/f retail soace		\$ 1,346.00		3/31/2026
4	Empty	1250 s/f retail soace			\$ 1,400.00	4/30/2020
5	Empty	1000 s/f retail space			\$ 1,200.00	
6	Framingham					
7	CT Door & Trim	1250 s/f retail soace		\$ 650.00		10/31/2023
8	Jeremy Paczkoski	1250 s/f retail soace		\$ 1,400.00		2/26/2023
9	Sajmon Gjyli	1250 s/f retail soace		\$ 500.00		month
10	Satir Panajot - Kitchen and Bath	1250 s/f retail soace		\$ 500.00		month
11	Tony Karameta	2100+ s/f retail soace		\$ 2,250.00		10/31/2021
Multi	Garage Parking	8 Tenants x \$15 per mo.		\$ 120.00		
		Monthly Totals		\$ 9,116.00	\$ 2,600.00	
				Annual	\$ 137,592.00	

Annual Expenses	NNN Leases
Taxes	\$ 30,606.56
Insurance	\$ 7,622.80
Utilities	\$ 3,463.87
Common Area Maintenance	\$ 18,186.80
Snow, garbage & all misc.	\$ 1,600.00
Total Expenses	\$ 61,480.03

	Current Breakout	Potential
Combined Leases	\$ 106,392.00	\$ 137,592.00
Minus Expenses	(\$61,480.03)	(61,480.03)
Net Operating Income	\$44,911.97	\$ 76,111.97
PRICE: \$879,000		CAP RATE : 8.65%