

**FOR SALE**

**CONTACT: BRIAN GODIN or  
MARY BUCKLEY**

E-mail: BgodinPB@gmail.com

Mbuckley.gpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



***171 East Main Street  
Waterbury, CT 06702***

**Investment Property  
Retail/Office Building with 4 Units  
Great Location on Busy East Main Street**

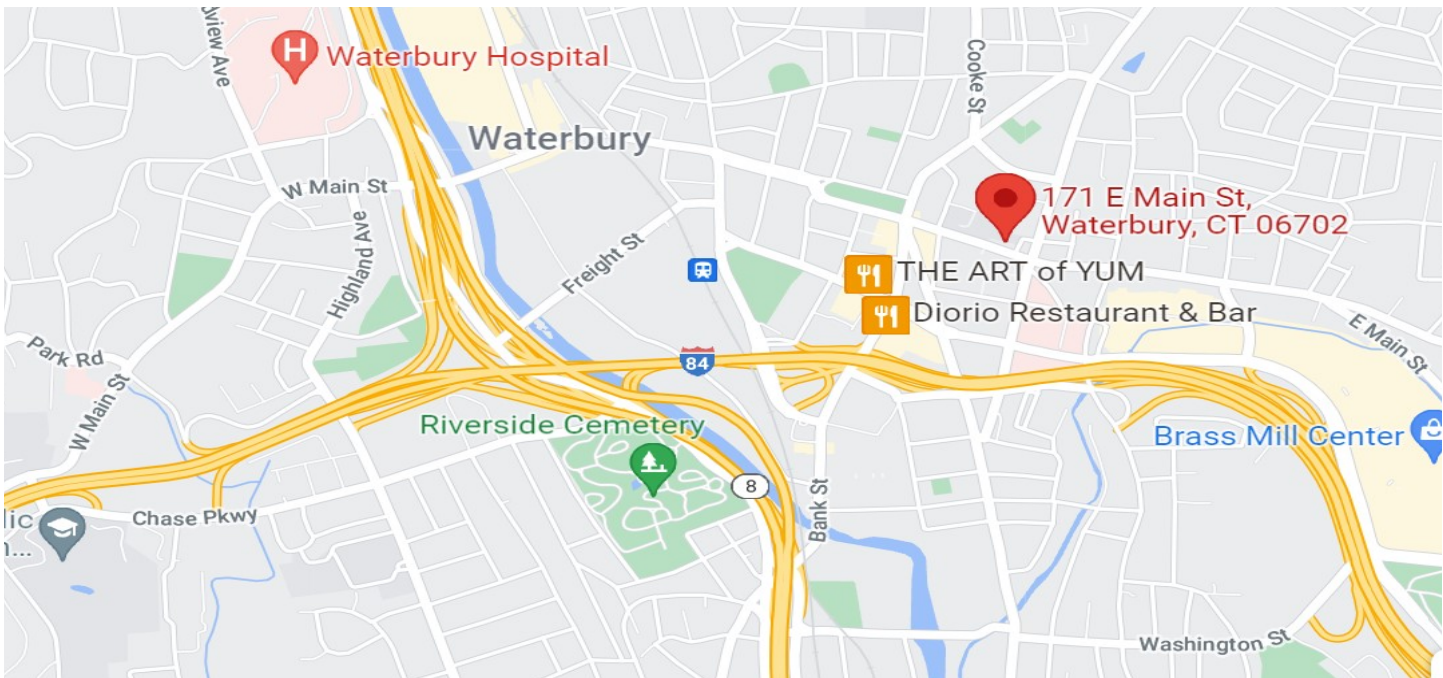
**NOI: \$31,700.00**

**Asking Price: \$349,000.00**

**Cap Rate: 9.0% Potential**

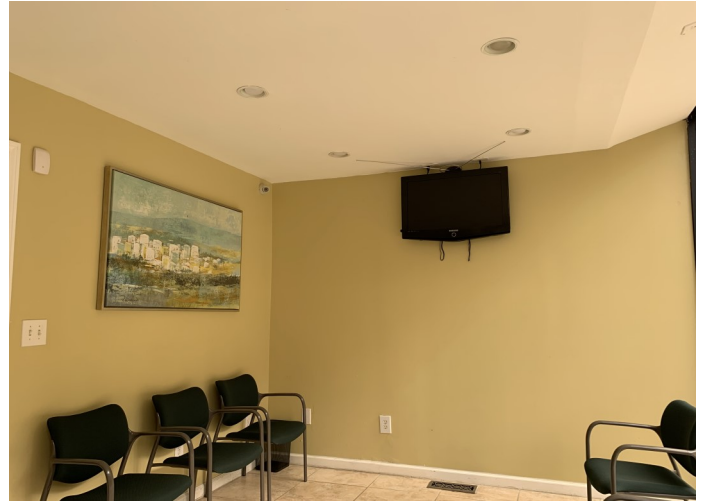
# PROPERTY DATA FORM

PROPERTY ADDRESS		171 East Main Street	
CITY, STATE		Waterbury, CT 06702	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,584	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	No
Avail S/F	3,584	Type of Heat	Gas
Ext. Construction	Brick	<b>OTHER</b>	
Ceiling Height	9'	Acres	.04
Roof	Flat	Zoning	CBD
Date Built	1890	Parking	Street/ Ramp Garage
		State Route / Distance To...	
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	\$220,500.00
Water	City	Appraisal	\$315,000.00
Gas	EverSource	Mill Rate	60.21
Electrical	100 Amp	Taxes	\$13,276.30
		<b>TERMS</b>	
		Sale	\$349,000.00



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.









<b>171 East Main Street</b>				
<b>Waterbury, CT. 06702</b>				
<b>Income/Expense</b>				
Unit	Tenant	Lease / Month	Annual Rent	Lease Expires
1	Downtown Dental	\$1,300.00	\$15,600.00	Monthly
2	Retail Shop	\$1,000.00	\$12,000.00	Monthly
3 & 4	Vacant	\$1,500.00	\$18,000.00	Potential
		<b>\$3,800.00</b>	<b>\$45,600.00</b>	<b>Potential Income</b>
	<b>Annual Expenses</b>			
	Taxes	\$9,000.00		
	Insurance	\$3,700.00		
	Water & Sewer	\$1,200.00		
	<b>Total Expenses 2021</b>	<b>\$13,900.00</b>		
	Combined Leases	\$45,600.00	Potential	
	Minus Expenses	<b>\$13,900.00</b>		
	<b>Net Operating Income</b>	<b>\$31,700.00</b>	Potential	
	<b>Potential Cap Rate 9.0%</b>	<b>\$349,000.00</b>	<b>Asking Price</b>	

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