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FOR SALE



**238 Main Street
Woodbury, CT 06798**

**Retail Investment Opportunity
16,819 S/F Retail Building
Anchor Tenants Include:
Labonnes Market & Newtown Savings
Great Main Street Location
Offered at: \$4,200,000.00**



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		238 Main Street	
CITY, STATE		Woodbury, CT 06798	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	16,819	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Basement	Full	Type of Heat	Oil / F/A Heat pump
Ext. Construction	Concrete/ Brick	OTHER	
Ceiling Height	8'- 12'	Acres	4.1 Acres
Roof	2009	Zoning	MSD
Date Built	1960	Parking	Ample
		State Route / Distance To...	Ro
UTILITIES		TAXES	
Sewer	Septic	Assessment	\$1,641,530.00
Water	City	Appraisal	\$2,345,044.00
Oil	Yes	Mill Rate	26.58
Electrical		Taxes	\$43,632.00
		TERMS	
		Sale	\$4,200,000.00



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**Woodbury Center Inc. (Income & Expense
238 Main Street Woodbury, CT**

3/23/2023

Unit	Description	Lease	Expires
Labonne's	11,712 s/f retail space	\$ 280,610.00	June 30, 2024
	Common Charge		
* Potential - Labonnes	3,240s/f retail space	\$ 66,258.00	
	Common Charge		
Newtown Savings	1,860 s/f retail space	\$ 59,707.00	December 2027
	Common Charge		
Split Rail	Parking (15 spaces)	\$ 4,440.00	February 2023
UPS	Box	\$ 480.00	month - month
	Totals	\$ 411,495.00	

Annual Expenses		
Taxes	\$ 35,242.00	NNN
Insurance	\$ 11,175.00	NNN
Owner Repairs	\$ 3,269.00	
Repairs	\$ 7,498.00	NNN
Owner Management Fees	\$ 6,853.00	
Bank paid Mangmt Fees 11%	\$ 847.00	NNN
Office Supplies	\$ 213.58	NNN
Utilities - water	\$ 1,885.34	NNN
Enviromental Services	\$ 13,259.19	
Pumping Services	\$ 3,871.14	NNN
Electric	\$ 3,871.86	NNN
Lot Maintanance	\$ 21,570.27	NNN
Snow removal	\$ 15,742.00	NNN
Alarm Services	\$ 495.00	NNN
Professional Services	\$ 1,000.00	
Total Expenses	\$ 126,792.38	NNN

Combined Leases	\$ 411,495.00
Minus Owner Expenses	(\$24,381.19)
Net Operating Income	\$ 387,113.81
Price: \$4,200,000	9.20%

2021 Updates	
New Roof:	\$160,000
New Loading Dock	\$60,000
Total Improvements	\$220,000