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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



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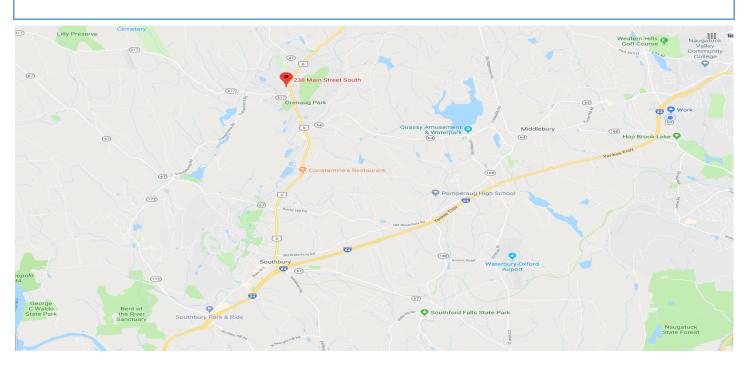


PROPERTY DATA FORM

PROPERTY ADDRESS 238 Main Street

CITY, STATE Woodbury, CT 06798

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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		
		TAXES			
		Assessment	\$1,641,530.00		
UTILITIES		Appraisal	\$2,345,044.00		
Sewer	Septic	Mill Rate	26.58		
Water	City	Taxes	\$43,632.00		
Oil	Yes	TERMS			
Electrical		Sale	\$4,200,000.00		



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

3/23/2023

Unit	Description	Lea	se	Expires
Labonne's	11,712 s/f retail space	\$	280,610.00	June 30, 2024
	Common Charge			04110 00, 2024
* Potential - Labonnes	3,240s/f retail space	S	66,258.00	
	Common Charge		00,200.00	
Newtown Savings	1,860 s/f retail space	\$	59,707.00	December 2027
	Common Charge		00,707.00	December 2027
Split Rail	Parking (15 spaces)	S	4,440.00	February 2023
UPS	Box	\$	480.00	month - month
	Totals	\$	411,495,00	month a month

Annual Expenses		
Taxes	\$ 35,242.00	NNN
Insurance	\$ 11,175.00	NNN
Owner Repairs	\$ 3,269.00	INININ
Repairs	\$ 7,498.00	NNN
Owner Management Fees	\$ 6,853,00	INININ
Bank paid Mangmt Fees 11%	\$ 847.00	NNN
Office Supplies	\$ 213.58	NNN
Utilties - water	\$ 1,885.34	NNN
Environmental Services	\$ 13,259.19	INININ
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	INININ
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%

\$160,000	
\$60,000	
\$220,000	