

# FOR SALE



***338 - 340 Bantam Road  
Litchfield, CT 06759***

**Investment Properties -Fully Leased  
1,770 S/F and 6,000 S/F Medical Buildings  
4 x Long Term Medical Tenants  
Located in Beautiful Litchfield on Busy Rt 202  
Modern Complex with Ample Parking  
NOI - \$117,000.00 / CAP Rate- 6.2%  
Asking Price \$1,895,000.00**



# PROPERTY DATA FORM

PROPERTY ADDRESS	338 - 340 Bantam Road
CITY, STATE	Litchfield, CT 06759

BUILDING INFO	338	340	MECHANICAL EQUIP.	338	340
Total S/F	1770+/-	6,000 +/-	Air Conditioning	Central	Central
Number of floors	1	2	Elevator	Yes	Yes
Avail S/F	Leased	Leased	Type of Heat	Oil F/A	Propane
Will Subdivide to	N/A	N/A	OTHER		
Ext. Construction	Wood / vinyl	Wood / vinyl	Acres	.48	.29
			Zoning	C202	Commercial
Ceiling Height	9'	9'	Parking	Ample	Ample
Roof	Gable	Gable	State Route / Distance To...		
Date Built	1978	1988	TAXES		
			Appraised	\$410,470.00	\$1,023,740.00
			Assessment	\$287,330.00	\$716,620.00
UTILITIES			Mill Rate	27.7	27.7
Sewer	City	City	Taxes	\$7,876.00	\$19,850.00
Water	City	City	TERMS		
Gas	Oil	Propane	Sale Asking	\$1,895,000.00	
Electrical					



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>338 - 340 Bantam Rd Litchfield, CT</b>							1/24/2024
<b>Litchfield, CT</b>							
<b>Income/Expense</b>							
Suites	Tenant	Description	PSF	Lease / Month	Increases	Expiration	
<b>338 Bantam Rd</b>							
A	Ortho Connecticut, PC	1,770 sf	\$ 25.42	\$ 3,750.00	avg five year + NNN	2/28/2028	
<b>340 Bantam Rd</b>							
1A	Dixon Orthodontics, LLC	1,600 sf	\$ 14.80	\$ 1,974.00	avg five year + NNN	8/15/2024	
1B	Dr Charles Lerner	1,400 sf	\$ 12.86	\$ 1,500.00	Gross Lease	11/30/2026	
1C	Center for Dental Excellence LLC	3,000 sf	\$ 6.72	\$ 3,558.00	avg five year + NNN	4/30/2028	
		Totals		\$ 10,782.00			
		Annual		\$ 129,400.00			
<b>Annual Expenses</b>							
	Taxes	NNN Leases		Appraised	338 Bantam	340 Bantam	
	Insurance	Tenant		Assessed	\$ 410,470.00	\$ 1,023,740.00	
	Utilities	Tenant		Mill Rate	\$ 287,330.00	\$ 716,620.00	
	Common Area Maintenance	Tenant		Taxes	\$ 27.70	27.7	
	Snow, garbage & all misc.	Tenant			\$ 7,876.00	\$ 19,850.00	
	Total Expenses	\$ -					
		Breakout					
	Combined Leases	\$		129,400.00			
	Minus Expenses			(\$12,400.00)			
	Net Operating Income	\$117,000.00					
	Sale Price \$1,895,000						
	CAP Rate: 6.2%						