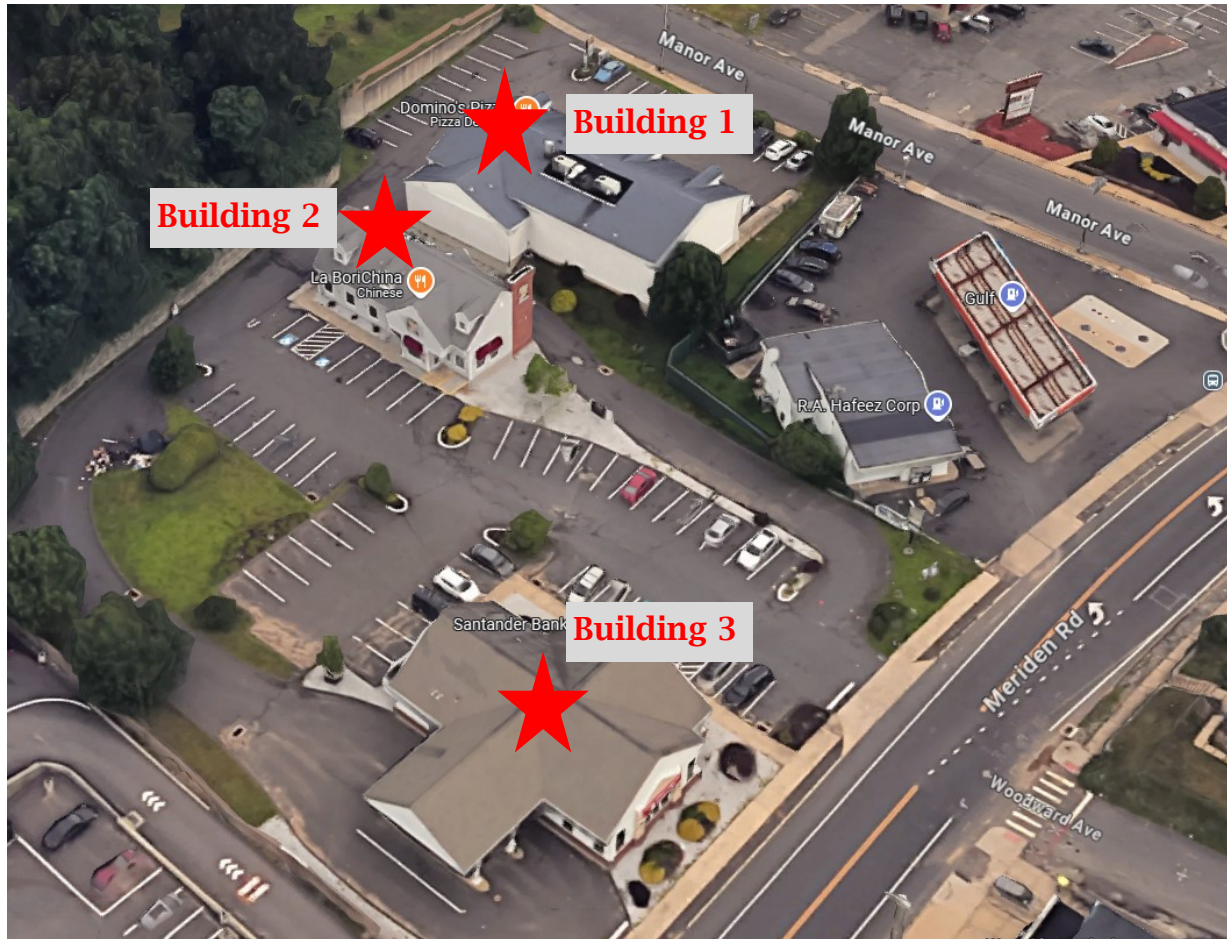


FOR SALE



***158 Manor Ave & 105 Meriden Rd.
Waterbury, CT 06705***

**Investment Opportunity-3 Buildings
National Tenants - Long Leases**

5,552 +/- S/F Three Tenants - Dominos, Smile & Shine Dental

2,208 +/- S/F La BoriChina Restaurant - Drive Thru

3,233 +/- S/F Santander Bank - Drive Thru

NOI \$224,915.00 / CAP Rate 6.6%

Sale Price \$3,400,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		158 Manor Ave (Bldg 1)	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,208 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	---	Type of Heat	Forced Hot Air
Ceiling Height	10'	OTHER	
Ext. Construction	Vinyl Siding	Acres	1.20
Roof	Gable	Zoning	CA
		Parking	Ample
Date Built		State Route / Distance To...	Easy access to I-84
UTILITIES		TAXES	
Sewer	City	Bldg 1 & 2	
Water	City	Appraisal	\$1,022,700.00
Gas	Eversource	Assessment	\$1,461,000.00
Electrical		Mill Rate	
		Taxes	\$47,569.00
		TERMS	
		Sale	\$3,400,000.00



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		158 Manor Ave (Bldg 2)	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,208 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	---	Type of Heat	Forced Hot Air
Ceiling Height	10'	OTHER	
Ext. Construction	Vinyl Siding	Acres	1.20
Roof	Gable	Zoning	CA
		Parking	Ample
Date Built		State Route / Distance To...	Easy access to I-84
UTILITIES		TAXES	
Sewer	City	Bldg 1 & 2	
Water	City	Appraisal	\$1,022,700.00
Gas	Eversource	Assessment	\$1,461,000.00
Electrical		Mill Rate	
		Taxes	\$47,569.00
		TERMS	
		Sale	\$3,400,000.00



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PROPERTY DATA FORM

PROPERTY ADDRESS		105 Meriden Road (Bldg 3)	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,233 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	---	Type of Heat	Forced Hot Air
Ceiling Height	10'	OTHER	
Ext. Construction	Vinyl Siding	Acres	.69
Roof	Gable	Zoning	CA
		Parking	Ample
Date Built	2007	State Route / Distance To...	Easy access to I-84
UTILITIES		TAXES	
Sewer	City	Appraisal	\$1,050,000.00
Water	City	Assessment	\$735,000.00
Gas	Eversource	Mill Rate	
Electrical		Taxes	\$36,716.00
		TERMS	
		Sale	\$3,400,000.00



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Waterbury Center
158 Manor Avenue & 105 Meriden Road

12/18/2024

158 Manor Avenue	Description	Gross Lease	Expires
Building 1			
Dominos	1,900 s/f	\$ 2,354.00	July 31, 2028
Sinia Gomez	1,400 s/f	\$ 3,966.00	
Smile and Shine Dental	2,200 s/f	\$ 5,237.00	
Building 2			
LaboChina Restarant	2,100 s/f	\$ 5,047.00	
105 Meriden Road			
Santander Bank	1,860 s/f retail space	\$ 13,189.50	December 2027
Monthly Totals		\$ 29,793.50	

Gross Rental Income	\$ 357,704.52
General Cam Budget	\$ 56,484.00
158 Manor CAM Budget	\$ 7,020.00
158 Mano Taxes	\$ 47,568.70
105 Meriden Taxes	\$ 36,716.12
Tax reduction 2025	\$ (15,000.00)
Total Expenses	\$ 132,788.82

Combined Leases	\$ 357,704.52
Expenses	(\$132,788.82)
Net Operating Income	\$ 224,915.70
Price: \$3,400,000	6.61%

