

# FOR SALE/LEASE

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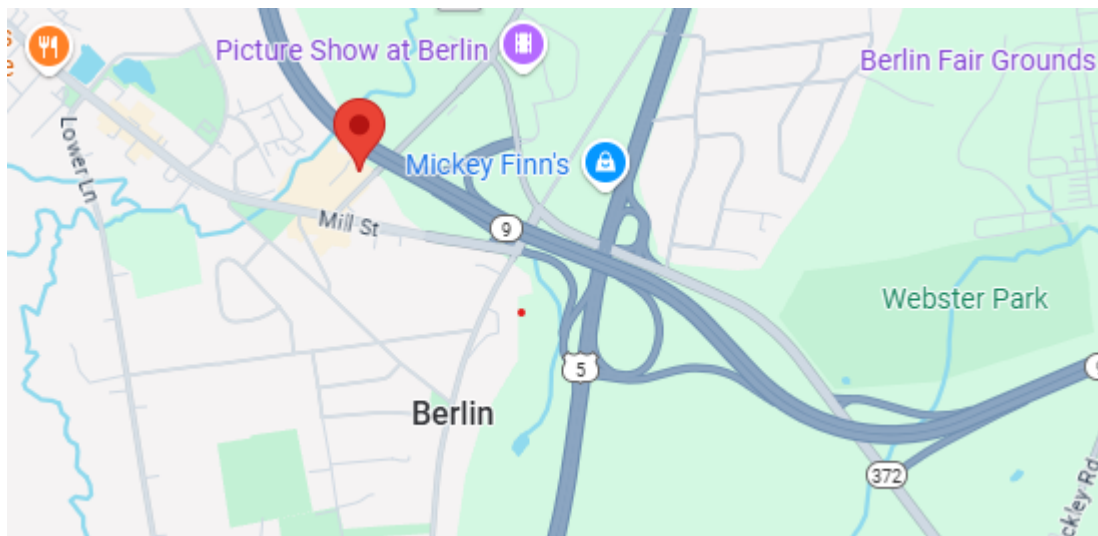
**37 Webster Square Rd  
Berlin, CT 06037**

**Attention: Investment Owner / User**  
**6,171 +/- S/F Office Condominium (2 Tenants)**  
**1,000 +/- S/F Space Available**  
**Clean Space- New Windows, Roof & Lighting**  
**Lease \$1,200.00/mo + NNN + Utilities**  
**Sale Price \$785,000.00**  
**Potential NOI \$71,191 CAP Rate 9.1%**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>37 Webster Square Rd</b>	
<b>CITY, STATE</b>		<b>Berlin, CT 06037</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	6,171 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	1,000 +/-	Type of Heat	Gas / Forced Hot Air
		<b>OTHER</b>	
		Acres	1.98
Ext. Construction	Brick	Zoning	CCD-2
Ceiling Height	10'	Parking	Ample
Roof	2024	State Route / Distance To...	
Date Built	1981	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$251,500.00
	<b>Tenant/Buyer to Verify</b>	Appraisal	\$359,300.00
Sewer	City	Mill Rate	30.21
Water	City	Taxes	
Gas/Oil	Gas	<b>TERMS</b>	
Electrical	200 amp	Lease	\$1,200/mo + NNN + Utilities
		Sale	\$785,000.00
		Nets \$364.00 Per Month	



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1,000 +/- S/F Space Available





**37 Websters Square Road  
Berlin, CT  
Income/Expense**

12/14/2024

Suites	Tenant	Description	PSF	Lease / Month	Notes	Expiration
<b>Lower Level</b>						
1	Empty - Projected	1,000 s/f	\$ 14.40	\$ 1,200.00	Full Triple Net	16%
2	Advanced Dental of New England	5,171 s/f	\$ 15.28	\$ 6,585.60		
3	Advanced Dental of New England					
4	Advanced Dental of New England					
<b>Totals</b>				<b>\$ 7,785.60</b>		
<b>Annual</b>				<b>\$ 93,427.20</b>		

Annual Expenses	NNN Leases
Taxes	\$ 7,434.34
Taxes Fire District	\$ 470.31
Insurance	\$ 4,191.00
Flood Insurance	\$ 4,253.96
Umbrella Policy	\$ 328.80
Utilities - water / sewer	\$ 148.84
Condo - Common Fees	\$ 9,644.00
<b>Total Expenses</b>	<b>\$ 26,471.25</b>

Appraised	\$ 1,135,400.00
Assessed	\$ 794,700.00
Mill Rate	\$ 24.79
Taxes	\$ 19,700.00

(16%)1000 square feet

	Breakout	\$
Combined Leases	\$ 93,427.20	<b>785,000.00</b>
Minus Expenses (84%)	(\$22,235.64)	
<b>Net Operating Income</b>	<b>\$71,191.56</b>	<b>CAP 9.1 %</b>

