

# FOR SALE



## Investment Opportunity

6,656 S/F Class A Medical Space

Fully Leased to Long term Medical Tenant

Modern Facility with Elegant Interior Style

Visible Location on busy West Main Street

Ample Parking with Easy 1-84 & RT 8 Access

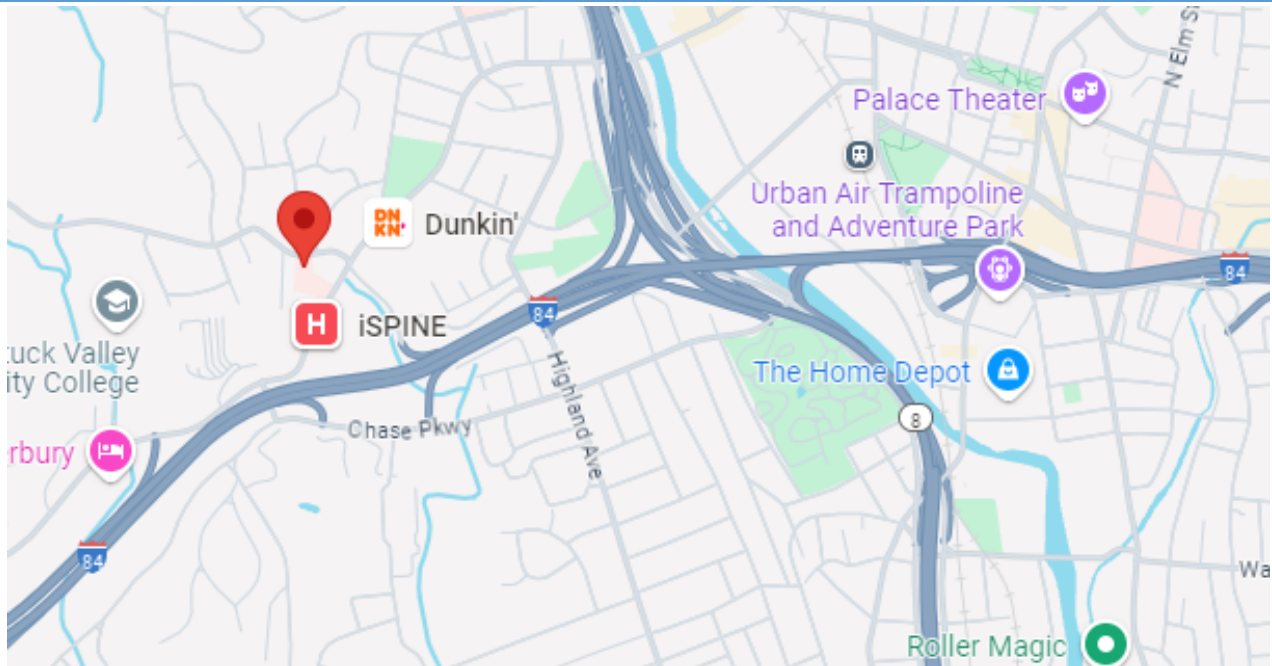
Sale Price \$2,199,000.00

*1320 West Main Street  
Units 1 & 2  
Waterbury, CT 06708*



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1320 West Main Street Units 1 &amp; 2</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	6,656	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	6,656	Type of Heat	Gas F/A
		<b>OTHER</b>	
Ext. Construction	Brick Veneer	Acres	
Ceiling Height	10'	Zoning	CO
Date Built	2003	Parking	Ample
Roof	Gable	State Route / Distance To...	Route 8 / I-84
		<b>TAXES</b>	
		<b>Unit 1</b>	<b>/ Unit 2</b>
		Assessment	\$578,340.00 / \$339,710.00
		Appraisal	\$826,200.00 / \$485,300.00
		Mill Rate	54.19
		Taxes	\$49,749.12
		<b>TERMS</b>	
		Sale	\$2,199,000.00
<b>UTILITIES</b>			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amp		



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.

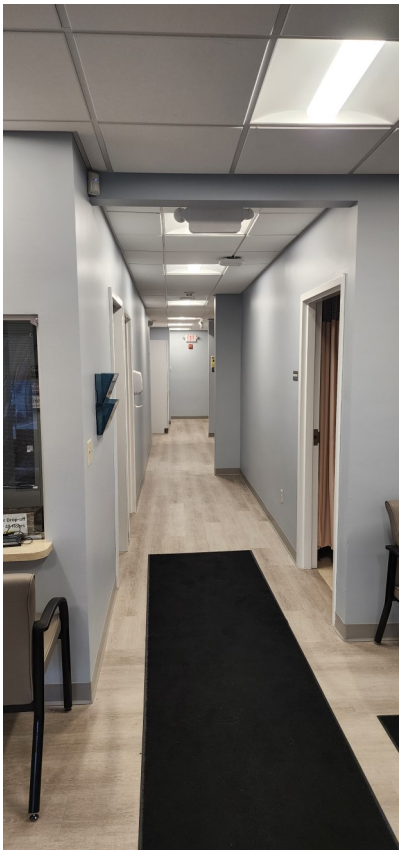
# Godin Property Brokers LLC

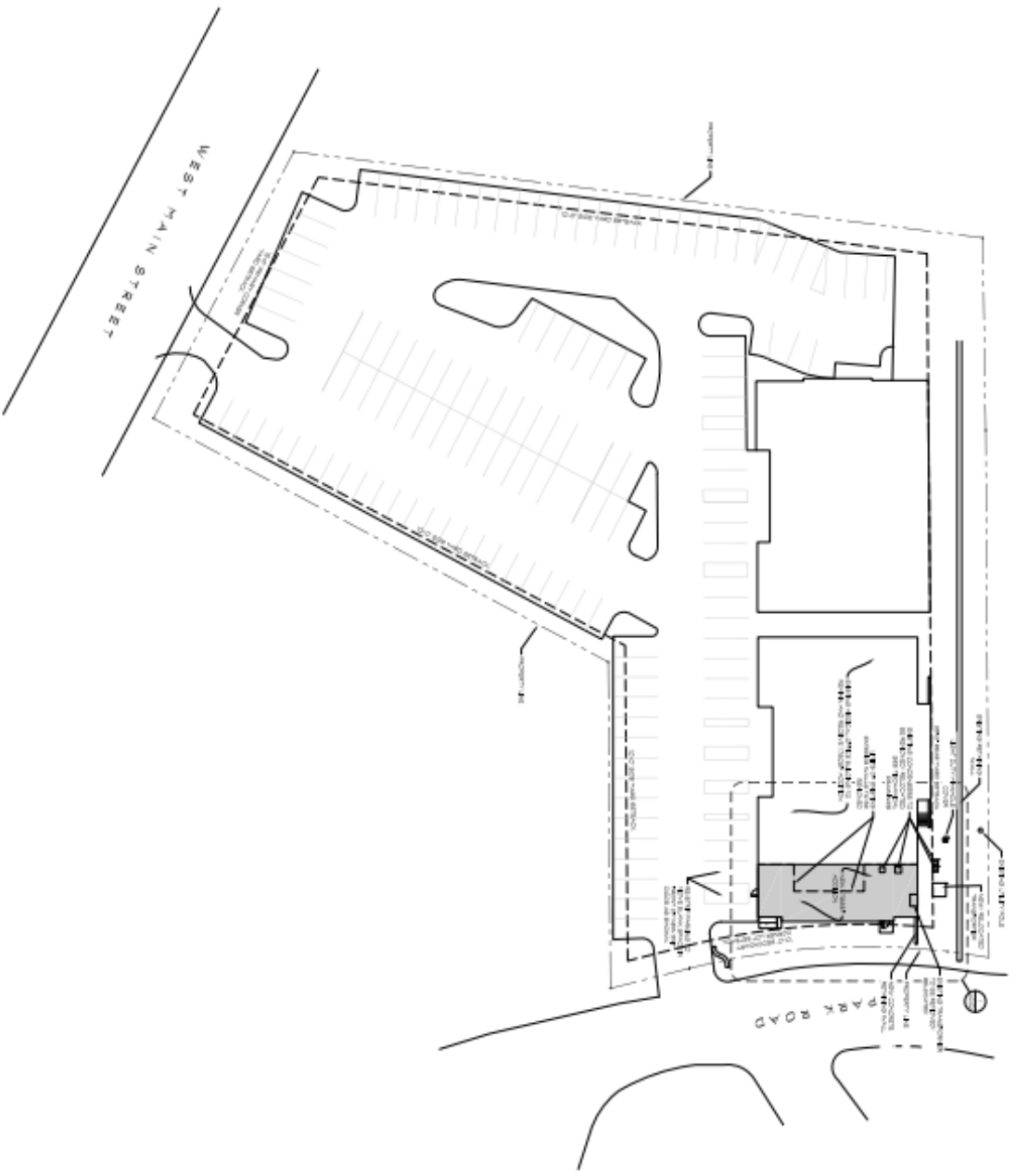
Commercial / Industrial



# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial





⊕ SITE PLAN

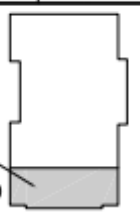
⊕

Leson Architects  
ARCHITECTS



PROJECT NO. 1320 W MAIN STREET  
CARDIOLOGY ADDITION  
1320 W MAIN STREET  
WATERBURY, CONNECTICUT

Project No. 1320 W Main Street  
Cardiology Addition  
1320 West Main Street  
Waterbury, Connecticut



Construction Documents

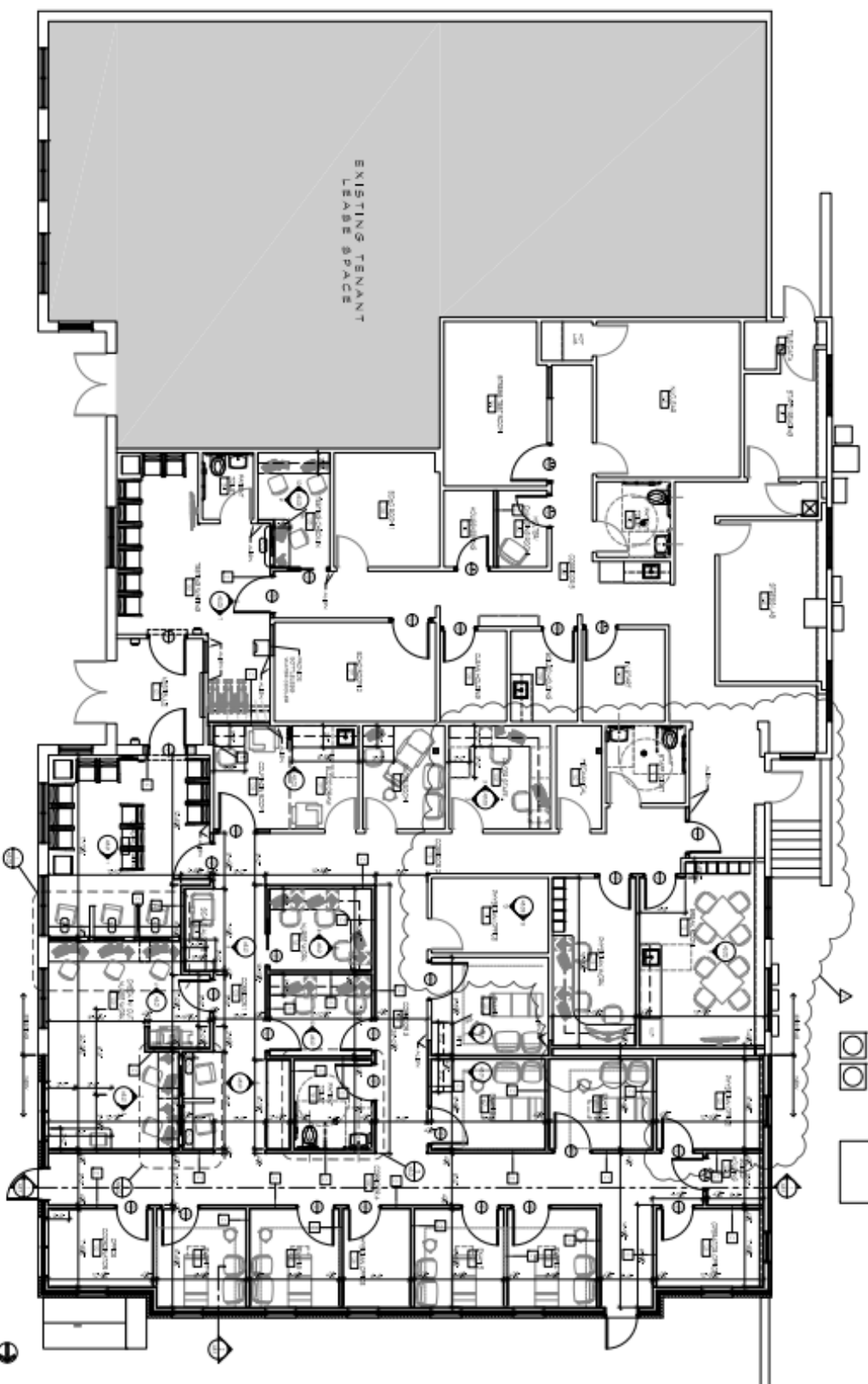
DATE: 11/14/10

PROJECT NO. 1320 W MAIN STREET  
CARDIOLOGY ADDITION  
1320 WEST MAIN STREET  
WATERBURY, CONNECTICUT

Site Plan

Sheet Number  
**A0.01**

FLOOR PLAN - PHASE 2



- CONSTRUCTION NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAPMO) CODES.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CEMENT MORTAR FINISHERS (IACMFI) CODES.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CARPENTERS (IAC) CODES.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF BRICKLAYERS (IAB) CODES.
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ROOFERS (IAR) CODES.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PAINTERS AND DECORATORS (IAPD) CODES.
  11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF GILDERS (IAG) CODES.
  12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF STAINERS (IAS) CODES.
  13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WALLPAPER HANGERS (IAWH) CODES.
  14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF TILE SETTERS (IATS) CODES.
  15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CARPET LAYERS (IACL) CODES.
  16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF FLOORING INSTALLERS (IAFI) CODES.
  17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WINDOW AND DOOR INSTALLERS (IAWDI) CODES.
  18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF GLAZIERS (IAGL) CODES.
  19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ROOFING CONTRACTORS (IARC) CODES.
  20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF SCAFFOLDERS (IAS) CODES.
  21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CRANE OPERATORS (IACO) CODES.
  22. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF RIGGING AND HOISTING CONTRACTORS (IARHC) CODES.
  23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION EQUIPMENT OPERATORS (IACEO) CODES.
  24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SAFETY OFFICERS (IASO) CODES.
  25. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION INSPECTORS (IACI) CODES.
  26. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION MANAGERS (IACM) CODES.
  27. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SUPERVISORS (IACS) CODES.
  28. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ASSISTANTS (IACA) CODES.
  29. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION LABORERS (IACL) CODES.
  30. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION UNIONS (IACU) CODES.

CONSTRUCTION NOTES

**1320 W Main Street**  
**Cardiology Addition**  
 1320 West Main Street  
 Waterbury, Connecticut

**SAINT MARY'S**  
 HEALTH SYSTEM

CONSTRUCTION DOCUMENTS  
 PHASE 2 - INTERIORS

**A2.02**

Floor Plan - Phase 2

**1320 West Main Street Suites 1 & 2**  
**Waterbury, CT**  
**Income/Expense**

1/22/2025

Suites	Tenant	Description	PSF	Lease / Annual	Notes	Expiration
	<b>Lower Level</b>					
1 & 2	Trinity Health of New England	6,656 Sq ft	\$ 23.89	\$ 159,015.24	Full Triple Net	7/31/2031
	Taxes			\$ 43,714.18		
	Condo Fees (\$9,999.24)				Landlord expense	
	Water			\$ 865.88		
	Parking Income			\$ 16,200.00		
		<b>Totals</b>		\$ 219,795.30		
		<b>Annual</b>		\$ 219,795.30		

Annual Expenses	NNN Leases		Suite 1 (2,463 s/f)	Suite 2 (4,193 s/f)
Taxes	\$ 43,714.18	Appraised	\$ 485,300.00	\$ 862,200.00
Condo Fees	\$ 9,999.24	Assessed	\$ 339,710.00	\$ 578,340.00
Water	\$ 865.88			
<b>Total Expenses</b>	\$ 54,579.30			

	Breakout	
		\$ 2,199,000.00
Combined Leases	\$ 219,795.30	
Minus Expenses (64%)	(\$54,579.30)	
<b>Net Operating Income</b>	<b>\$165,216.00</b>	<b>CAP 7.51%</b>

