

FOR SALE



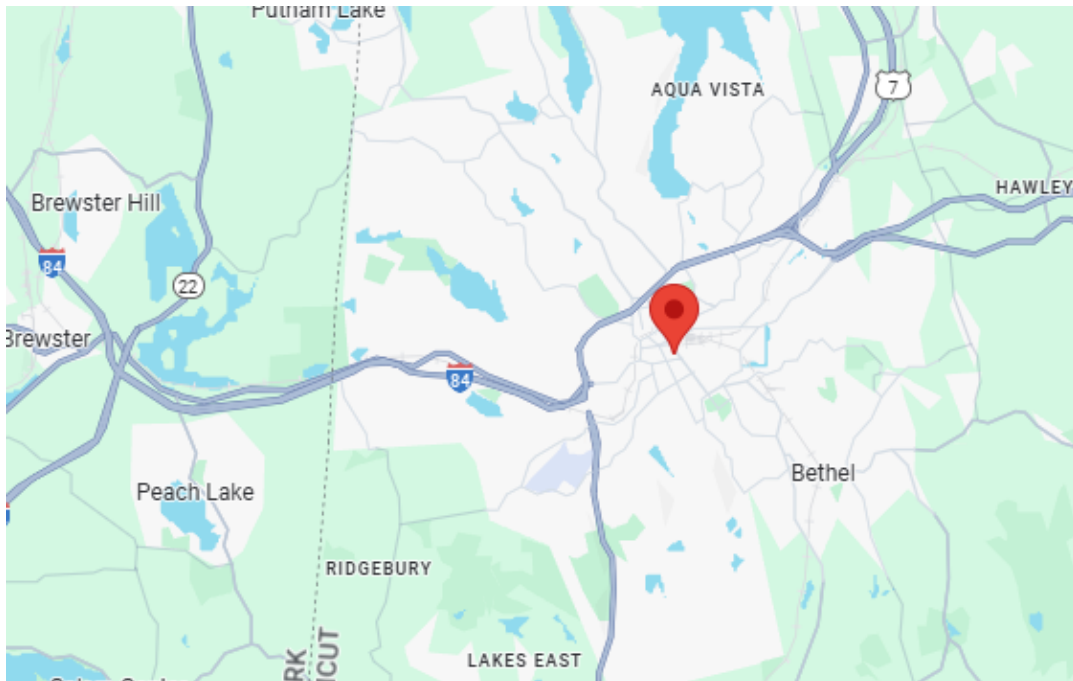
***238 Main Street
Danbury, CT 06810***

**Rare Investment Opportunity in Danbury Historic District
9,216 +/- S/F Mixed-Use Building with 2,304 +/- S/F Basement
(2,000 +/- S/F Retail Space & 9 Apartments)
Well Maintained Charming Historic Building on Busy Main Street
Neighboring Parking Structure - Covered & Secure
Fully Leased with Waiting List for Apartments
Lower Level Washers/Dryers & Private Tenant Storage
NOI \$137,464 CAP Rate 7.44%**

Offered at \$1,849,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		238 Main Street	
CITY, STATE		Danbury, CT 06810	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,216 +/-	Air Conditioning	Window Units
Number of floors	4 + Basement	Sprinkler / Type	Yes
Basement	2,304 +/-	Type of Heat	Electric
Ext. Construction	Brick/Mason	OTHER	
Ceiling Height	8'- 10'	Acres	.05
Roof	Tar & Gravel	Zoning	CLCB
Date Built	1908	Parking	Parking Garage
		State Route / Distance To...	
UTILITIES		TAXES	
Sewer	City	Assessment	\$678,160.00
Water	City	Appraisal	\$968,800.00
Oil/Gas	Eversource	Mill Rate	24.44
Electrical	100 amps	Taxes	\$16,574.23
		TERMS	
		Sale	\$1,849,000.00

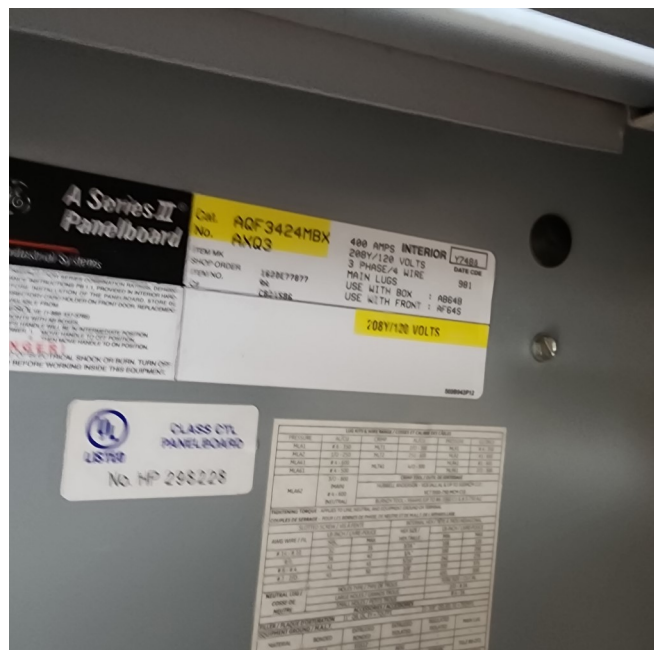


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Godin Property Brokers LLC

Commercial / Industrial





238 Main Street

1/21/2025

Danbury, CT

Income/Expense

Suites	Tenant	Lower Level	Description	PSF	Lease / Month	Increases	Expiration
Main Floor	Clarissa		2,000 +/- s/f Retail	\$15	\$ 2,400.00		7/31/2026
1	Tenant		600 +/- s/f one bedroom		\$ 1,550.00		Annual
2	Tenant		450 +/- s/f Studio		\$ 1,300.00		Annual
3	Tenant		450 +/- s/f Studio		\$ 1,300.00		Annual
4	Tenant		600 +/- s/f one bedroom		\$ 1,550.00		Annual
5	Tenant		450 +/- s/f Studio		\$ 1,400.00		Annual
6	Tenant		450 +/- s/f Studio		\$ 1,495.00		Annual
7	Tenant		600 +/- s/f one bedroom		\$ 1,550.00		Annual
8	Tenant		450 +/- s/f Studio		\$ 1,400.00		Annual
9	Tenant		450 +/- s/f Studio		\$ 1,450.00		Annual
			Totals		\$ 15,395.00		
			Annual		\$ 184,740.00		

Annual Expenses	NNN Leases
Taxes	\$ 18,042.48
Insurance	\$ 8,292.00
Office Supplies / Accounting	\$ 780.00
Common Area Lights	\$ 3,600.00
Parking Space (\$495 / mo.)	\$ 5,940.00
Alarm Monitoring (\$151)	\$ 1,812.00
Trash (\$159)	\$ 1,908.00
Water (\$183)	\$ 2,196.00
Maintenance (\$372.08)	\$ 4,464.96
Total Expenses	\$ 47,035.44

Appraised	\$ 968,800.00
Assessed	\$ 678,160.00
Mill Rate	\$ 24.44
Taxes	\$ 16,574.23

	Breakout
Combined Leases	\$ 184,740.00
Minus Expenses	(\$47,035.44)
Net Operating Income	\$137,704.56

SALE PRICE	\$1,849,000
CAP RATE	7.44%