

# FOR SALE

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## 238 Main Street Danbury, CT 06810

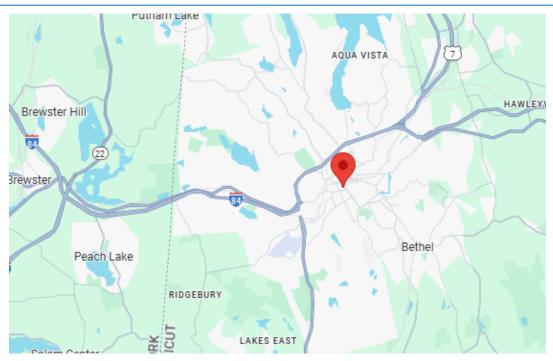
Rare Investment Opportunity in Danbury Historic District 9,216 +/- S/F Mixed-Use Building with 2,304 +/- S/F Basement (2,000 +/- S/F Retail Space & 9 Apartments) Well Maintained Charming Historic Building on Busy Main Street Neighboring Parking Structure - Covered & Secure Fully Leased with Waiting List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

### Offered at \$1,849,000.00

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	238 Ma	in Street	
CITY, STATE	Danbur	y, CT 06810	
BUILDING INFO		MECHANICAL EQU	ЛР.
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	То
		TAXES	
		Assessment	\$678,160.00
UTILITIES		Appraisal	\$968,800.00
Sewer	City	Mill Rate	24.44
Water	City	Taxes	\$16,574.23
Oil/Gas	Eversource	TERMS	
Electrical	100 amps	Sale	\$1,849,000.00



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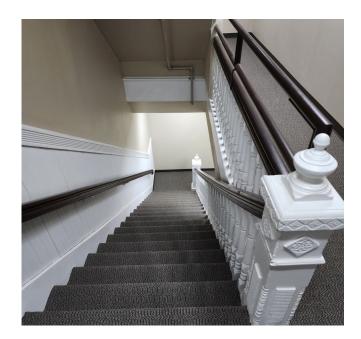
















238 Main Street						0202/12/1
4, CT						
Expense						
Tenant	Description	PSF	Lease / Month	Increases		Expiration
Lower Level						
	2,000 +/- s/f Retail	\$15	\$ 2,40	0.00		7/31/2026
	600 +/- s/f one bedroom			0.00		Annual.
Tenant	450 +/- s/f Studio			0.00		Annual
Tenant	450 +/- s/f Studio			0.00		Annual
Tenant	600 +/- s/f one bedroom			0.00		Annual
Tenant	450 +/- s/f Studio		\$ 1,40	0.00		Annual
Tenant	450 +/- s/f Studio			5.00		Annual
Tenant	600 +/- s/f one bedroom			0.00		Annual
Tenant	450 +/- s/f Studio			0.00		Annual
Tenant	450 +/- s/f Studio			0.00		Annual
	Totals		\$ 15,39	5.00		
	Annual		\$ 184,74	0.00		
Annual Expenses	NNN Leases					
Taxes						
Insurance	\$ 8,292.00					
Office Supplies / Accouting	\$ 780.00		Appraised	\$	968,800.00	
Common Area Lights	\$ 3,600.00		Assessed.	\$	678,160.00	
Parking Space (\$495 / mo.)	\$ 5,940.00		Mill Rate	\$	24.44	
Alarm Monitoring (\$151)	\$ 1,812.00		Taxes	5	16,574.23	
Trash (\$159)	\$ 1,908.00					
Water (\$183)	\$ 2,196.00					
Maintinance (\$372.08)	\$ 4,464.96					
Total Expenses	\$ 47,035.44					
	Breakout					
Combined Leases	\$ 184,740.00					
Minus Expenses	(\$47,035.44)					
Net Operating Income	\$137,704.56					
SALE PRICE	CAP RATE					
\$1,849,000						
Danbury ncome/l 3 3 8 8 8 9 9 9	Danbury, CT   Income/Expense   Suites Tenant   1 Tenant   2 Tenant   3 Tenant   5 Tenant   6 Tenant   7 Tenant   8 Tenant   9 Tenant   1 Tenant   8 Tenant   9 Tenant   1 Tenant   8 Tenant   9 Tenant   1 Taxes   1 Taxes   1 Tenant (\$159)   Water (\$183) Maintinance (\$372.08)   1 Maintinance	P   Description     Level   Description     600 +/. stf Retail   600 +/. stf Retail     600 +/. stf Studio   600 +/. stf Studio     7   7     100 mases   18.0     8   18.0     90 ace (\$495 / mo.)   \$     90 acc (\$495 / mo.)   \$     90 acc (	3   Description   PSF	$_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{$	y   Ease / Month   Ease / Month     Lewel   Description   PSF   Lease / Month     2.000 /- srl relatil   51   \$   2.400.00     600 /- srl relation   600 /- srl relation   \$   \$     450 /- srl Studio   51   \$   2.400.00     600 /- srl one bedroom   45   \$   2.400.00     450 /- srl Studio   5   \$   1.300.00     450 /- srl Studio   \$   \$   \$     450 /- srl Studio   \$   \$   \$     450 /- srl Studio   \$   \$   \$     600 /- srl one bedroom   \$   \$   \$   \$     450 /- srl Studio   \$   \$   \$   \$     1.400.00   \$   \$   \$   \$   \$     1.400.00   \$   \$   \$   \$   \$     1.400.00   \$   \$   \$   \$   \$     1.400.00   \$   \$   \$   \$   \$     1.800.01   \$ </td <td>3   Description   PSF   Lasse / Month   Increases     <math>400 + + sit Studio   515   \$ 2,000 + + sit Studio   1,550.00     <math>400 + + sit Studio   400 + + sit Studio   \$ 1,550.00   1,550.00     <math>400 + + sit Studio   515   \$ 2,400.00   1,550.00     <math>400 + + sit Studio   5   1,300.00   1,550.00     <math>400 + + sit Studio   5   1,300.00   1,400.00     <math>400 + + sit Studio   5   1,495.00   1,495.00     <math>400 + + sit Studio   5   1,495.00   1,495.00     <math>400 + + sit Studio   5   1,495.00   1,490.00     <math>400 + + sit Studio   5   1,490.00   1,490.00     <math>400 + + sit Studio   5   1,490.00   1,490.00     <math>100 + - sit Studio   5   1</math></math></math></math></math></math></math></math></math></math></math></math></math></math></math></td>	3   Description   PSF   Lasse / Month   Increases $400 + + sit Studio   515   $ 2,000 + + sit Studio   1,550.00     400 + + sit Studio   400 + + sit Studio   $ 1,550.00   1,550.00     400 + + sit Studio   515   $ 2,400.00   1,550.00     400 + + sit Studio   5   1,300.00   1,550.00     400 + + sit Studio   5   1,300.00   1,400.00     400 + + sit Studio   5   1,495.00   1,495.00     400 + + sit Studio   5   1,495.00   1,495.00     400 + + sit Studio   5   1,495.00   1,490.00     400 + + sit Studio   5   1,490.00   1,490.00     400 + + sit Studio   5   1,490.00   1,490.00     100 + - sit Studio   5   1$