

FOR SALE



**1320 West Main Street
Suite 3
Waterbury, CT 06708**

**Investment Opportunity
Long Term Tenant
Updated Medical / Professional Office Space
On Highly Visible West Main
In one of the City's Most Desirable Developments
CAP Rate 7.54%
Sale Price \$700,000.00**

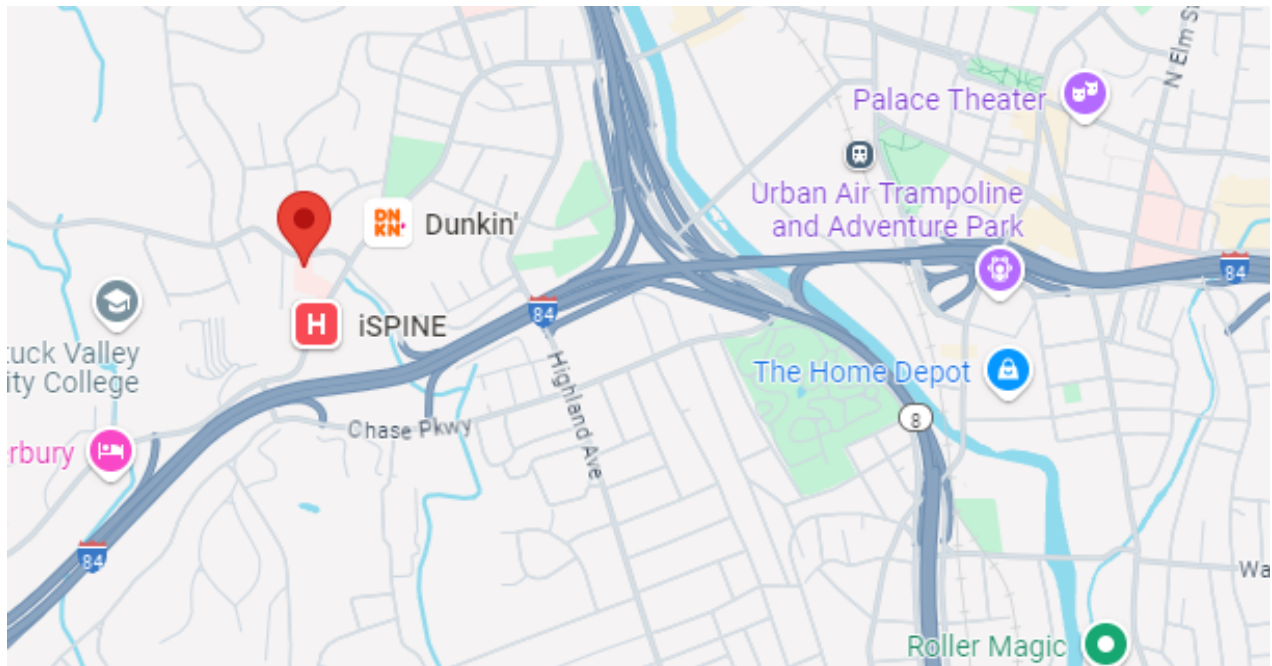


PROPERTY DATA FORM

PROPERTY ADDRESS 1320 West Main Street Suite 3

CITY, STATE Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,640 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	2,640 +/-	Type of Heat	Gas F/A
OTHER			
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
TAXES			
		Assessment	\$349,510.00
		Appraisal	\$499,300.00
		Mill Rate	54.19
		Taxes	\$15,882.36
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amp		
TERMS			
		Sale	\$700,000.00



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.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial



**1320 West Main Street Suites 3
Waterbury, CT
Income/Expense**

2/24/2025

Suites	Tenant	Description	PSF	Lease / Annual	Notes	Expiration
	Lower Level					
1 & 2	New Insight Family Eyecare	2640	\$ 20.00	\$ 52,800.00	Full Triple Net	11/24/2025
	Taxes					5 Year lease
	Condo Fees (\$5418.00)					in process at
	Water					\$21 PSF
		Totals		\$ 52,800.00		
		Annual		\$ 52,800.00		

Annual Expenses	NNN Leases		Suite 3 (2,640s/f)
Taxes	\$ 15,882.36	Appraised	\$ 499,300.00
Condo Fees	\$ 5,418.00	Assessed	\$ 349,510.00
Water	\$ 200.00		
PAID BY TENANT			
Total Expenses	\$ 21,500.36		

	Breakout		
		\$ 700,000.00	
Combined Leases	\$ 52,800.00		Potential \$55,440
Minus Expenses	\$ 0.00		@\$21 PSF
Net Operating Income	\$52,800.00	CAP 7.54%	CAP 7.92%