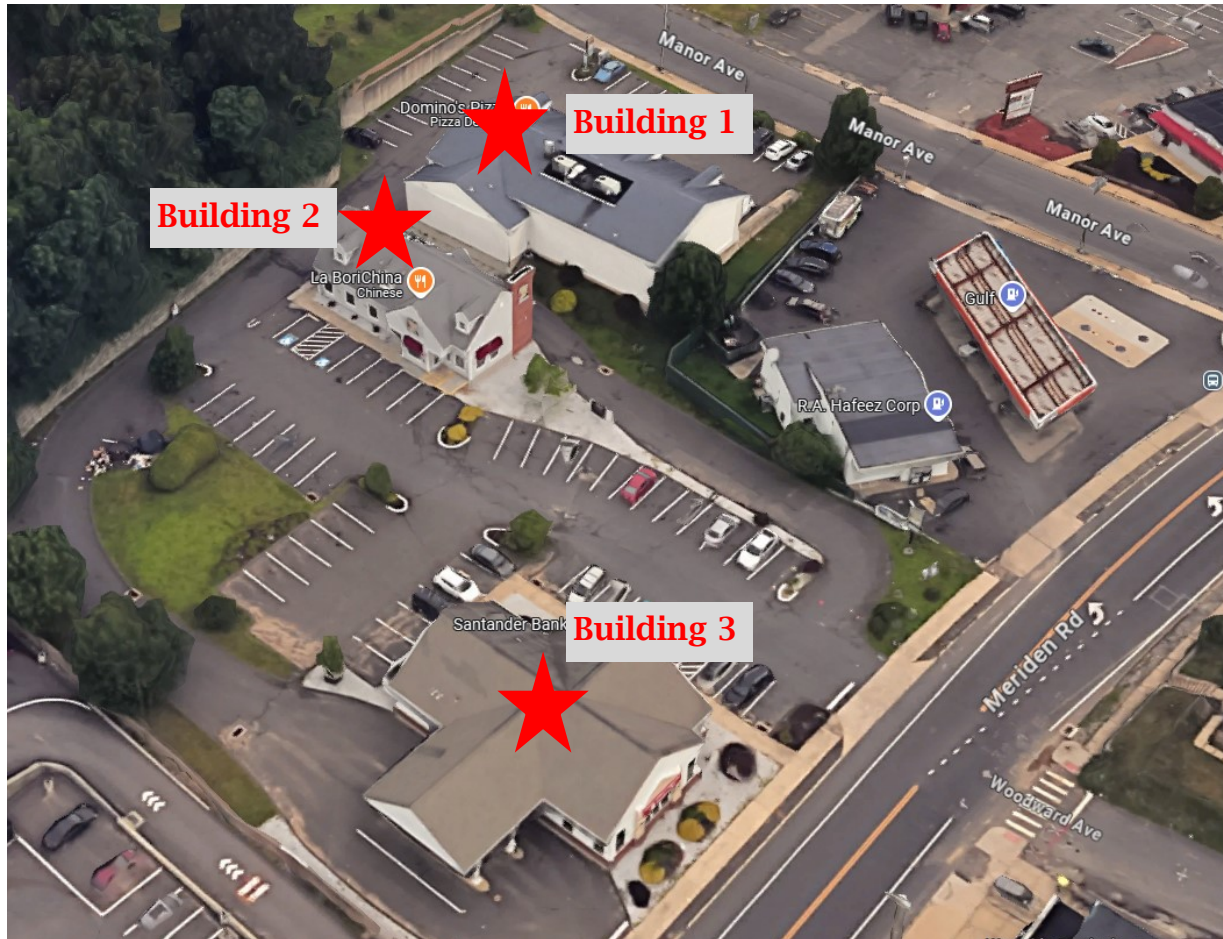


FOR SALE



***158 Manor Ave & 105 Meriden Rd.
Waterbury, CT 06705***

**Investment Opportunity-3 Buildings
National Tenants - Long Leases**

5,552 +/- S/F Three Tenants - Dominos, Smile & Shine Dental

2,208 +/- S/F La BoriChina Restaurant - Drive Thru

3,233 +/- S/F Santander Bank - Drive Thru

NOI \$224,915.00 / CAP Rate 7.5%

Sale Price \$2,995,000.00

PROPERTY DATA FORM

| | | | |
|-------------------------|--------------|------------------------------|---------------------|
| PROPERTY ADDRESS | | 158 Manor Ave (Bldg 1) | |
| CITY, STATE | | Waterbury, CT 06705 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 2,208 +/- | Air Conditioning | Central |
| Number of floors | 1 | Sprinkler / Type | |
| Avail S/F | --- | Type of Heat | Forced Hot Air |
| Ceiling Height | 10' | OTHER | |
| Ext. Construction | Vinyl Siding | Acres | 1.20 |
| Roof | Gable | Zoning | CA |
| | | Parking | Ample |
| Date Built | | State Route / Distance To... | Easy access to I-84 |
| UTILITIES | | TAXES | |
| Sewer | City | Bldg 1 & 2 | |
| Water | City | Appraisal | \$1,022,700.00 |
| Gas | Eversource | Assessment | \$1,461,000.00 |
| Electrical | | Mill Rate | |
| | | Taxes | \$47,569.00 |
| | | TERMS | |
| | | Sale | \$2,995,000.00 |



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 | | 158 Manor Ave (Bldg 2) | |
| CITY, STATE | | Waterbury, CT 06705 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 2,208 +/- | Air Conditioning | Central |
| Number of floors | 1 | Sprinkler / Type | |
| Avail S/F | --- | Type of Heat | Forced Hot Air |
| Ceiling Height | 10' | OTHER | |
| Ext. Construction | Vinyl Siding | Acres | 1.20 |
| Roof | Gable | Zoning | CA |
| | | Parking | Ample |
| Date Built | | State Route / Distance To... | Easy access to I-84 |
| UTILITIES | | TAXES | |
| Sewer | City | Bldg 1 & 2 | |
| Water | City | Appraisal | \$1,022,700.00 |
| Gas | Eversource | Assessment | \$1,461,000.00 |
| Electrical | | Mill Rate | |
| | | Taxes | \$47,569.00 |
| | | TERMS | |
| | | Sale | \$2,995,000.00 |



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PROPERTY DATA FORM

| | | | |
|-------------------------|---------------------------|------------------------------|---------------------|
| PROPERTY ADDRESS | 105 Meriden Road (Bldg 3) | | |
| CITY, STATE | Waterbury, CT 06705 | | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 3,233 +/- | Air Conditioning | Central |
| Number of floors | 1 | Sprinkler / Type | |
| Avail S/F | --- | Type of Heat | Forced Hot Air |
| Ceiling Height | 10' | OTHER | |
| Ext. Construction | Vinyl Siding | Acres | .69 |
| Roof | Gable | Zoning | CA |
| | | Parking | Ample |
| Date Built | 2007 | State Route / Distance To... | Easy access to I-84 |
| | | TAXES | |
| | | Appraisal | \$1,050,000.00 |
| | | Assessment | \$735,000.00 |
| | | Mill Rate | |
| | | Taxes | \$36,716.00 |
| | | TERMS | |
| | | Sale | \$2,995,000.00 |
| UTILITIES | | | |
| Sewer | City | | |
| Water | City | | |
| Gas | Eversource | | |
| Electrical | | | |



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Waterbury Center

3/25/2025

158 Manor Avenue & 105 Meriden Road

| 158 Manor Avenue | Description | Gross Lease | Expires |
|-------------------------|------------------------|---------------------|---------------|
| Building 1 | | | |
| Dominos | 1,900 sqf | \$ 2,354.00 | July 31, 2028 |
| Sinia Gomez | 1,400 sqf | \$ 3,966.00 | |
| Smile and Shine Dental | 2,200 sqf | \$ 5,237.00 | |
| Building 2 | | | |
| LaboChina Restarant | 2,100 sqf | \$ 5,047.00 | |
| 105 Meriden Road | | | |
| Santander Bank | 1,860 sqf retail space | \$ 13,189.50 | December 2027 |
| Monthly Totals | | \$ 29,793.50 | |

| | |
|----------------------------|----------------------|
| Gross Rental Income | \$ 357,704.52 |
| General Cam Budget | \$ 56,484.00 |
| 158 Manor CAM Budget | \$ 7,020.00 |
| 158 Mano Taxes | \$ 47,568.70 |
| 105 Meriden Taxes | \$ 36,716.12 |
| Tax reduction 2025 | \$ (15,000.00) |
| Total Expenses | \$ 132,788.82 |

| | |
|---------------------------|-----------------------|
| Combined Leases | \$ 357,704.52 |
| Expenses | (\$132,788.82) |
| Net Operating Income | \$ 224,915.70 |
| Price: \$2,995,000 | 7.50% |

