

# FOR SALE

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Middlebury, CT, 06762



**620 Main Street  
Watertown, CT 06795**

**Investment Opportunity**  
**20,266 +/- S/F Retail Building**  
**Primary Tenant - Walgreens**  
**Prime Location with High Visibility on Busy Main Street**  
**Strong Traffic Counts - 15,300+ Cars Daily**  
**.79 Acres**  
**Additional Income Potential**  
**Offered at \$1,495,000.00**  
**NOI: \$140,000.00 Cap Rate: 9.30%**





# PROPERTY DATA FORM

**PROPERTY ADDRESS** 620 Main Street

**CITY, STATE** Watertown, CT 06795

## BUILDING INFO

Total S/F 20,266 +/-  
 Floors 2  
 Avail S/F 20,266 +/-  
 Ceiling Height  
 Roof Rubber Membrane / New 2013  
 Ext. Construction Brick  
 Date Built 1935

## UTILITIES

Sewer City  
 Water City  
 Gas/Oil Eversource  
 Electrical 400 amp

## MECHANICAL EQUIP.

Air Conditioning Yes - Main Level  
 Sprinkler / Type  
 Type of Heat Gas  
 Acres .79  
 Zoning BC  
 Parking Ample Parking Lot  
 State Route / Distance To... RT 8 & I-84

## OTHER

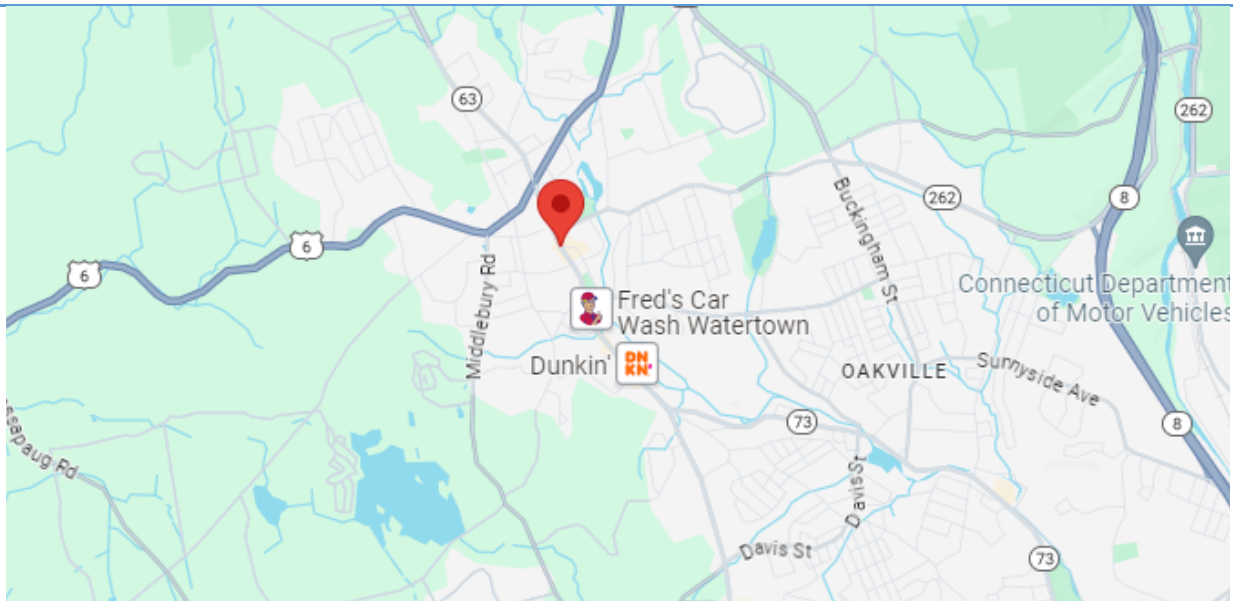
## TAXES

Assessment \$1,123,150.00  
 Appraisal \$1,604,500.00  
 Mill Rate 28.37  
 Taxes \$31,864.00

## TERMS

Sale Price \$1,495,000.00

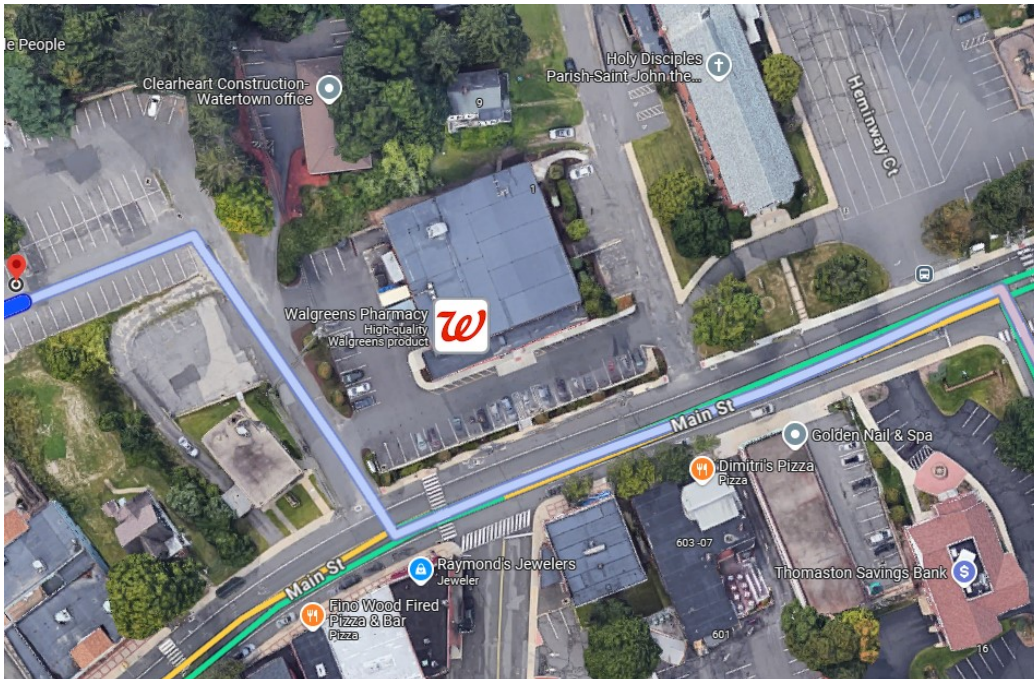
**\*\* Adjacent residential property available as an optional addition.**



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# Godin Property Brokers LLC

★★★★★ Commercial / Industrial







Rent Roll									
SHOPS AT MAIN STREET									
Tenant Name	Square Feet	Pro Rate	Monthly Rate	Rent \$ S/F Monthly	Rent Annually	Rent S/F	Pro Rate	Lease Start	Lease End
Maxi Drug, Inc. (Walgreens)	8,166	40.00%	\$10,895.00	\$1.33	\$130,740.00	\$16.01	52.00%	July 1986	September 2028
T&C Massaro, LLC	2,000	10.00%	\$2,500.00	\$1.25	\$30,000.00	\$15.00	12.00%	April 1999	July 2025
Vacant (Projected Rental Figures)	10,100	50.00%	\$7,575.00	\$0.75	\$90,900.00	\$9.00	36.00%		
Total Occupied	10,166	50%	\$13,395.00	\$1.32	\$160,740.00	\$15.81	64.00%		
Total Vacant	10,100	50%	\$7,575.00	\$0.75	\$90,900.00	\$9.00	36.00%		
Total/Wtd. Average	20,266	100%	\$20,970.00	\$1.03	\$251,640.00	\$12.42	100%		
EXPENSES		Annually		This property has housed a pharmacy for over 30 years, currently operating as a Walgreens. It also includes Town and Country, offering tailoring and laundry services, no onsite dry cleaning. An additional 10,000 square feet of available space provides strong potential for future development or added tenancy. The adjacent retail property is also available, offering further expansion opportunities.					
Taxes	\$31,864.00								
Insurance	\$10,422.00								
CAM	\$12,659.00								
Snow Removal	\$7,349.00								
Total	\$62,294.00								
PRICING SUMMARY									
Price	\$1,495,000.00								
Price/SF	\$76.00								
Net Operating Income	\$140,300.00								
Cap Rate	9.30%								