

# 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  
**OTHER**  
Acres .79  
Zoning BC  
Parking Ample Parking Lot  
State Route / Distance To... RT 8 & I-84

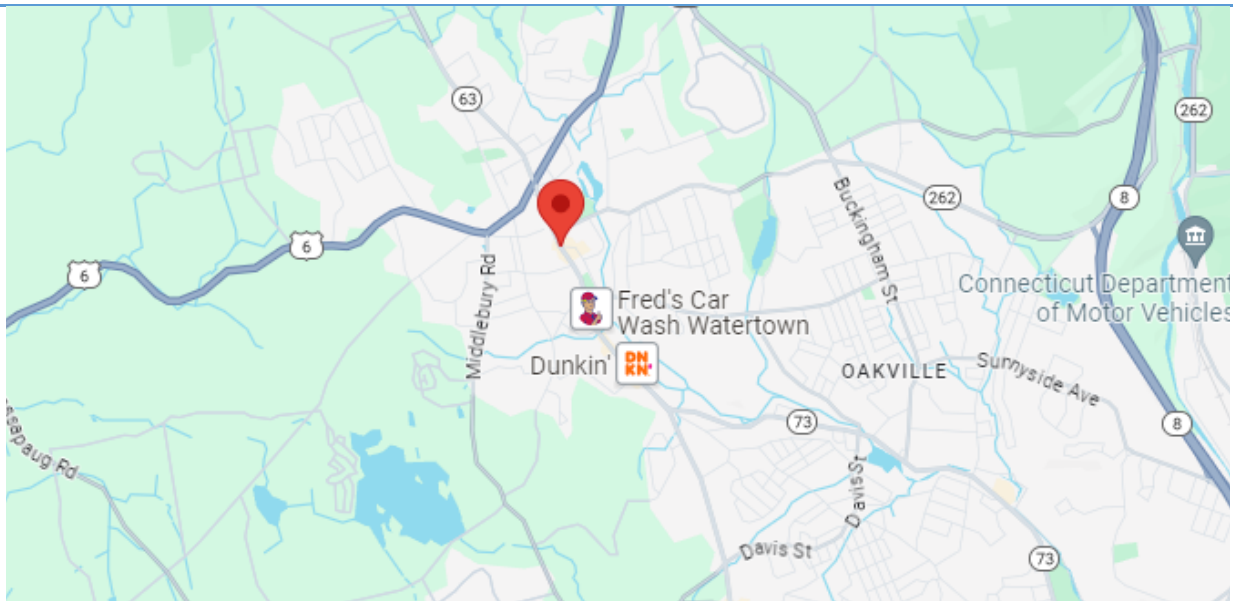
## TAXES

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

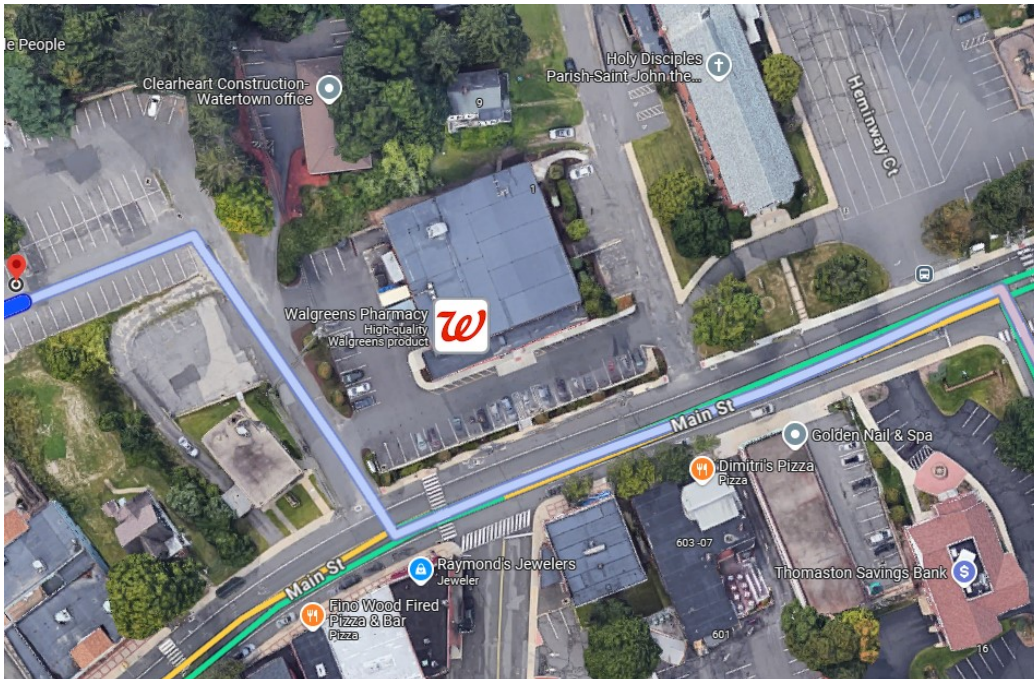
**\*\* Adjacent residential property available as an optional addition.**



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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%	\$12,010.83	\$1.47	\$144,130.00	\$17.65	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%	\$14,510.83	\$1.32	*****	\$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%	\$22,085.83	\$1.03	*****	\$12.42	100%		
EXPENSES	Annually	Landlord %	<p>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.</p>						
Taxes	\$31,864.00	\$10,314.39							
Insurance	\$10,422.00								
CAM	\$8,481.00								
Utilities	\$1,313.00								
Snow Removal	\$3,084.00								
Rent Land	\$3,360.00								
Total	\$58,524.00								
PRICING SUMMARY									
Price	\$1,495,000.00								
Price/SF	\$73.76								
Net Operating Income	\$163,815.61								
Cap Rate	10.95%								