

FOR SALE



**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: \$163,003.67 Cap Rate: 10.90%



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	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

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

UTILITIES

Sewer	City
Water	City
Gas/Oil	Eversource
Electrical	400 amp

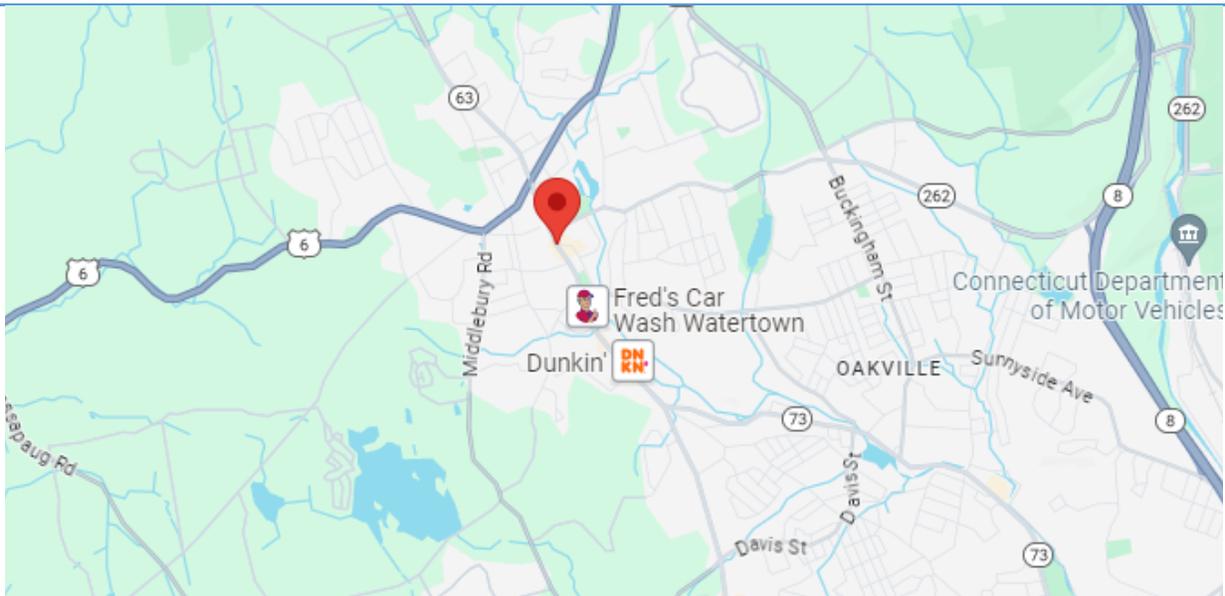
TAXES

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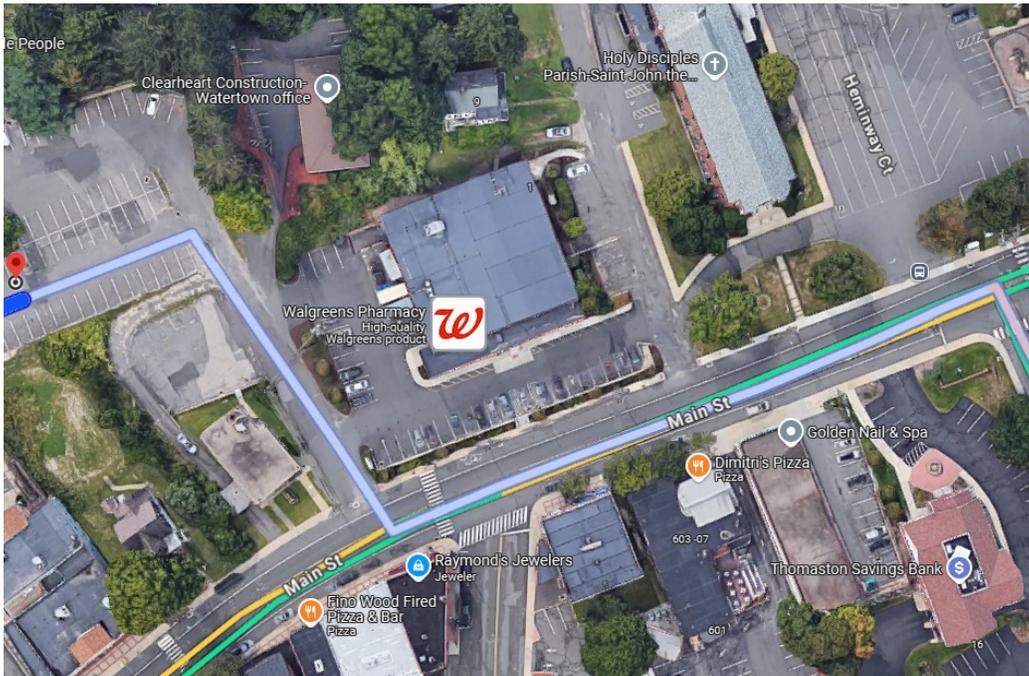
**** Adjacent residential property available as an optional addition.**



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



Rent Roll 2025

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 30, 2028
T&C Massaro, LLC	2,000	10.00%	\$2,500.00	\$1.25	\$30,000.00	\$15.00	12.00%	April 1999	Month-to-Month
Vacant (Projected Rental Figures)	10,100	50.00%	\$7,575.00	\$0.75	\$90,900.00	\$9.00	36.00%		Potential
Total Occupied	10,166	50%	\$14,510.83	\$1.32	\$174,130.00	\$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%	\$22,085.83	\$1.03	\$265,030.00	\$12.42	100%		

2025 EXPENSES

	Annually	Landlord %
Taxes	\$33,739.00	\$11,126.33
Insurance	\$11,511.00	
Ground Maintenance	\$9,439.00	
Utilities	\$1,380.00	
Snow Removal	\$7,125.00	
Rent Land	\$3,630.00	
Repairs	\$2,686.00	
Total	\$69,510.00	

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 residential property is also available, offering further parking expansion opportunities.

PRICING SUMMARY

Price	\$1,495,000.00
Price/SF	\$73.76
Net Operating Income	\$163,003.67
Cap Rate	10.90%

Tenant reimburses all operating expenses. Landlord responsible for 1/3 of real estate taxes.