Godin Property Brokers LLC
★★★★★ Commercial / Industrial

FOR SALE

CONTACT: Brian Godin,
Brook Ladrigan or Ed Godin, SIOR
E-mail: Bgodinpb@gmail.com
E-mail: Bladrigan.gpb@gmail.com
E-mail: Egodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762



87 Grandview Ave
Waterbury, CT 06708

Attention Investors!!
Premier Medical Investment Opportunity
31,500 +/- S/F Medical Office Building
Long Term Lease with Well-Established, Recognized Tenant
Over $1.5 Million in Major Building Renovations in 2022
Significant Capital Improvements
Lease Term Through 2/28/2033 with Option to Extend
NOI: $283,967 6.9 % Cap Rate
Full Triple Net (NNN) Lease
Offered at $4,150,000.00

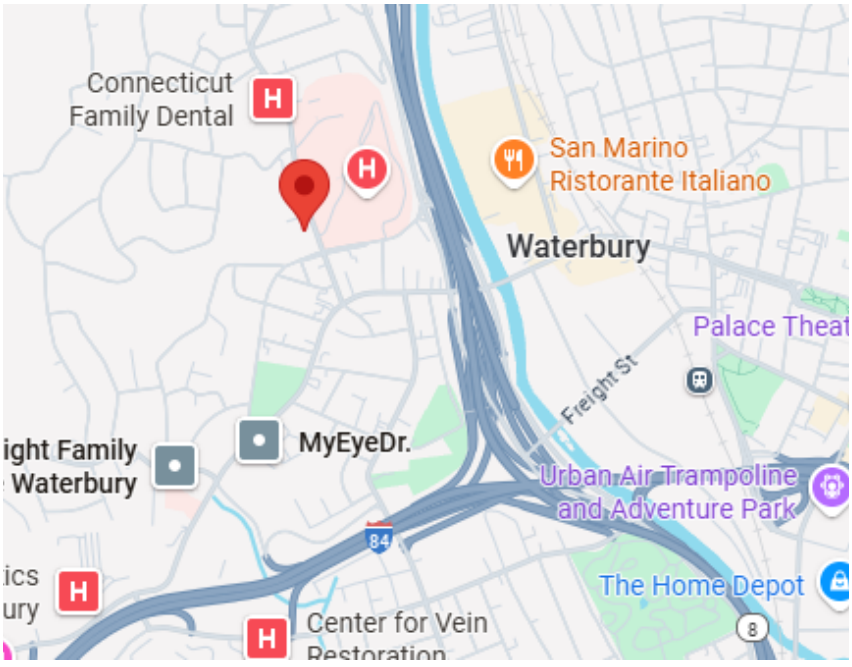


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	**87 Grandview Ave**
CITY, STATE	**Waterbury, CT 06708**

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	31,500 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	31,500 +/-	Type of Heat	Heat Pump
Main Floor	27,500 +/-	**OTHER**	
Ext. Construction	Brick / Solid	Acres	2.56
Roof	Composite Built Up	Zoning	CO
Ceiling Height	10’ - 11’	Parking	Ample
Date Built	1918	State Route / Distance To…	RT 8 / I-84
Renovated	2022	**TAXES**	
Total Rehab	1984/1986	Assessed	$3,467,590.00
UTILITIES	**Tenant to Verify**	Appraised	$4,953,700.00
Sewer	City	Mill Rate	43.34
Water	City	Taxes	$150,385.35
Gas	Eversource	**TERMS**	
Electric	Eversource	Sale	$4,150,000.00
		Current Lease Terms	2/28/2033





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City of Waterbury
Assessor's Department

MBL: **0250-0052-0421**
ADDRESS: **87 GRANDVIEW AVE**

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.

REFOCUS EYE HEALTH - WATERBURY

Reported Total Capital Improvements: $2,750,000.00

Major Capital Improvements - 2022 ($1,567,018.00)

The property underwent substantial capital improvements in 2022, totaling approximately $1.57 million, including the following:

Roofing	$217,195.00
HVAC	$485,312.00
Flooring	$110,000.00
Lighting	$105,300.00
Painting	$125,000.00
Acoustical Ceilings	$70,000.00
Electrical	$59,253.52
Cabinetry	$35,000.00

Company Overview

ReFocus Eye Health - Waterbury

Industry: Medical / Healthcare Ophthalmology

ReFocus Eye Health is a multi-specialty ophthalmology and eye care practice providing comprehensive medical, surgical, and routine vision services.

Founded in 2018, ReFocus Eye Health has grown into an established regional and national healthcare platform, with more than 100 locations across nine states and a workforce of over 1,100 employees. The company's expanding footprint and diversified eye care services position it as an established healthcare provider within the medical industry.

