

# FOR SALE

120 Store Ave  
Waterbury, CT 06705



**Attn: Investors or User**

**3,939 S/F Retail/ Office Building**

**Previous Post Office**

**Tenant: Day Care is currently month to month**

**willing to sign long term lease (5 year)**

**Cap Rate 10.7%**

**Asking Price: \$277,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		120 Store Ave	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3.939	Air Conditioning	Central / new 2015
Number of floors	1	Sprinkler / Type	No
Avail S/F	3.939	Type of Heat	Gas / new 2015
Avail docks		<b>OTHER</b>	
Int. Construction		Zoning	IP
Ext. Construction	Brick	Parking	Ample
Ceiling Height		State Route / Distance To...	Route 8/ 2.5 miles
Roof		Total acres	.46
Date Built	1970	<b>TAXES</b>	
<b>UTILITIES</b>		Date assessed	2016
Sewer	City	Assessment	\$139,620.00
Water	City	Mill Rate	58.22
Gas	Yes	Taxes	\$8,128.67
Electrical	200 Amps	<b>TERMS</b>	
		Sale Price	\$277,000.00

## Income

<u>Tenant</u>	Annual
Day Care	\$38,000.00

## Expenses

Taxes	\$8,128.67
<u>Insurance</u>	<u>\$1,400.00</u>
Total	\$9,528.67

NET operating Income  
 \$28,471.33  
 Asking Price: \$277,000.00  
 Cap Rate 10.3%