

# 52 Padanaram Rd



Presented By:  
Scalzo Group

RETAIL BUILDING AND 3 FAMILY HOME - 7% CAP RATE INVESTMENT



# 52 Padanaram Rd

52 Padanaram Rd, Danbury, CT 06811

## Property Details

Great 7% Cap Investment! Coldwell Banker Commercial Scalzo presents for Sale 52-52A Padanaram Road in Danbury, Connecticut. This Mixed-Use property features two buildings on a .5-acre lot in a CN-20 zone. The 1,275 SF single-family home is currently leased through June 2020 for \$2,150/month and features new paint, updated kitchen and bathrooms, and refinished flooring. The stand alone Retail building is leased to 2 tenants with a monthly income of \$2,250. Additional income potential with 1,600sf storage available on second floor and 2,000 SF basement with garage door

**Price: \$525,000**

View the full listing here: <https://www.loopnet.com/Listing/52-Padanaram-Rd-Danbury-CT/18184132/>

Price:	\$525,000
Property Type:	Retail & 3 Family Home
Property Sub-type:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	7.00%
Lot Size:	0.50 AC
Gross Leasable Area:	5,060 SF
No. Stories:	2
Year Built:	1991
Tenancy:	Multiple
Parking Ratio:	1.03/1,000 SF
Zoning Description:	CN-20
APN / Parcel ID:	DANB-000010H-000000-000002
Cross Streets:	Golden Hill Rd

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## Major Tenant Information

Tenant	SF Occupied	ANNUAL RENT
Retail	1,275	\$15,000/yr NNN\$
Miss & Teen Danbury,	800	9,600/yr NNN
Three family home	1,275	\$25,800
Tenant NNN reimbursement		\$6,510
Total Income		\$56,910.00

## Financials

Type  Actual  Proforma

Year\*

2019

Annual

Gross Rental Income	\$ 56,910
Other Income	\$
Vacancy Loss	\$
Effective Gross Income	\$ 56,910
Taxes	\$ 15,795
Operating Expenses	\$ 4,800
Total Expenses	\$ 20,595
Net Operating Income	\$ 36,315

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## Location



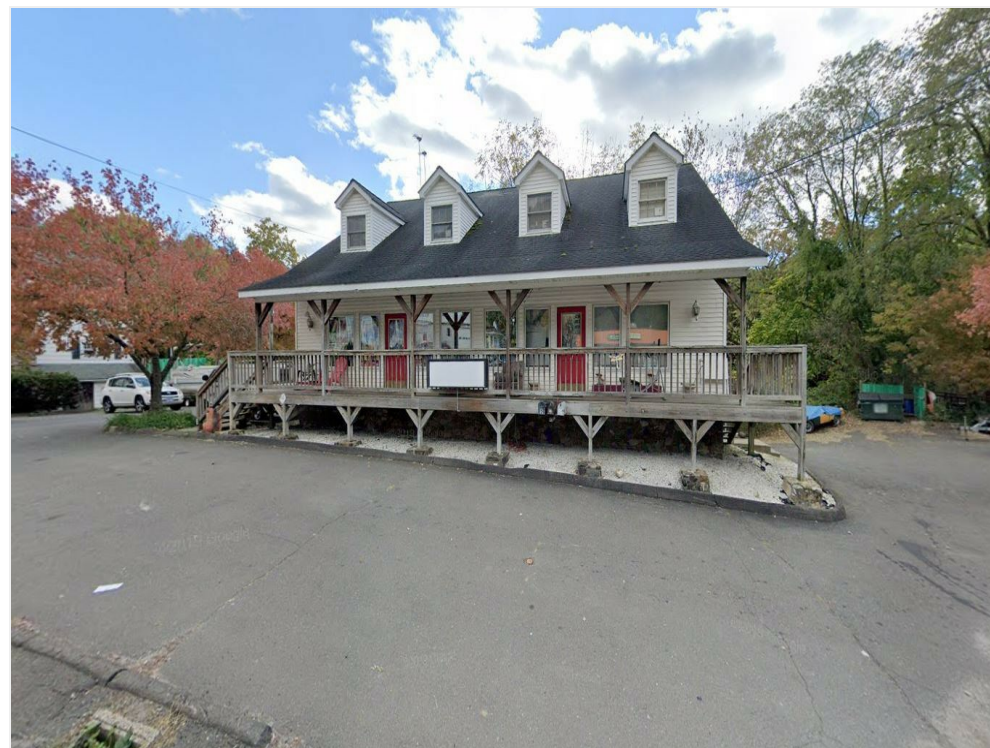
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## Property Photos



Building Photo



Building Photo

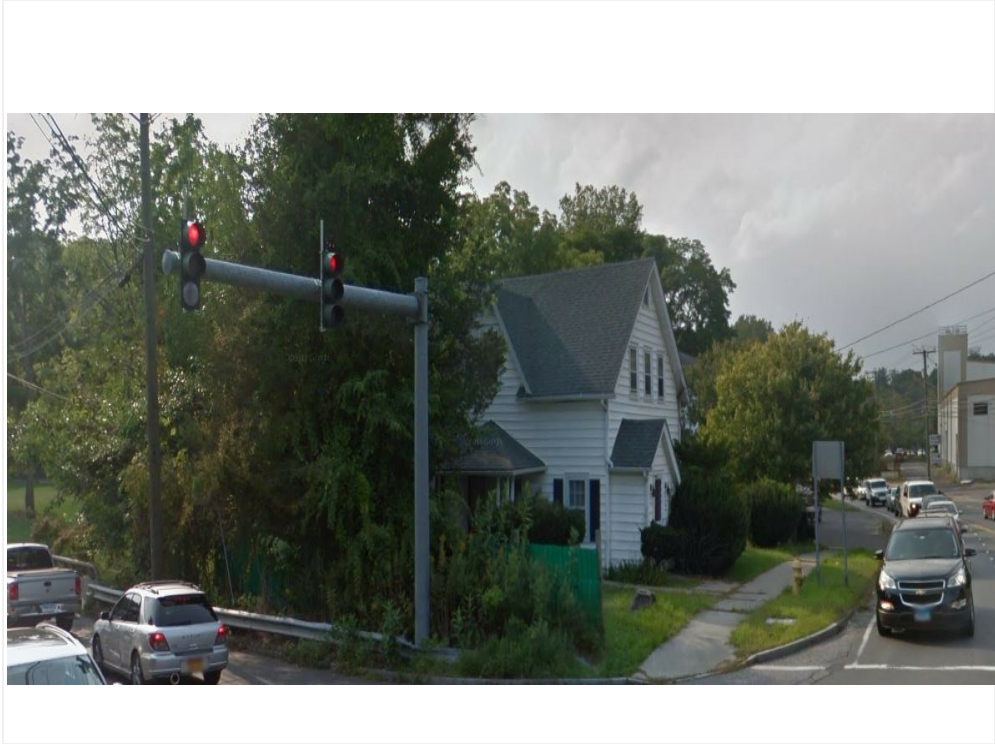
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Building Photo



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