

FOR SALE

49 Great Hill Rd – Oxford , CT

Fully Leased Investment Property

Contact: John Famiglietti
203-596-7777
Commercial Connection LLC
PO Box 830
Middlebury, CT, 06762
john@commercial-re.com
www.commercial-re.com



Investment Property For Sale - \$1,250,000.00

8,672 +/- SF Office / 2 with Apartments – Multiple Barns and Sheds totaling 12,760 SF on 3.91 +/- Acres

NOI \$109,266.80 with - 2.5% yearly increases – Sale Price give the property a 8.74 % cap rate

The major tenant is Weston & Sampson, who purchased the assets of The Stephen B Church Company at the end of 2018. The Stephen B Church Company specializes in drilling high capacity municipal water supply systems, and has been at this location for over 100 yrs . Weston & Sampson is a engineering firm and also a specialty trade construction company, with over 700 employees, 23 corporate locations and operations throughout the east; so it made sense to bring it under their corporate umbrella to augment their client base and range of services.

There are 6+ years remaining on the Weston & Sampson Lease. It is anticipated that they will be willing to renew the lease.

- 1. The property location is very convenient and accessible to the local highly skilled work force;**
- 2. The size of the yard, shop, and buildings permit storage of equipment, tools, inventory, and job supplies;**
- 3. The modest local property taxes;**
- 4. The property is convenient to major east-west and north-south major highways, minimizing travel time to jobsites, and all of the buildings are structurally sound and in great shape.**



Income :

| | | |
|---------------------------------|-------------------------------------|--------------------------|
| Weston & Sampson (W & S) | 1,768 SF office – Building and yard | \$7,915.15 / \$94,981.80 |
| 1 st Floor Apartment | 1,836 SF 2 bedrooms – 2 bathrooms | \$1,450 / \$17,400.00 |
| 2 nd Floor Apartment | 810 SF 1 bedroom - 1 Bath | \$1,400 / \$16,800.00 |
| | Gross Income | \$129,181.80 |

Expenses :

| | | |
|----------------------|---|-----------------------------|
| Taxes | \$2,388 / Tenant pays \$13,532 of \$15,920.00 | |
| Insurance | \$1,703 / Tenant pays \$15,300 of \$18,946.00 | |
| Common Area Electric | \$1,924 | |
| Mowing | \$4,900 (W & S pays for Snow Removal) | |
| Miscellaneous : | <u>\$9,000</u> | \$129,181.80 |
| Expenses | \$19,915.00 | <u>- \$19,915.00</u> |
| | | \$109,266.80 |

COMMERCIAL



CONNECTION
REAL ESTATE LLC

Contact: John Famiglietti
 Commercial Connection LLC
 203-596-7777 / PO Box 830
 Middlebury, CT, 06762
john@commercial-re.com
www.commercial-re.com