



**COMMERCIAL  
CONNECTION**  
Real Estate Services

# FOR SALE

## 105 Waterbury Road Prospect, Connecticut, 06712

Commercial Connection LLC  
PO Box 830  
Middlebury CT 06762  
203-596-7777



- **FOR SALE Retail Plaza \$1,500,000.00**
- **FOR LEASE 3,500 SF Retail Space on RT 69**
- **3 Buildings 2 Retail 4,736 SF ( 1963) - 3,366 SF ( 1953)**  
1 Warehouse 10,000 SF ( 1971)
- **5.71 Acres zoned B**
- **City Water – Septic – Gas**

### Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,178	47,969	148,488
Total H H	835	19,191	59,171
Average Income	\$95,952	\$78,599	\$75,257

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# 105 Waterbury Road Prospect, Connecticut



<u>Tenant</u>	<u>Rent</u>	<u>Size</u>	<u>Term</u>	<u>Option</u>	<u>Expenses</u>
Baki's Restaurant	\$2,550		2022	Yes	Taxes \$16,000
1st Class Wine & Spirits	\$2,100		2023	Yes	Water \$1,320
Margots Flower Shop	\$1,000		2023		Insurance \$16,000
Giggle & Grow Daycare	\$1,600		Month to Month		Electric <u>\$5,000</u>
Power tools	\$375				\$38,320
Electrical contractor	\$800	2 <sup>nd</sup> floor			
Computer store	\$800		2022		
Tree Service	\$850				
Weed Wizard Landscaping	\$1,200				
<b>Linda Sleep Shop</b>	<b>\$2,950</b>	<b>3,500 SF+/-</b>		<b>Vacant</b>	
<b>Gross Income</b>	<b>170,700</b>	<b>\$135,300</b>			
					<u>Income</u>
					\$135,300 \$170,700
					- \$38,320 - \$38,320
					<b>Net \$96,980 \$132,380</b>
					- <u>Fully rented 10 Cap</u>