

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

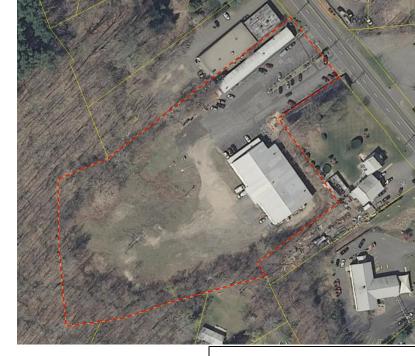
Demographics

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

105 Waterbury Road Prospect, Connecticut







Tenant	Rent	Size	<u>Term</u>	Option
Baki's Restaurant	\$2,550		2022	Yes
1st Class Wine & Spirits	\$2,100		2023	Yes
Margots Flower Shop	\$1,000		2023	
Giggle & Grow Daycare	\$1,600		Month	to Month
Power tools	\$375			
Electrical contractor	\$800	2 nd floor		
Computer store	\$800		2022	
Tree Service	\$850			
Weed Wizard Landscaping	\$1,200			
Linda Sleep Shop	\$2,950	3,500 S	F +/-	V acant
Gross Income	170,700 \$13	5,300		

Expenses				
Taxes	\$16,000			
Water	\$1,320			
Insurance	\$16,000			
Electric	\$5,000			
	\$38,320			
<u>Income</u>				
\$135,300	\$170,700			
-\$ <u>38,320</u>	- <u>\$38,320</u>			
Net \$96,980	\$132,380			
- Fully rented 10 Cap				