

TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

**FOR SALE
FULLY LEASED INVESTMENT PROPERTY**



TOWER REALTY CORP.

146 Danbury Road (Route 7)
New Milford, CT



Fully Leased commercial property
on Route 7 in New Milford, CT .

Great location near Home Depot,
Walmart, Super Stop and Shop,
Panera Bread, Kohls, Verizon, &
Aldi's. 7.3% return with the
current long term tenants.

Recent Improvements:

2018: New siding and roof rear building

2019: New siding front building

2017-2020: HVAC in all units front bldg

2018-2020: Various interior upgrades



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Building Size: +/- 22,618 sq. ft.

Building 1 : +/- 11,518 sq. ft.

Building 2: +/- 11,100 sq. ft.

Land: +/- 1.79 acres

Route 7 Frontage: +/- 200'

Parking: +/- 100 spaces

Zone: I (Industrial) Incorporates
the B-1 and B-2 commercial zone

Year Built: 1987

Construction: Wood frame

Utilities: City water & sewer and gas

Traffic Count: 27,124 cars per day

Taxes: \$39,547 per year

Sales Price: **REDUCED \$2,650,000**

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax

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~ADDITIONAL PHOTOS~

146 Danbury Road,
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TOWER REALTY CORP.



Front Back of Front Building



Rear Side of Rear Building



Front of Rear Building



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~ TENANTS ~

146 Danbury Road,
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Tenant Roster and Layouts:

Front Building:

Unit A&B - **Primary Care of New Milford**: Waiting Room, Open work stations, 11 treatment rooms two lavatories, private offices. Unit area per original lease – 4,571 square feet.

Unit C – **Glenn Wilson, DMD**: Reception area, office, lab, 4 treatment rooms, break room. Unit area per original lease – 1,762 square feet.

Unit D – **Benjamin H. Waldman, DDS**: Reception area, office, 6 treatment rooms, lab, break room, 2 lavatories. Unit area per original lease – 1,762 square feet.

Unit E – **Dr. Pacey A. Pet**: Reception area, 2 office, 6 treatment rooms, break room, 2 lavatories. Unit area per original lease – 1,762 square feet.

Unit F – **Quest Diagnostics**: Waiting room, 4 draw rooms, break room, 2 lavatories, and storage room. Unit area per original lease – 2,250 square feet.

Rear Building:

Main Level – **Thrift Mart**: Entry hall with offices/inventory inspection rooms, lavatory with shower stall, large open retail space, room for gaming items, men's clothing area, storage. Unit area estimated: – 5,340+- square feet.

Main Level – **CT Firearms and Training**: Classroom. Unit area – 1,000+- square feet.
Main Level – Owner Space: Office and storage. Unit area – 720+- square feet.

Lower Level - **CT Firearms and Training**: Retail shop, repair room, storage room, lavatory; adjacent office/classroom, attached 12 lane shooting range. Unit area – 5,000 square feet.



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~INCOME & EXPENSES ~

146 Danbury Road,
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Income/Expense Information:

GROSS INCOME:

Building I:

Unit A&B Primary Care of New Milford: \$ 66,463

Unit C Dr. Wilson: \$ 34,632

Unit D Dr. Waldman: \$ 44,880

Unit E Dr. Pet: \$ 22,050

Unit F Quest Diagnosis: \$ 27,507

Building II:

Main Level Thrift Mart: \$ 41,436

Main Level and Lower Level CT Firearms and Training: \$ 65,300

TOTAL POTENTIAL GROSS INCOME: \$ 302,268

ESTIMATED EXPENSES:

Expenses:

Real Estate Taxes: \$ 39,547

Insurance: \$ 9,314

Eversource: \$ 3,660

Aquarion: \$ 268

Sewer Assessment/Use: \$ 5,847

Repairs: \$ 16,834

Landscape/Snow Removal: \$ 15,010

Repairs: \$ 3,679

Professional Fees: \$ 1,500

Management (4% of EGI): \$ 11,486

TOTAL ESTIMATED EXPENSES: (\$ 107,145)

NET OPERATING INCOME: \$ 195,123



Traffic Count Report

Building 1

146 Danbury Rd, New Milford, CT 06776

Building Type: Class C Office

Class: C

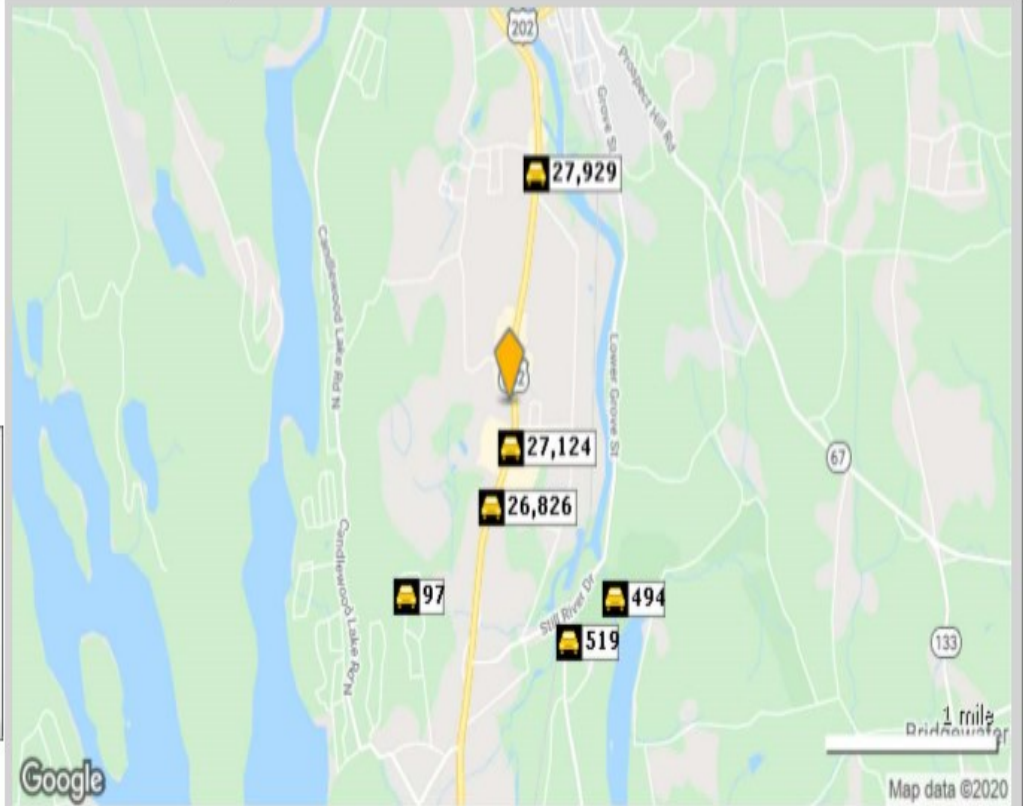
RBA: 10,097 SF

Typical Floor: 10,097 SF

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Danbury Rd	Dodd Rd	0.08 N	2018	27,124	MPSI	.16
2	Danbury Rd	Cedar Knolls Dr	0.03 NE	2018	26,826	MPSI	.40
3	Danbury Rd	Sunny Valley Rd	0.08 N	2018	27,929	MPSI	.92
4	Fenway Dr	Lone Oak Dr	0.03 W	2018	97	MPSI	.96
5	Lovers Leap Rd	Don's Ter	0.14 N	2018	494	MPSI	.98
6	Wampum Dr	Pumpkin Hill Rd	0.04 NW	2018	519	MPSI	.99

