

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. 6.7% 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

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:	\$2,900,000



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~ADDITIONAL PHOTOS~

146 Danbury Road,
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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

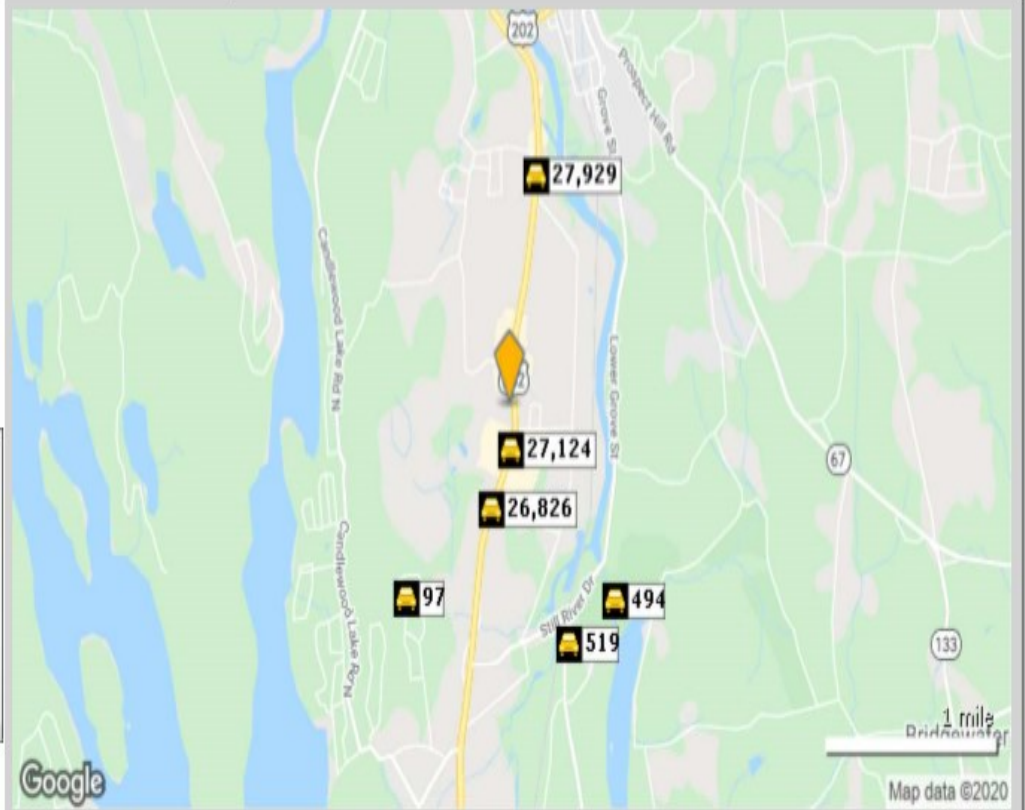


Traffic Count Report

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

