

INVESTMENT OR OWNER OCCUPANT PROPERTY **FOR SALE**

18 TAYLOR AVE

18 TAYLOR AVE, BETHEL, CT 06801



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



FOR SALE // 18 TAYLOR AVE



PROPERTY DESCRIPTION

Ideal property for an investor or owner occupant! Two buildings totaling +/- 11,723 Sq Ft on a level .85 Acres. Buildings are currently fully leased with a net operating income of \$118,560.

PROPERTY HIGHLIGHTS

- Building 1 +/- 2,723 Sq. Ft. is Two Residential Apartments (1 - 2 Bedroom/ 1 - 1 Bedroom) One Warehouse Unit.
- Building 2 +/- 9,000 Sq Ft. - Three industrial/office units
- City Water, Sewer and Gas
- Downtown Bethel Location
- Only 10 Minutes from I-84 and Route 7!

OFFERING SUMMARY

Sale Price:	\$1,395,000
Lot Size:	0.85 Acres
Building Size:	11,723 SF
NOI:	\$118,560.00
Cap Rate:	7.91%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,116	15,525	39,400
Total Population	5,107	40,811	105,343
Average HH Income	\$80,693	\$82,355	\$86,312



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LOCATION INFORMATION

Building Name	18 Taylor Ave
Street Address	18 Taylor Ave
City, State, Zip	Bethel, CT 06801
County	Fairfield
Signal Intersection	No

BUILDING INFORMATION

NOI	\$118,560.00
Cap Rate	7.91%
Occupancy %	100.0%
Tenancy	Multiple
Number of Cranes	0
Minimum Ceiling Height	14 ft
Year Built	1984
Free Standing	No
Number of Buildings	2

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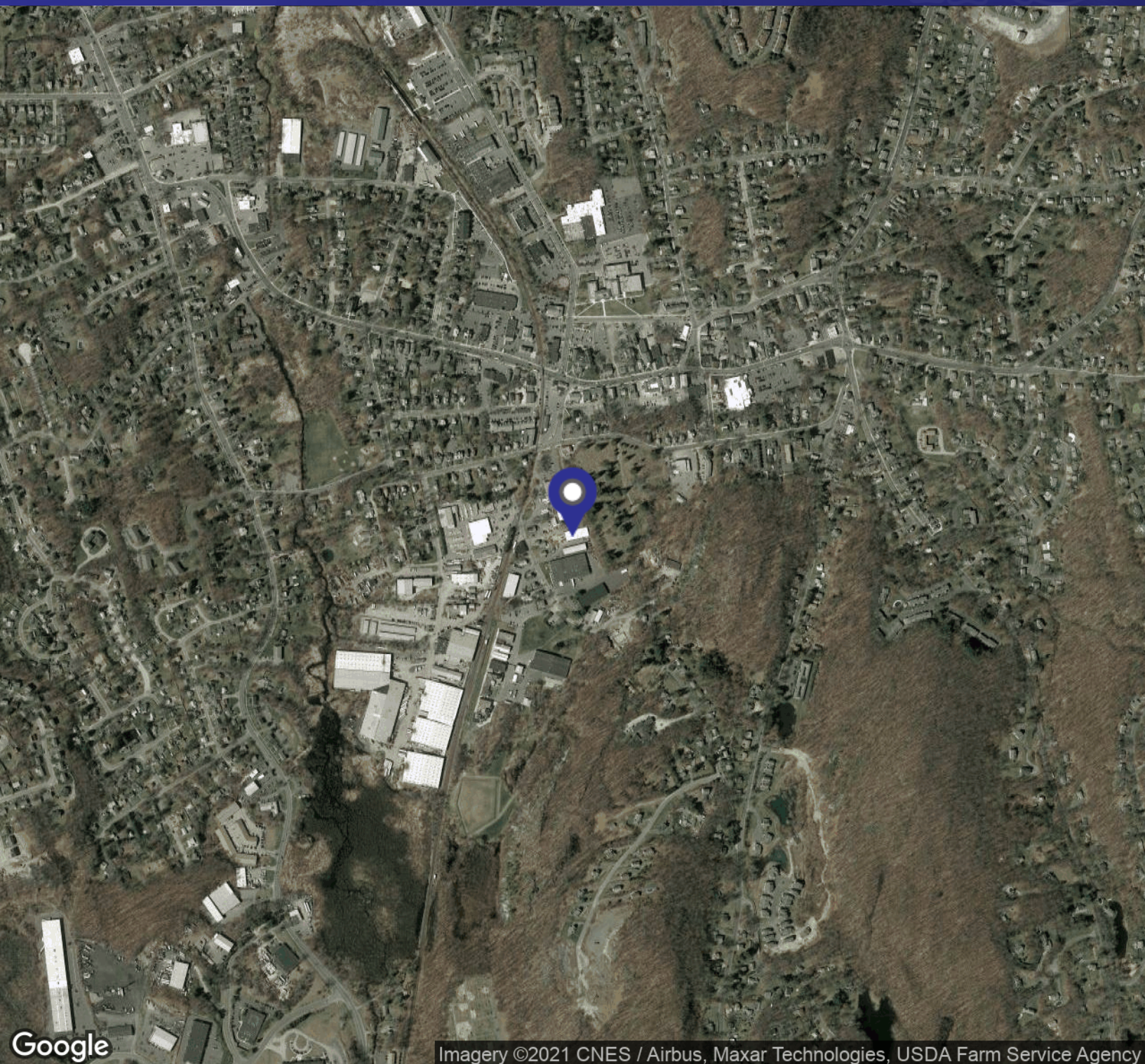
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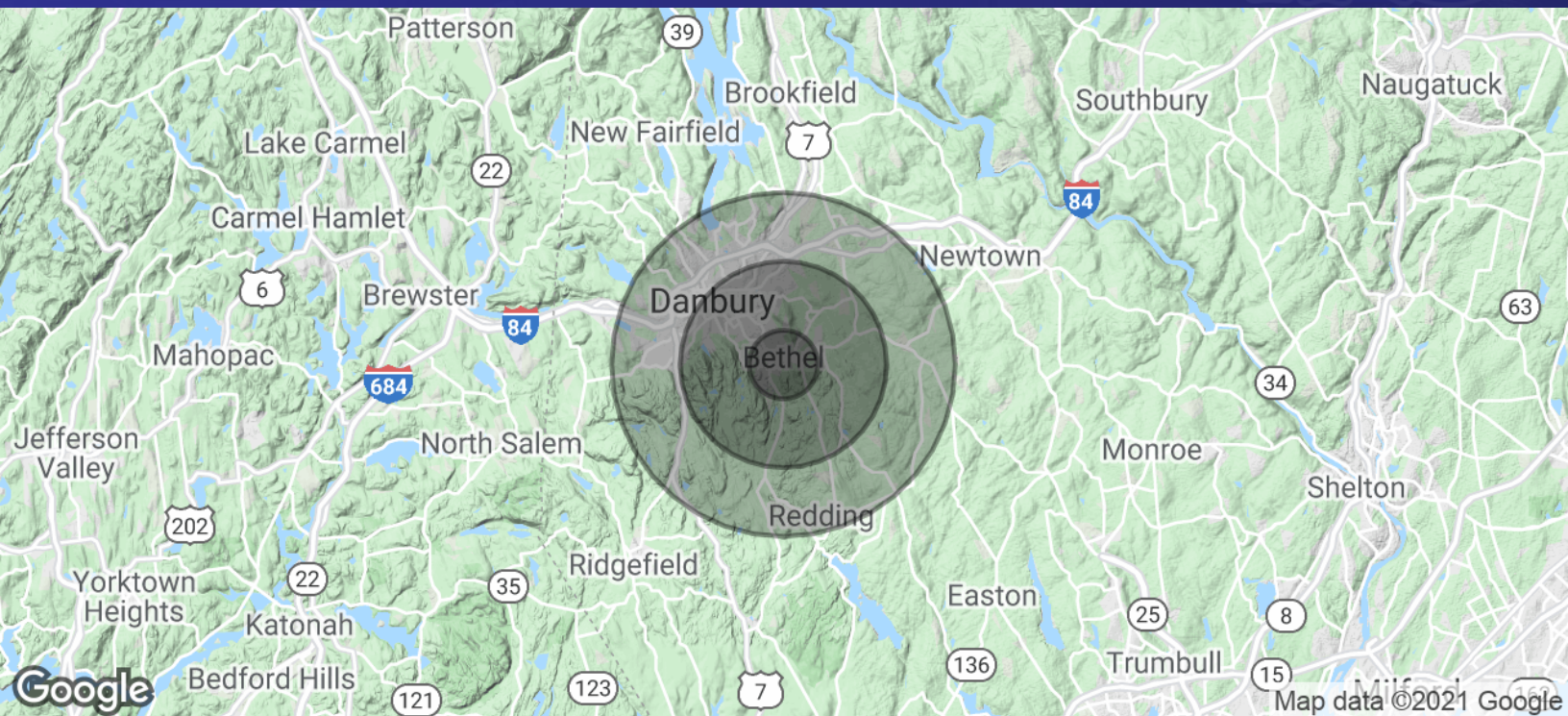
UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Residential 2 Bed	839	\$18,900	7.16	
Residential 1 Bed	609	\$14,340	5.19	
Industrial 1	1,275	\$15,721	10.88	\$12.33
Industrial 2	2,000	\$19,700	17.06	\$9.85
Industrial 3	3,000	\$33,000	25.59	\$11.00
Industrial 4	3,900	\$43,875	33.27	\$11.25
	11,623	\$145,536		\$9.66


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,107	40,811	105,343
Average age	37.9	36.9	37.5
Average age (Male)	36.6	35.4	36.6
Average age (Female)	38.9	38.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,116	15,525	39,400
# of persons per HH	2.4	2.6	2.7
Average HH income	\$80,693	\$82,355	\$86,312
Average house value	\$506,352	\$386,804	\$381,220

* Demographic data derived from 2010 US Census



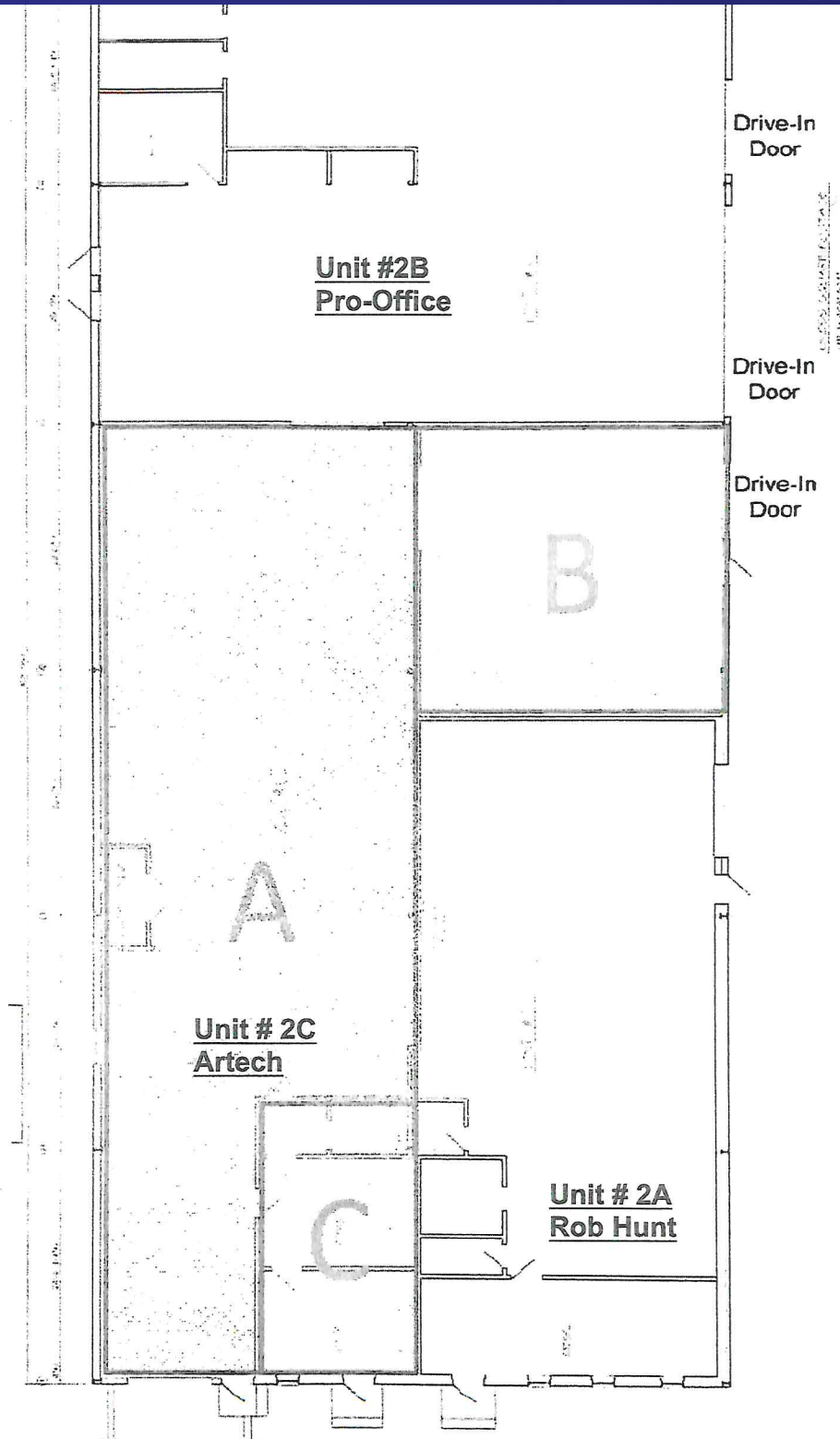
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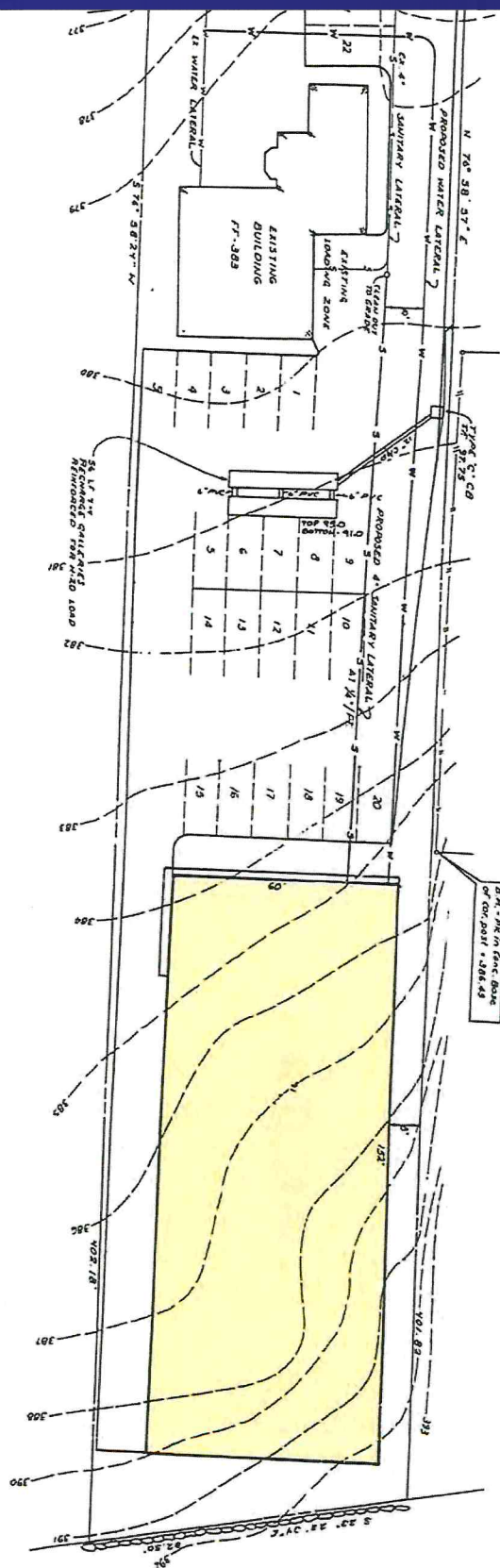
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