

INVESTMENT PROPERTY **FOR SALE**

UNIQUE INVESTMENT PROPERTY INCLUDES TWO BUSINESSES AND REAL ESTATE

7-17 WARWICK STREET, MIDDLETOWN, CT 06457



JOE DIMYAN

Broker

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MICK CONSALVO

Broker

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FOR SALE // REAL ESTATE AND BUSINESSES// MIDDLETOWN CT



LOCATION INFORMATION

Street Address	7-17 Warwick Street
City, State, Zip	Middletown, CT 06457
County	Middlesex
Signal Intersection	Yes

BUILDING INFORMATION

Sale Price	\$1,750,000
NOI	\$171,037 With Business Income
Lot Size	.24 Acres
Zone	MX (mixed use)
Combined Building Sizes	9,956 SF
Cap Rate	9.7% With Business Net Income
Occupancy %	100.0%
Tenancy	Multiple
Year Built	1900
Year Last Renovated	2019
Roof	2017
Free Standing	Yes
Number of Buildings	3

PROPERTY HIGHLIGHTS

- Building 1: Gas Station, C-store, Laundromat & 4 Apartments
- Building 2: Vacant garage w/ potential residential redevelopment
- Building 3: 2 Family House
- +/- 21,445 Cars Daily (2015)
- Value Add Potential
- +/- \$10,000 Per Month Lotto Sales
- +/- 60,000 Gallons Per Month
- 7 Year Gas Contract in Place
- City Water Sewer Gas
- Busy Corner With Traffic Light



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT
Bldg. 1 - 1 Bedroom	1A	+/- 1,000	\$11,400
Bldg. 1 - 3 Bedroom	1B	+/-1,000	\$14,400
Bldg. 1 - 1 Bedroom	1C	+/-1,000	\$11,400
Bldg. 1 - 1 Bedroom	1D	+/-1,000	\$10,800
C-Store Rent	Bldg. 1	+/-1,056	\$42,000
Laundromat Rent	Bldg. 1	+/-1,799	\$14,400
Bldg. 3 - 1 Bedroom	1A	+/-1,000	\$12,600
Bldg. 3- 1 Bedroom	1B	+/-1,000	\$12,600
Businesses Net Income	C Store/ Laundromat	+/-2,855	\$78,000
TOTALS/AVERAGES		7,710	\$207,600


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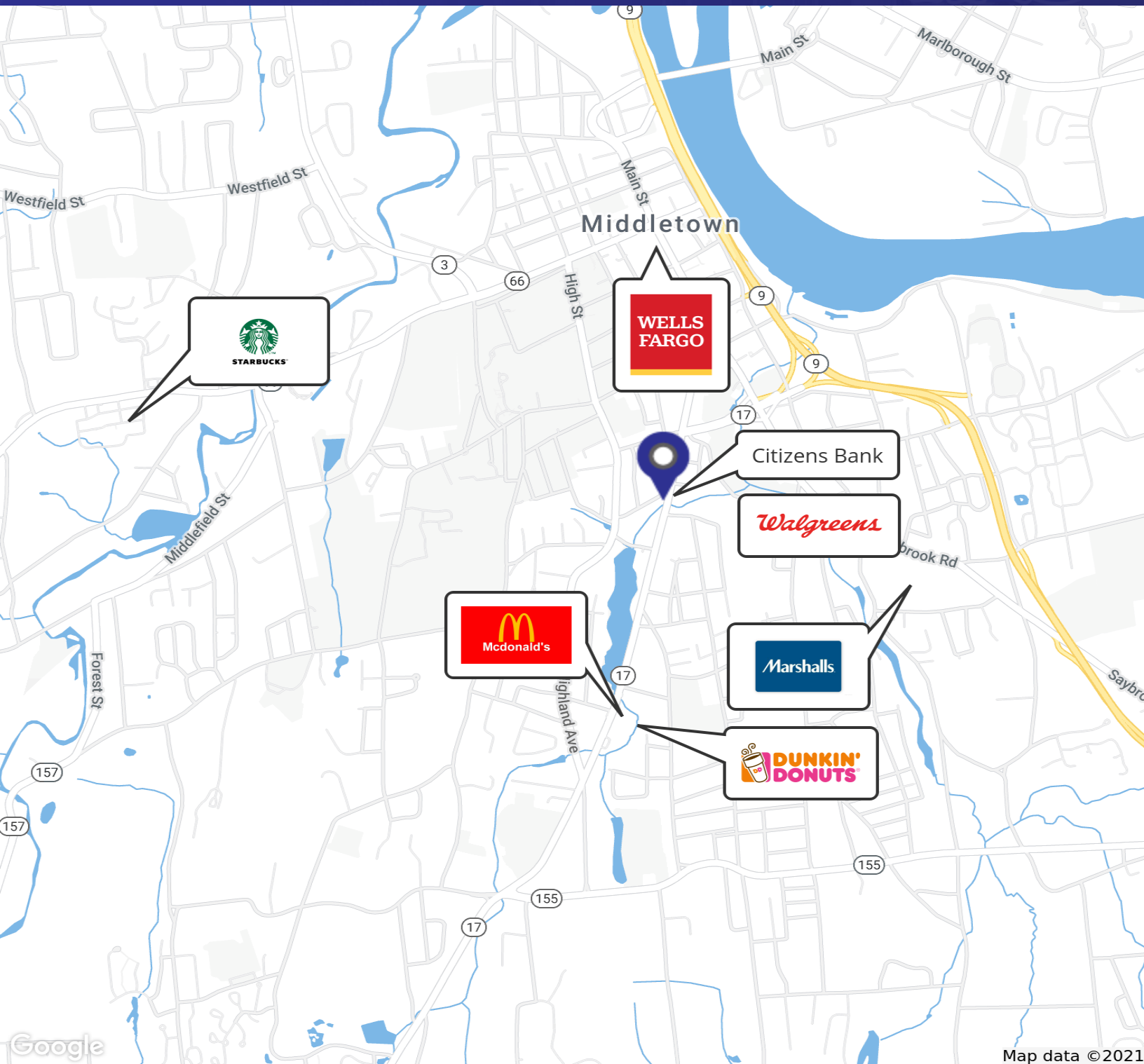
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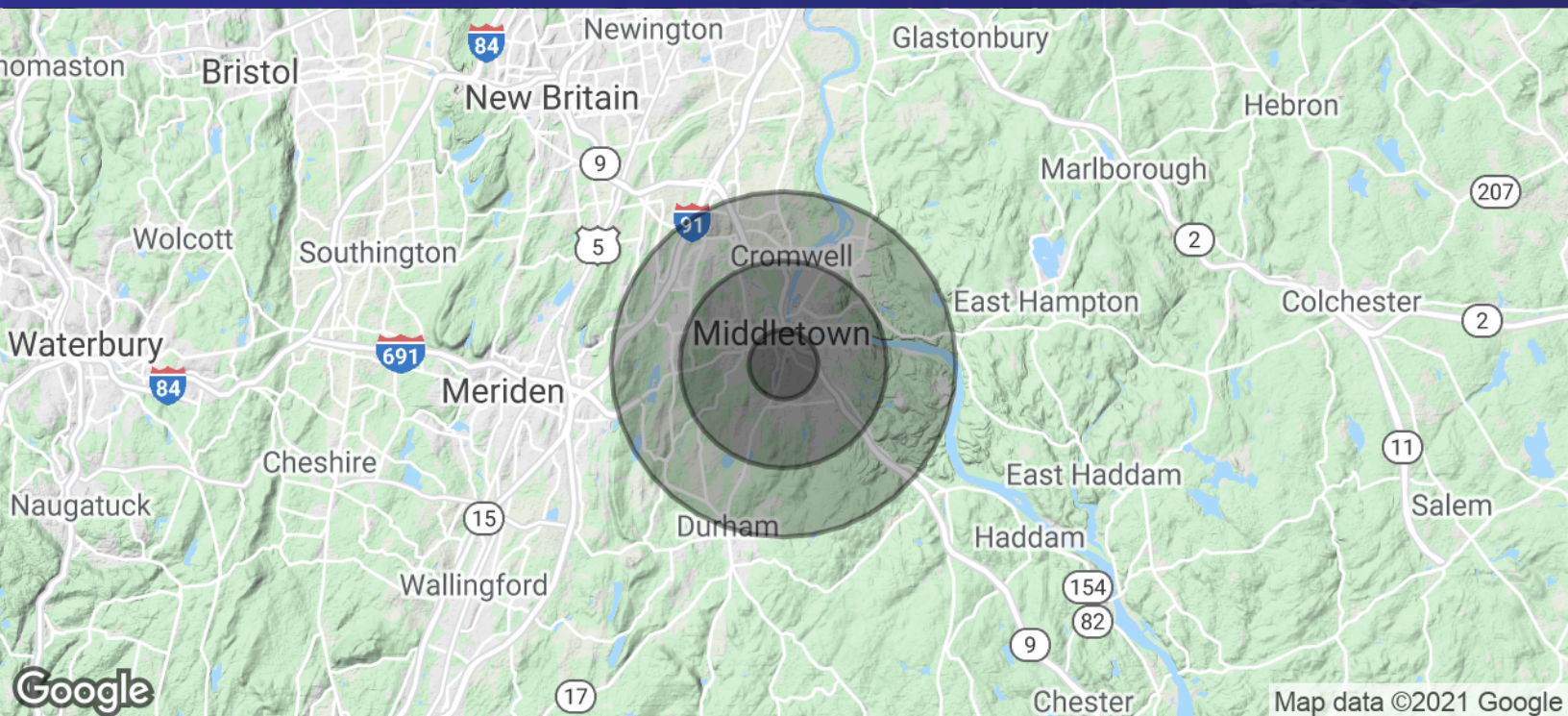
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,162	42,041	78,138
Average Age	35.6	39.0	39.6
Average Age (Male)	34.6	37.3	38.3
Average Age (Female)	35.2	40.0	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,645	17,855	33,165
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$53,684	\$67,055	\$76,763
Average House Value	\$217,562	\$254,329	\$282,168

* Demographic data derived from 2010 US Census



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