

FOR SALE // 10 PRECISION ROAD, DANBURY CT



PROPERTY DESCRIPTION

Ideal Westside Danbury location with easy access to I-84. Immaculate 40,000 Sq Ft on 5.04 Acres including offices with cafeteria, 2 loading docks, 3 drive in doors with the ability to install more. Multi tenanted building with long term tenant history. Most tenants are month to month but would like to stay. Sale Includes 2.57 Acre lot on Kenosia Ave. This property is ideal for investor or owner occupant.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	5.04 Acres
Building Size:	40,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,588	9,020	19,936
Total Population	3,636	23,493	49,491
Average HH Income	\$103,130	\$92,923	\$87,484



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PROPERTY HIGHLIGHTS

- IL-40 Zone
- Built 1974
- 12,000 Sq Ft Addition Added in 2000
- Possible Building Expansion
- Sale Includes 2.57 Acre Lot on Kenosia
- 600 Amp
- 3 Phase Power
- 2 36' UPS Loading Docks
- 2 - 10' Drive in Doors
- 1 - 12' Drive in Door
- Ability to install more drive in's
- Ample Parking
- Rubber Roof
- Elevator Access
- Gas Heat
- Full A/C
- City Water, Sewer and Gas
- Taxes +/- \$60,000 per year
- 9-18 Ft Ceiling Heights
- Investor or Owner User



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
First Floor A	Jovil Universal	18,000 SF	45%	\$9.23	\$166,140	12/31/23
First Floor B	RKE Rigging	2,600 SF	6.50%	\$8.77	\$22,802	7/31/23
First Floor C	PRS Productions	4,738 SF	11.85%	\$9.24	\$43,779	M/M
First Floor D	Owners Garage	1,500 SF	3.75%	-	-	Vacant
Second Floor A	Vitti's Dance	6,000 SF	15%	\$2.00	\$12,000	2/28/23
Second Floor B	Topex Instruments	6,000 SF	15%	\$7.00	\$42,000	M/M
TOTALS		38,838 SF	97.10%	\$36.24	\$286,721	
AVERAGES		6,473 SF	16.18%	\$7.25	\$57,344	


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PROFORMA INCOME AND EXPENSE STATEMENT

POTENTIAL GROSS INCOME:

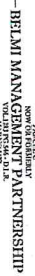
Jovil:	
18,000 sq. ft. x \$11.00/ sq. ft.:	\$ 198,000
RKE Rigging: 2,600 sq. ft. x \$12.00/sq.ft.:	\$ 31,200
PRS Productions:	
4,738 sq. ft. x \$11.00/sq. ft.:	\$ 52,118
Owners Garage:	
1,500 sq. ft. x \$12.00/sq. ft.” :	\$ 18,000
Vitti’s Dance:	
6,000 sq. ft. x \$ 7.00/sq. ft.:	\$ 42,000
Topex:	
6,000 sq. ft. x \$ 12.00/sq. ft.:	\$ 72,000
TOTAL POTENTIAL GROSS INCOME - RENT:	\$ 413,318

TENANT REMBURSEMENT:

Jovil:	
Taxes: - \$61,562 x 45% occupancy:	\$ 27,703
Insurance - \$10,300 x 45%:	\$ 4,635
Maintenance - \$11,000 x 45%:	\$ 4,950
PRS:	
53% of utilities for its space, and RKE Space:	
Estimated at \$1.46/sq. ft. x 7,338 sq. ft.	
\$10,714 x 53%:	\$ 5,678
TOTAL REMBURSEMENT:	\$ 42,966
TOTAL POTENTIAL GROSS INCOME:	\$ 456,284
LESS: Vacancy/Credit Loss at 5% (stabilized):	(\$ 20,954)
EFFECTIVE GROSS INCOME (EGI):	\$ 435,330

OPERATING EXPENSES:

Fixed Expenses:	
Real Estate Taxes:	\$ 61,562
Insurance:	\$ 7,000
Flood Insurance:	\$ 3,300
Total Fixed Expenses:	\$ 71,862
Variable Expenses:	
Utilities:	\$ 13,312
Water/Sewer:	\$ 8,000
Maintenance:	\$ 11,000
Refuse:	\$ 4,140
Alarm Service:	\$ 4,200
Elevator:	\$ 1,400
Total Variable Expenses:	\$ 42,052
TOTAL OPERATING EXPENSES:	(\$ 113,914)
NET OPERATING INCOME:	\$ 321,416



NOW OR FORMERLY
-36 KENOSIA AVENUE, LLC
VOL.177 PG.56-57 OF THE DLR












REVER STILL

LOT 2
NOW OR FORMERLY
JMO INC.
VOL. 818 PG. 759 - D.L.R.
TC#1691

LOT 4
AS SHOWN ON MAP
NOW OR FORMERLY
11 PRECISION ROAD, LLC
VOL. 976 PG. 813 - D.L.R.

NOW OR FORMERLY
CITY OF DANBURY
VOL 124 PG 261
TC MAP NO 5102 - D.L.R.

I hereby declare Management Partnership, MET Bank and CMC are the only parties who have been notified of the results of this survey was made upon the ground on November 6, 2013 that unless depicted or noted herein:

SYMBOL INFORMATION TABLE	
	CATCH BASIN
	TO: UTILITY POLE
	TO: FIRE HYDRANT
	TO: SIGNAL MOUNTING E
	CONTAINER REVERSE MOUNTING
	TO: TRIP POINT GIZZ & TEE VARIETY
	ELECTRIC PARALLEL
	CABLE (TYPE VARIETY)
	WATER GATE (TYPE VARIETY)
	TRAIL - HINT (TYPE VARIETY)
	FLAT POLE

OWNERSHIP NOTES:
OWNERS OF RETORT BEAM MANAGEMENT PARTNERSHIP - VOL532 PG.283 OF THE D.L.R

SURVEY NOTES:

[illegible]

SURVEY NOTES:

7. SUBJECT TO DRAINAGE EASEMENT AS SET FORTH IN VOL. 498 PG. 326 OF THE DANE COUNTY RECORDS, SURVEY NO. 15-01-001-001.

8. UNDERGROUND UTILITIES MAY EXIST, NO WARRANTY OR GUARANTEE OF UTILITY LOCATIONS MADE.

9. HINDERED BY EXISTING OR PROPOSED ELEVATION OF SURROUNDING LAND, CALL BEFORE YOU DIG.

10. STILL RIVER SHOWN HEREON TAKING FROM CITY OF DANE COUNTY TO DRAINAGE MAPS DATED MARCH 24 & APRIL 27 1937.

• IMPORTANT •

IMPROVEMENT LOCATION SURVEY

PREPARED FOR

SHOWING PROPERTY SITUATED AT

DANBURY, CONNECTICUT
TAX ASSESSOR LOT ~ E17089

TO BE KNOWN AND BELIEVED
THIS MAP IS SUBSTANTIALLY CORRECT AND NOTED HEREON

SCALE: 1"=30'	ZONE: H-40
AREA: 2.70 Acres	DATE: NOV. 6, 2013
DRAWN BY: J. J. F.	BY: DWYAN, MARSHALL & HEN
SYNDIC A, RHP, Ltd. SINCING, P.C.	
SYNDIC A, RHP, Ltd. SINCING, P.C.	
301 Madison Ave., New York, New York 10017	
map of the State of New York, dated 10/1/13	

STUDENT A, MAP 6 - L.S. LICENSE NO. 7400
NOTED HEREON A NOT SIGNATURE AND APPROVED STATE

WILMOS N/F
HAYASI

30.0' Max. Width Easement
Granted in Favor Of
the Connecticut Light & Power Co.
Vol. 419, Pg. 202

(16,000 s.f.)
F.F. = 453.13

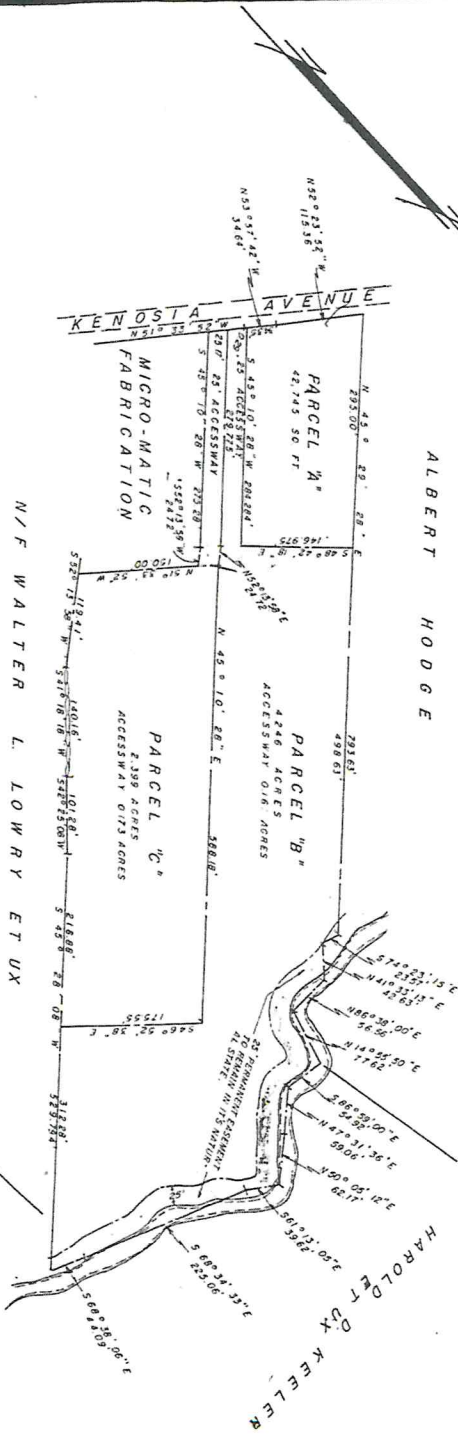
F.F. = 453.13

6" D.I. Water

JOSEPH PLANO, N/F
 & JOHN Y. SABINO, L.

$\Delta = 148.5116''$
 $L = 50.00''$
 $CH = 128.90''$
 $96.33''$
 W

WBC



MAP PREPARED FROM MAP NO. 4181 AND 4437 OF THE D.L.R.
 REFERENCE TO VOL. 508 P. 696 AND VOL. 509 PG. 698 OF THE D.L.R.
 AREA LOCATED IN IL 40 ZONE.

THIS SUBDIVISION MAP IS SUBJECT TO THE APPROVAL OF THE PLANNING AND ZONING COMMISSIONS OF THE CITY OF DANBURY.

I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT AND IN ACCORDANCE WITH CLASS "C" OF CODE OF CONN. TECHNICAL COUNCIL, INC.

John A. B. B. B.

SYDNEY A. RAPP JR. R.E.S. NO. 7490
 DANBURY, CONNECTICUT

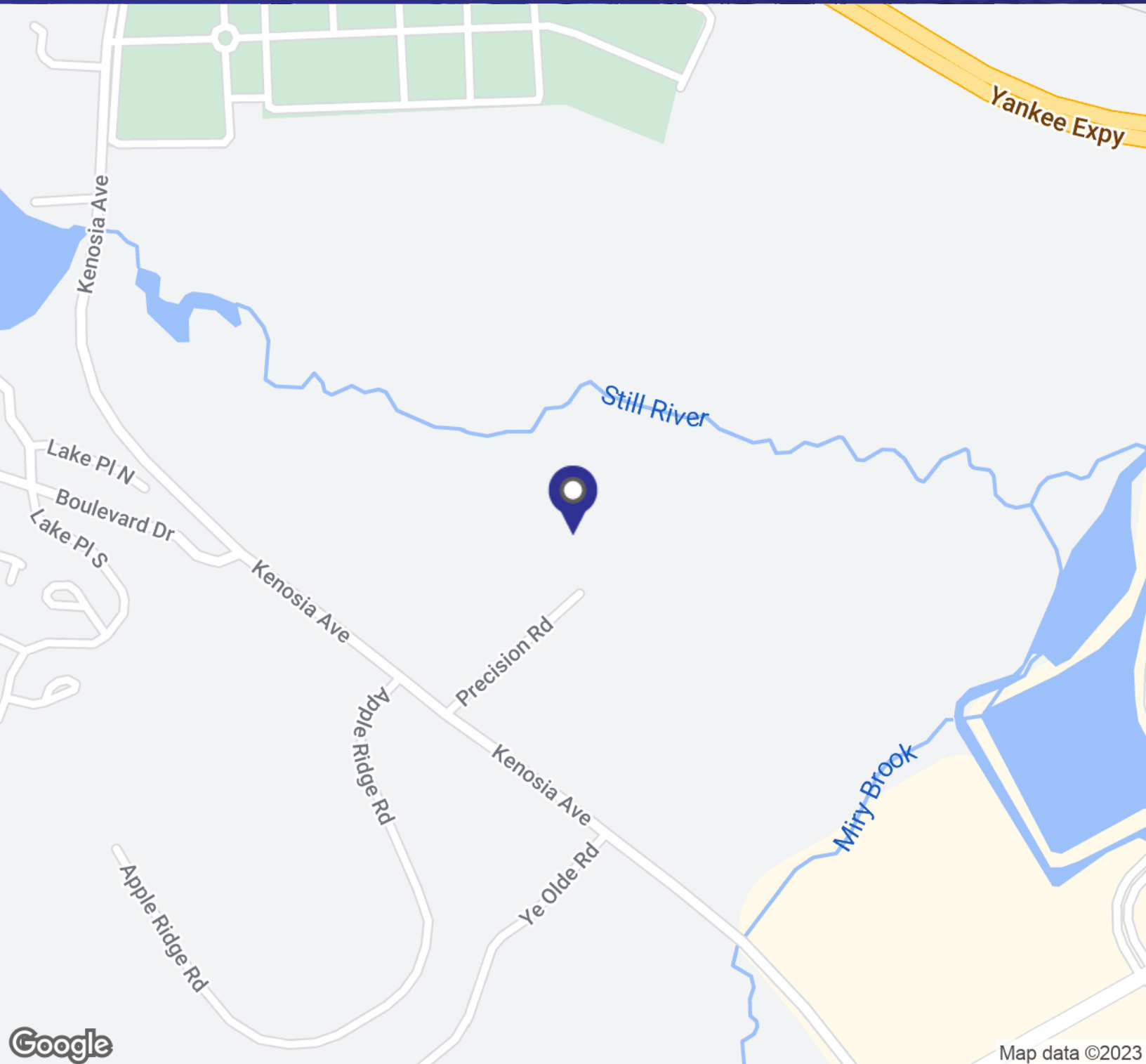
MAP SHOWING PROPERTY OF
LOUIS A. HADDAD
 KENOSIA AVENUE
 DANBURY, CONNECTICUT
 SCALE 1"=100'
 SEPT. 6, 1972

5177

RECEIVED AND FILED
 NOV. 8 1972
 TOWN CLERK'S OFFICE
 DANBURY, CONN.
James D. O'Brien
 PLANNING COMMISSION
 CITY OF DANBURY, CONN.
FINAL APPROVAL
 NOV. 2, 1972

[illegible]

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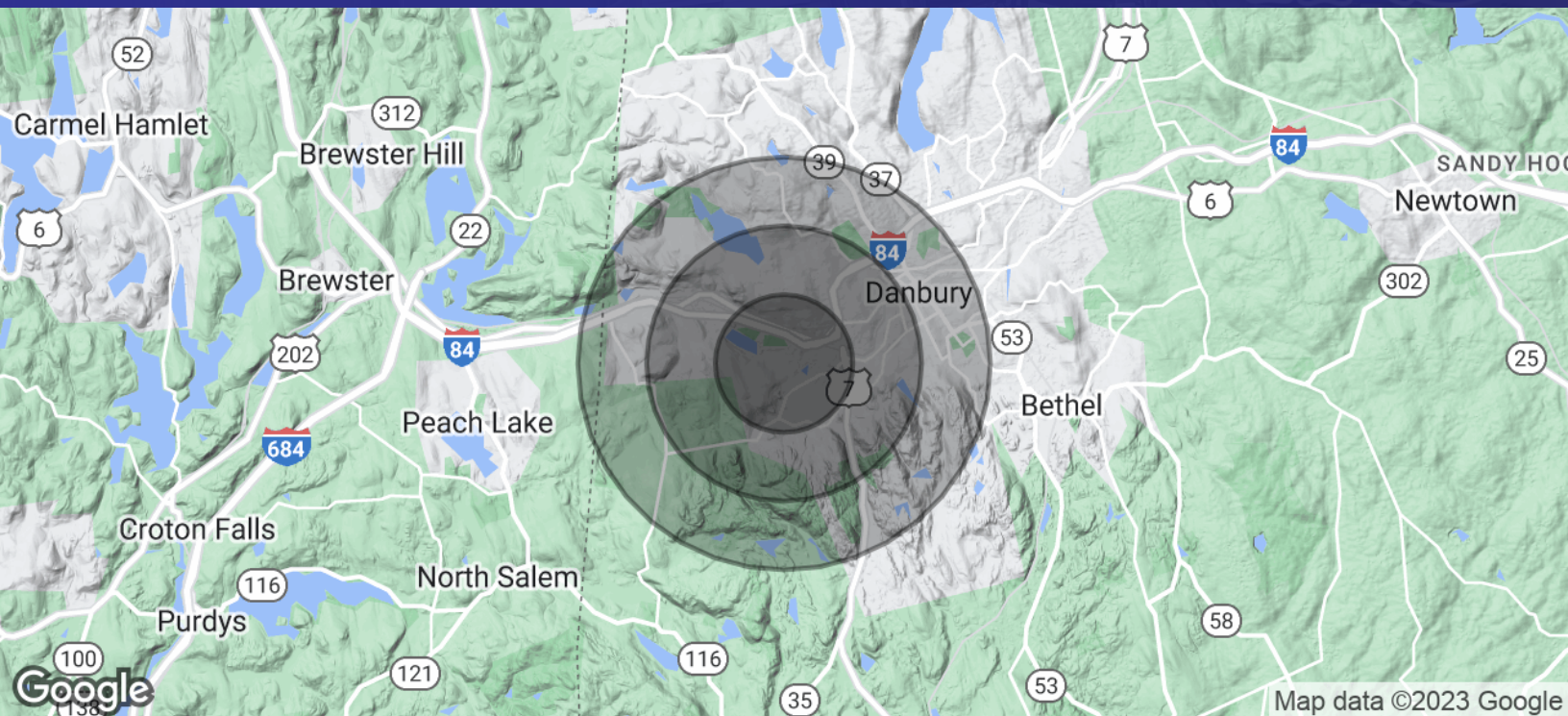
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,636	23,493	49,491
Average Age	41.4	36.1	38.6
Average Age (Male)	37.9	35.2	38.8
Average Age (Female)	42.4	36.3	38.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,588	9,020	19,936
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$103,130	\$92,923	\$87,484
Average House Value	\$299,813	\$306,700	\$269,976

* Demographic data derived from 2020 ACS - US Census



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