

# FOR SALE // FULLY LEASED INVESTMENT PROPERTY



## PROPERTY DESCRIPTION

**\*\*Fully Leased Commercial Property on Route 7 – 146 Danbury Rd, New Milford, CT\*\***

Prime investment opportunity in a high-traffic location near major retailers including Home Depot, Walmart, Super Stop & Shop, Panera Bread, Kohl's, Verizon, and Aldi. This fully leased property offers a **\*\*7.75% return.\*\***

**\*\*Recent Improvements:\*\***

- **\*\*2018:\*\*** New siding and roof on rear building
- **\*\*2019:\*\*** New siding on front building
- **\*\*2017-2020:\*\*** HVAC upgrades in all front building units
- **\*\*2018-2020:\*\*** Various interior upgrades
- **\*\*2021:\*\*** Interior remodel for CT Firearms
- **\*\*2022:\*\*** Interior remodel for Primary Care units
- **\*\*2023:\*\*** New exterior facade for front building

Great location, solid tenant base, and recent updates make this an excellent investment opportunity!

## 146 DANBURY RD, NEW MILFORD, CT

Sale Price:	\$2,650,000
Number of Units:	9
Lot Size:	+/- 1.79 Acres
Building Size	Building 1: +/- 11,548 SF Building 2: +/- 11,100 SF Total: 22,618 SF
NOI:	\$205,219.00
Cap Rate:	7.75%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	215	929
Total Population	190	519	2,314
Average HH Income	\$112,886	\$111,248	\$118,709



### MICK CONSALVO

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## PROPERTY HIGHLIGHTS

- 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: \$42,337 per year



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## Tenant Roster and Layouts:

### Front Building:

Unit A&B - **Primary Care of New Milford:** Waiting Room, Open workstations, 11 treatment rooms, two lavatories, private offices. Unit area per original lease- +/- 4,012 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. **Vilia Supply Chain Inc.** Showroom, 6 offices, 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: +/- 4,600 square feet.

Main Level -**CT Firearms and Training:** Classroom. Unit area - +/- 1,170 square feet. Main Level - Owner Space: Office and storage. Unit area - +/- 300 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- +/- 5,040 square feet.



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**Income/Expense Information:**

**GROSS INCOME:**

**Building 1:**

**Unit A&B Primary Care of New Milford:** \$40,980

**Unit C Dr. Wilson:** \$38,076

**Unit D Dr. Waldman:** \$45,768

**Unit E Dr. Pet:** \$19,200

**Unit F Quest Diagnosis:** \$28,236

**Building II:**

**Main Level Thrift Mart:** \$47,400

**Main Level and Lower-Level CT Firearms and Training:** \$ 68,700

**TOTAL POTENTIAL GROSS INCOME:** \$288,360

**ESTIMATED EXPENSES:**

**Expenses:**

**Real Estate Taxes:** \$42,337

**Insurance:** \$17,433

**Eversource:** \$3,656

**Aquarion:** \$280

**Sewer Assessment/Use:** \$6,122

**Landscape/Snow Removal:** \$9,640

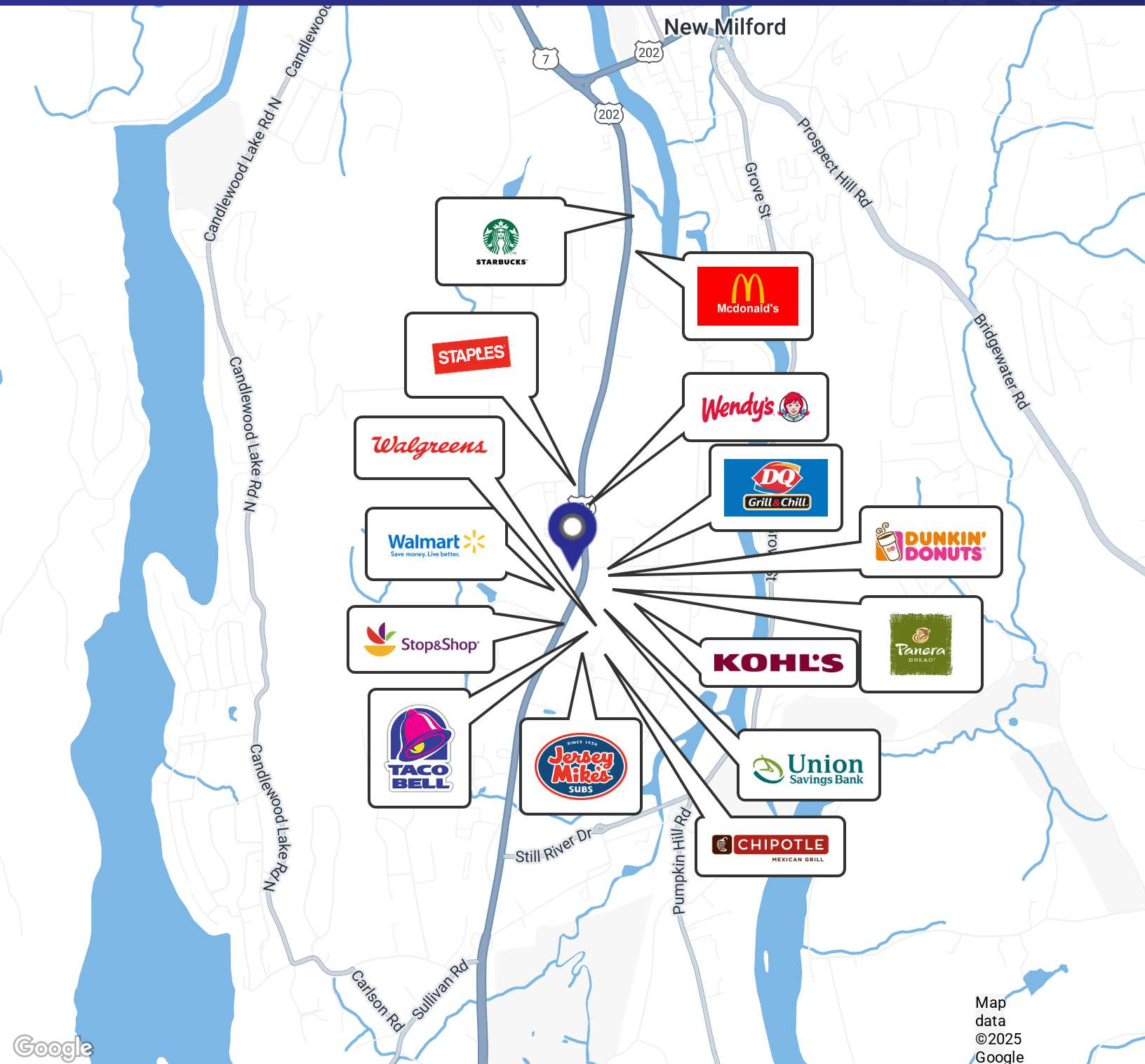
**Repairs:** \$3,673

**TOTAL ESTIMATED EXPENSES:** (\$83,141)

**NET OPERATING INCOME:** \$205,219



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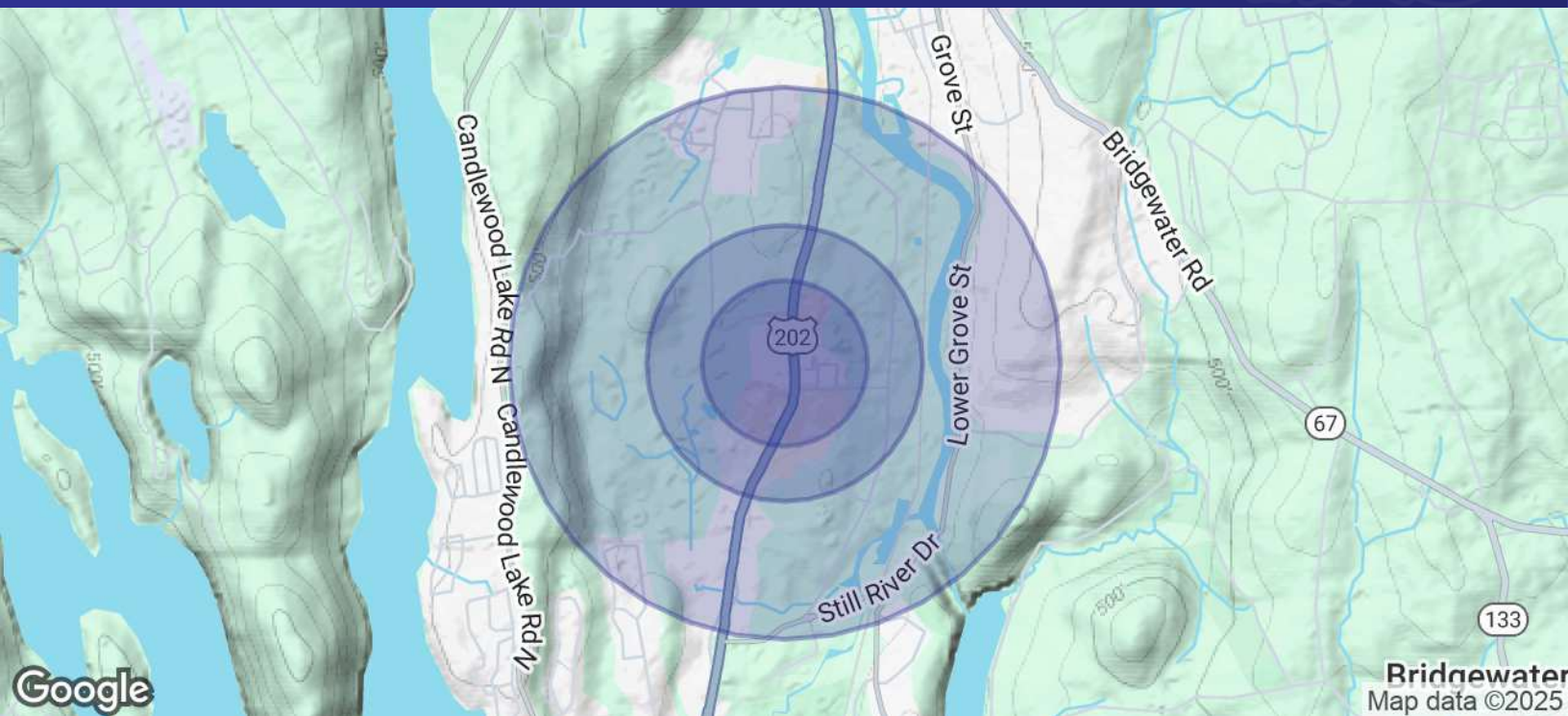
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	190	519	2,314
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	215	929
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$112,886	\$111,248	\$118,709
Average House Value	\$362,010	\$360,349	\$388,158

Demographics data derived from AlphaMap


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