

211 White Street

DANBURY, CT 06810



PRICE REDUCTION:

Investment Property with Fortune 500 Tenant for Sale at \$1,400,000

ORIGINAL LIST PRICE: \$1,500,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer an investment opportunity at **211 White Street in Danbury, CT**, for sale at \$1,400,000. Fully leased to PPG Paints with a corporate guarantee from a Fortune 500 Company until 12/31/2024, the property consists of a 6,700 RSF single-story retail building on 0.42 acres with a new roof (2022) conveniently located at a traffic signal at the corner of White Street and Eighth Avenue. In addition, a 3,289 RSF multifamily house renovated in 2012 is included with the acquisition and is currently generating \$38,700/annually from month-to-month agreements from three tenants. The projected 2022 NOI is \$145,900.

The property is 1.5 miles to I-84 (Exits 5 & 6) and situated across from Western State Connecticut University. It is near top national retailers including Walmart, Home Goods, Starbucks, Auto Zone, Dollar Tree, Dunkin', Walgreens, CVS, McDonald's and Burger King.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext.21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Sale Price:	\$1,400,000
Real Estate Taxes:	\$23,936.20 (2022)
Projected 2022 NOI:	\$145,900
Lease Termination Date:	12/31/2024

Property Details

Total Building Size:	6,700 RSF (Retail) 3,289 RSF (Multi-Family)
Land:	0.42 Acres
Zoning:	High-Rise Residential District (RH3)
Year Built:	1950
Construction:	Masonry
Stories:	One
Tenancy:	Multiple
Occupancy:	100%

Features

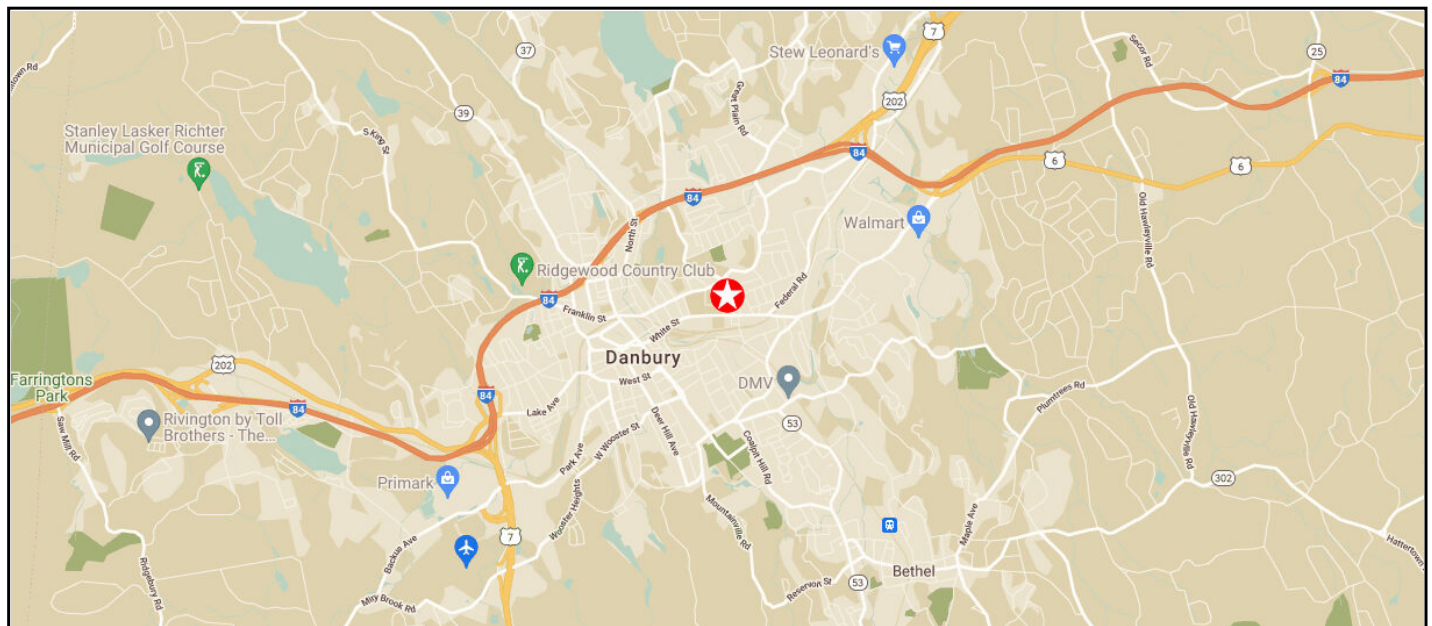
Traffic Count:	20,620 Average Daily Traffic Volume
Parking:	14 Spaces

Utilities

Water/Sewer:	City/City
A/C:	Partial
Heating:	Gas

Demographics

	3 Miles	5 Miles
Population:	76,643	115,662
Median HH Income:	\$53,464	\$66,786



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