

1225 Thomaston Avenue WATERBURY, CT 06704



PRICE REDUCTION:

Investment Property with Fortune 500 Tenant for Sale at \$750,000

ORIGINAL LIST PRICE: \$850,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer an investment opportunity at **1225 Thomaston Avenue in Waterbury, CT**, for sale at \$750,000. Fully leased to PPG Paints with a corporate guarantee from a Fortune 500 Company until 12/31/2024, the property is a 6,615 RSF one-story retail building on 0.67 acres with abundant parking. The projected 2022 NOI is \$66,150.

1225 Thomaston Avenue is located less than one mile from Route 8 (Exit 36) and near top national retailers including Target, CVS, McDonald's, 7-Eleven, Cumberland Farms, Aldi, Stop & Shop, and Bank of America.

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

1225 Thomaston Avenue

WATERBURY, CT 06704

Financial Information

Sale Price:	\$750,000
Real Estate Taxes:	\$32,761.84 (2022)
Projected 2022 NOI:	\$66,150
Lease Termination Date:	12/31/2024

The Site

Total Building Size:	6,615 RSF
Land:	0.67 acres
Zoning:	General Industrial District (IG)
Year Built:	1962, Renovated in 2011
Construction:	Masonry
Stories:	One
Tenancy:	Single
Occupancy:	100%

Features

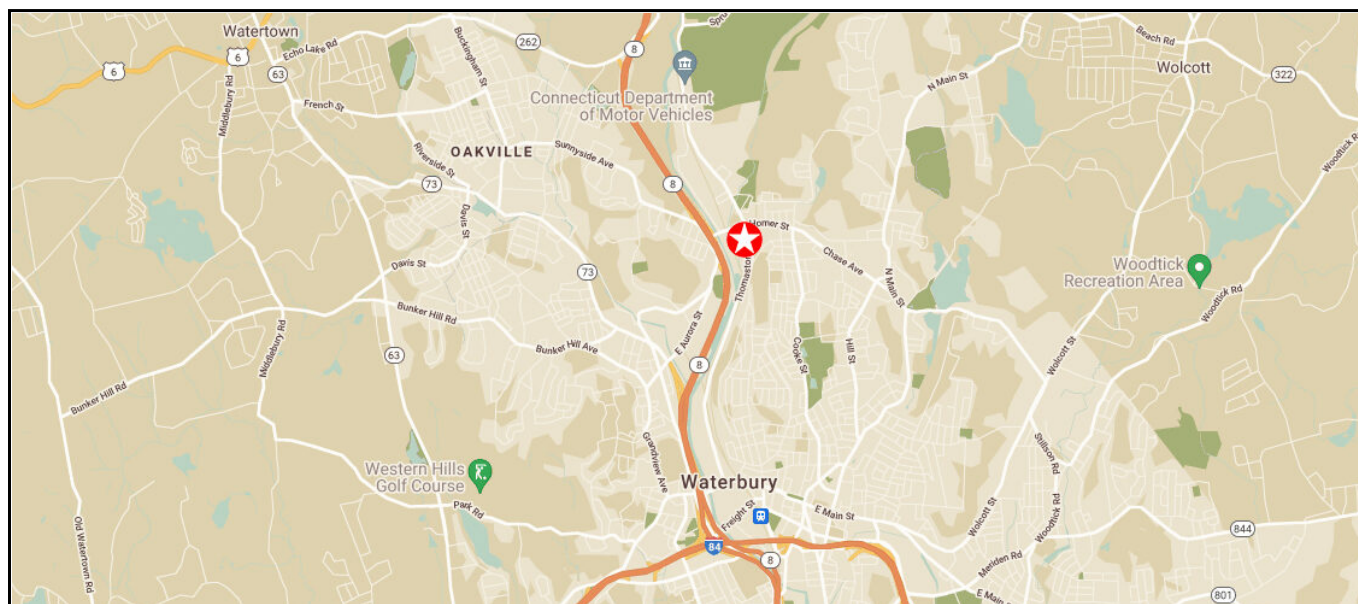
Traffic Count:	7,921 Average Daily Traffic Volume
Parking:	Ample

Utilities

Water/Sewer:	City/City
A/C:	None
Heating:	Gas

Demographics

	3 Miles	5 Miles
Population:	82,844	144,849
Median HH Income:	\$41,797	\$51,365



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