



Mary Jean Agostini

CCIM,CRB,CRS - Realty 3 CT

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1260 WINSTED ROAD, Torrington, CT 06790-2940

Status: **Closed**

Turnpike: 8

County: Litchfield
PropType: Commercial/Investment - Investment
Neighborhood: Torrington (134)

MLS: L10083027
Price: \$1,000,000
Price Desc: **\$900,000**

Stories: 1
PAR ID: [881690](#)
Occupied/Occupancy: Yes
Zoning Code/Source: I / Town
Zoning Description: INDUSTRIAL
Yrs Remaining on Lease: 5
Acres/Source: 1.00 / Public Records
HOA/Fee: No
REO: No
Waterfront: No
Contingency Exclusions: No
Bldgs: 1
Equip Incl: No
Terms: Triple Net
Landlord Responsible: None, Structure
Tenant Responsible: Building Insurance, Common Area Maintenance, Electric, Heat, Mechanicals, Other, R.E. Taxes, Rubbish
Taxes: \$24,156
Year: 2014
Building: 451,810
Other: 13,210
Original LP: \$1,000,000

Tenants: 2% Leased: 100
DOM: 84
Lease Purch: No
Year Built: 1990
Elev Cert: No
Flood Zone: No
Lease Opt Yrs: No
Lot Sqft: 43,560
Horse Prop: No
Photo Req/Opt: No

Divisible: No
Drive-In Doors: 0
Security Dep: /

Total Value: \$528,020
LP/Total Value: 1.89
Tax Phase In: No
Other Taxes: Yes/SEWER
Prior LP:



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Square Footage & Financial Information

Total Sqft: 8,652
Minimum Space: 0
Depth Approximate:

Includes Below Grade: No
Available Building:
Frontage Approximate: 475

Source: Town Records
Building: 8,652
Price/SF: \$104.02

Gross Annual Expenses: 0
Operating Exp Misc

Gross Annual Income: 129,027
Operating Exp Tax: 24,157

Net Operating Income: 104,870
Other Income Potential:

Agent & Office Information

[Cohen Agency \(COHN40\)](#)

[Marshall Cohen \(COHEMA\)](#)

Email: mcohenre@optonline.net

Show Instructions: CALL LISTING AGENT

List Type/Desc: Exclusive Right to Sell/Lease Listing Agreement/N/A

Lockbox Desc/Type: None/N/A

Team Agnts/Phone: MARSHALL COHEN/860-307-2594 BOB BROWN/860-689-2628

O/Fax: (860) 482-0286

Direct: (860) 482-5503

O/Ph: (860) 482-5503

Preferred: (860) 307-2594

ByAgtComp: 2.50 %

List Date: 10/01/2015

Sign: No

Addl MLS#:

Remarks: SUPERBLY MAINTAINED INVESTMENT PROPERTY! 25 YEAR OLD SINGLE STORY 8,600 +/- SQUARE FOOT OFFICE BUILDING THAT IS 100% LEASED ON A TRUE TRIPLE NET BASIS. TWO SOMEWHAT RECESSION PROOF TENANTS IN PLACE. LONG TIME ESTABLISHED INSURANCE AGENCY AND BUSY NURSERY / DAY CARE CENTER. EACH TENANT PAYS THEIR OWN PROPORTIONATE SHARE OF COMMON CHARGES (I. E. REAL ESTATE TAXES, INSURANCE, GROUNDS MAINTENANCE, UTILITIES) OVER AND ABOVE THEIR BASE RENT. LEASES INCLUDE RENEWAL OPTION TERMS. ON-SITE PAVED PARKING FOR 30 PLUS VEHICLES. PRESENT NET OPERATING INCOME IS \$104,870.00.

Agent: IN ORDER NOT TO INTERFERE WITH TENANT OPERATIONS, SHOWINGS ARE TO BE SCHEDULED THROUGH EITHER MARSHALL COHEN AT 860-307-2594 OR BOB BROWN AT 860-689-2628. EXTERIOR VIEWING OR SHOWING TOURS DURING WEEKDAYS OR EVEN JUST 'DRIVE-BY'S ARE TO BE AFTER TENANTS BUSINESS HOURS. NO PROBLEM FOR WEEKEND SHOWINGS. AGENT FROM COHEN AGENCY MUST BE PRESENT FOR ACCESS TO THE PREMISES.

Directions: ROUTE 8 EXPRESSWAY TO EXIT #45 - PROCEED NORTH ON WINSTED ROAD APPROXIMATELY HALF-MILE. PROPERTY ON RIGHT SIDE.

Units

Unit Type	SqFt	# Vac	Rent	St	Ceiling
1 Office	4,000	0	\$3,200	Leased	9
2 Other	4,650	0	\$5,539	Leased	9

Additional Information

Commercial Category: Investment

Documents Available: Yes Legal Description, Plot Plan

Investment Type: Commercial, Office

Present/Potential Use: TWO ESTABLISHED LONG TERM TENANTS/INVESTMENT PROPERTY

Construction Info: Frame, Masonry

Exterior Features: Fence - Partial, Guttering, Sign - Pole

Flooring: Carpet, Tile, Vinyl

Garage/Desc: /Lot, Off-Street, Open, Paved

Handicap Features: Yes/Bath Grab Bars

Interior Features: Handicap Design, Security Alarm, Smoke Alarm

Roof Info: Metal

of Restrooms: 4

Parking Spaces: 36

Parking 100 sqft:

Site Condition: Level

Utilities

Cooling: Central Air

Fuel Type: Propane

Water: Public Water Connected

Sewage System: Public Sewer Connected

Electrical/Amperage: 100 Amps, Circuit Breaker/
Tank Desc: Above Ground Tank Undrgrd Fuel Tank: Unknown

Est Annl Fuel Cost:

Est Annl Sewer Fee:

Sewer Use Fee:

Sold/Off Market Information

Contract Date: 12/04/2015

Prop Cls Dt: 12/31/2015

Close Date: 12-31-2015

Sold/Lsd Price: **\$900,000**

SP/LP: 0.900

Temp Off Mkt Date:

Cancel Date:

Off Mkt Dt: 12/04/2015


With Date:

SP/OLP: 0.900

Sell Office: [Commercial Property Associates \(CMCL30\)](#) / (203) 641-0424

Orig LP Price: \$1,000,000

SP/AV: 1.704

Sell Agent: [Joan Veillette \(VEILLEJO\)](#) /203-641-0424 

List Price: \$1,000,000 SP\$/Sqft:\$104

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6:56 PM

Prepared By: Mary Jean Agostini

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