

PROPERTY REPORT

30 Thompson Rd, Webster, MA 01570



Presented by

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CR Premier Properties

260 Route 171

Woodstock, CT 06281

30 Thompson Rd, Webster, MA 01570

● Active

* New, New: 10/21/2024

List Price

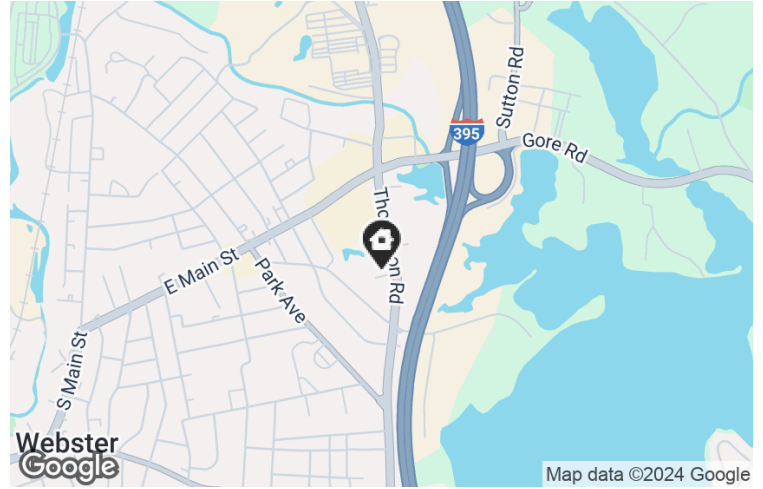
\$350,000

Active Date: 10/21/2024

Listing ID: 73304454

Property Facts	Public Facts	Listing Facts
Property Type	Retail	Commercial
Property Subtype	Retail Stores (Personal Services)	Commercial
Number of Buildings	1	-
Number of Units	0	-
Number of Stories	1 story with Basement	-
Building Area (sq ft)	1,600	1,600
Lot Size	0.46 acres	0.46 acres
Lot Dimensions	20038 SF	-
Year Built	1956	1956
Roofing	Other	-
Heating	Forced Air Unit	-
Garage (spaces)	0	-
Basement	Basement	No
Foundation	Slab	-
Construction	Masonry	-
Exterior Walls	Concrete Block	-

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Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Webster Plate Glass Inc Combes, Steven,President	–	–	Industrial (General)	12/11/2006

Extended Property Facts

Structure Details

Total Parking Spaces 4

Property Features

Parking Spaces Total 4
Building Sqft 1,600 sq ft

Interior Details

Heating Fuel Type Gas
Basement 1600 sq ft
Gross Area 3200 sq ft

Exterior Details

Lot Size - Square Feet 20,038 sq ft
Lot Size - Acres 0.46 acres
Roof Type Flat

Location Details

Directions to Property GPS friendly.
Zoning GB-4 W

Other Details

Effective Year Built 1975
Building Condition Fair

Listing Facts and Details

Listing Details

Listing ID: 73304454 **Current List Price:** \$350,000
Listing Source: MLS PIN (MLS Property Information Network) **Listing Agreement Type:** Exclusive Right to Sell(ER)
Original List Price: \$350,000 **Association:** No
Original List Date: 10/21/2024

Details:

Prime Commercial Building for Sale! Located in a high-traffic area, this commercial property offers excellent visibility and diverse potential uses. Situated on a .46-acre lot, the building includes a welcoming front office reception area, two private offices, and a garage door opening, making it perfect for businesses requiring office space and light industrial or workshop functionality. A fantastic investment opportunity, the property is currently tenant-occupied with a lease in place until January 2027, providing immediate rental income. The sale includes the building and real estate—not the business—offering flexibility for future use while securing a reliable return.

Legal:

BLK:E DIST:316 CITY/MUNI/TWP:WEBSTER

Price Change History

Change Date	Description	New List Price	% Change
10/21/2024	Active	\$350,000	-

Public Facts

Owner Information

Owner Name (Public)	YELLOW LAB RT
Owner Name 2 (Public)	DAVID DALTERIO
Time Owned	2
Mailing Address	70 Joy Rd Woodstock CT 06281-2226
Vesting	Trust/Trustee/Conservator
Contact Title	PRESIDENT
Contact Name	COMBES, STEVEN
Number of Tenants	1
Tenants Average Days In Business	17 years and 293 days

Legal Description

Parcel Number	WEBS M:25 B:E P:17
Tax ID	2899
County	Worcester County
Zoning	GB-4 W
City/Municipality/Township	WEBSTER
Census Tract	250277542.001002
Carrier Route	C007
Abbreviated Description	BLK:E DIST:316 CITY/MUNI/TWP:WEBSTER
FIPS Parcel Number	25027WEBS M:25 B:E P:17
Building Name	WEBSTER PLATE GLASS INC
General Use	Comm/Ofc/Res Mixed Use
Property Use	Mixed Use (Commercial/Industrial)
Overall Use	MIXED USE
Current Use	Commercial

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$115,700	\$71,800	\$187,500	\$2,284
2023	\$69,100	\$68,400	\$137,500	\$1,719
2022	\$63,800	\$64,000	\$127,800	\$1,784
2021	\$59,100	\$58,200	\$117,300	\$1,771
2020	\$58,500	\$58,200	\$116,700	\$1,758
2019	\$57,800	\$56,500	\$114,300	\$1,752
2018	\$56,800	\$56,500	\$113,300	\$1,858
2017	\$57,300	\$55,300	\$112,600	\$2,090
2016	\$58,100	\$55,300	\$113,400	\$2,210
2015	\$54,600	\$54,200	\$108,800	\$2,205
2014	\$51,500	\$30,900	\$82,400	\$1,599
2013	\$50,000	\$30,900	\$80,900	\$1,558
2012	\$50,700	\$30,900	\$81,600	\$1,507
2011	\$43,200	\$34,400	\$77,600	\$1,391
2008	\$47,400	\$45,200	\$92,600	-

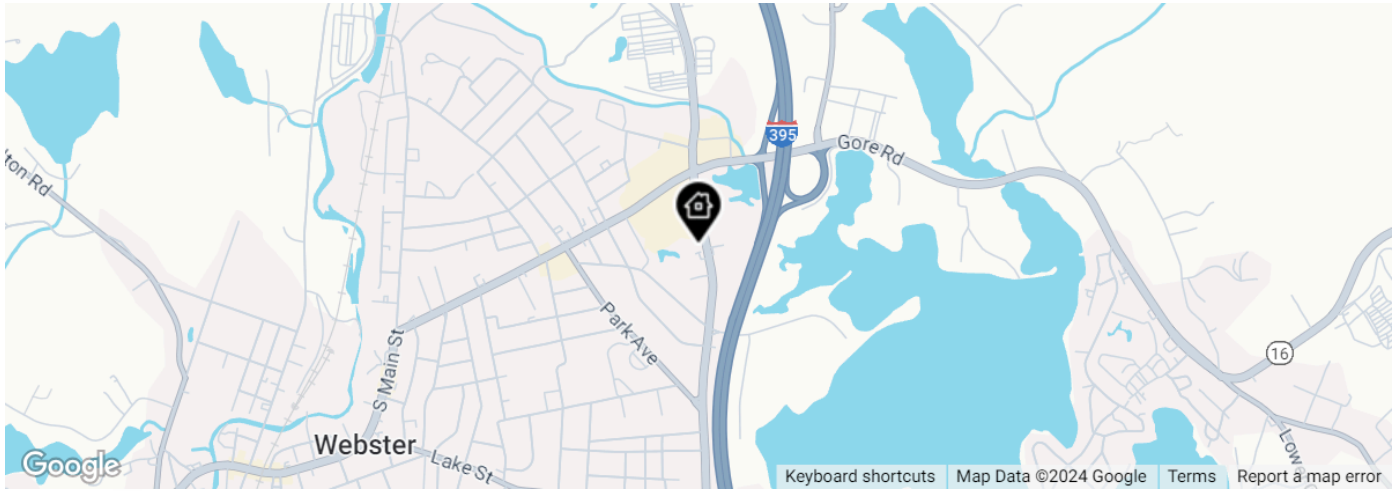
Deed Records

Recording Date	1/27/2022
Document Type	Quit Claim Deed (arm's length)
Sales Price	\$195,000
Sales Price Code	Full amount stated on Document
Buyer Name	YELLOW LAB RT, DAVID DALTERIO
Buyer ID	Revocable Trust
Seller Name	LIBO REALTY LLC
Seller ID	Company or Corporation
Document #	10611
Book #	67017
Page #	41
Contract Date	1/26/2022

Financial Details

Adjusted Prop. Value	\$212,269
Last Major Renovation	1975
Default History	NO DEFAULTS IN AVAILABLE RECORDS
MTG Risk Score	181
New Applicant Underwriting Score	253
Property Use Reliability Score	181
Property Use Risk Score	B
Financial Risk Score	181
Local Area Credit Risk Score	D
Special Risk Characteristics	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK

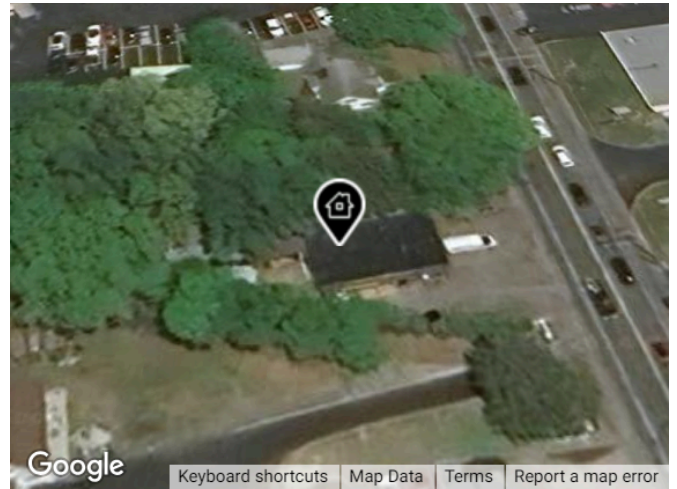
Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos







Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

▲ 1

30,304

2023 Est. daily traffic counts

Street: I 395
 Cross: Oak Tree Ln
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2021	30,442	AA DT

▲ 2

14,566

2023 Est. daily traffic counts

Street: East Main Street
 Cross: Cody St
 Cross Dir: SW
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2021	13,291	AA DT
2019	16,090	AA DT

▲ 3

14,566

2023 Est. daily traffic counts

Street: East Main Street
 Cross: Cody St
 Cross Dir: SW
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2022	13,278	AA DT
2021	15,466	AA DT
2018	16,805	AA DT

▲ 4

13,531

2023 Est. daily traffic counts

Street: EAST MAIN STREET
 Cross: Thompson Rd
 Cross Dir: NE
 Dist: 0.05 miles

Historical counts

Year	Count	Type
2020	11,867	AA DT
2018	16,155	AA DT

▲ 5

2,243

2023 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2022	2,153	AA DT
2018	2,529	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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