



FOR SALE

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**496 West Main Street
Waterbury, CT 06702**

Mixed-Use Investment Opportunity

Downtown Location

Strong Tenancy - Updated Units

Many Updates Throughout the Building

Including Mechanical & Apartment Aesthetics

Offered at \$995,000.00



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS		496 West Main Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,490 +/-	Air Conditioning	Window Unit
Number of floors	2	Sprinkler / Type	
Avail S/F	6,490+/-	Type of Heat	Gas - Baseboard
		OTHER	
Ceiling Height	11' +/-	Acres	.10
Roof	Flat	Zoning	Mixed use - CBD
Ext. Construction	Brick Veneer	Parking	On street
Date Built	1885 / Remodel 2019-2020	State Route / Distance To...	Route 8 - 3/10 Mile
UTILITIES		TAXES	
Sewer	City	Appraised	\$392,600.00
Water	City	Assessed	\$274,820.00
Gas	EverSource	Mill Rate	49.44
Electrical	100 Amps	Taxes	\$13,587.10
		TERMS	
		Sale	\$995,000.00



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Store Front

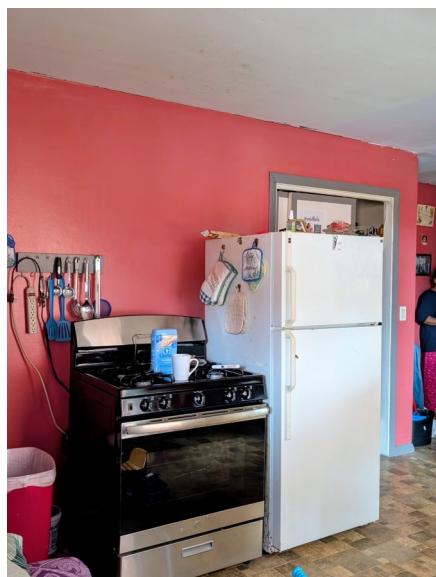


500 West Main St



496 West Main St

Apartments



Mechanicals

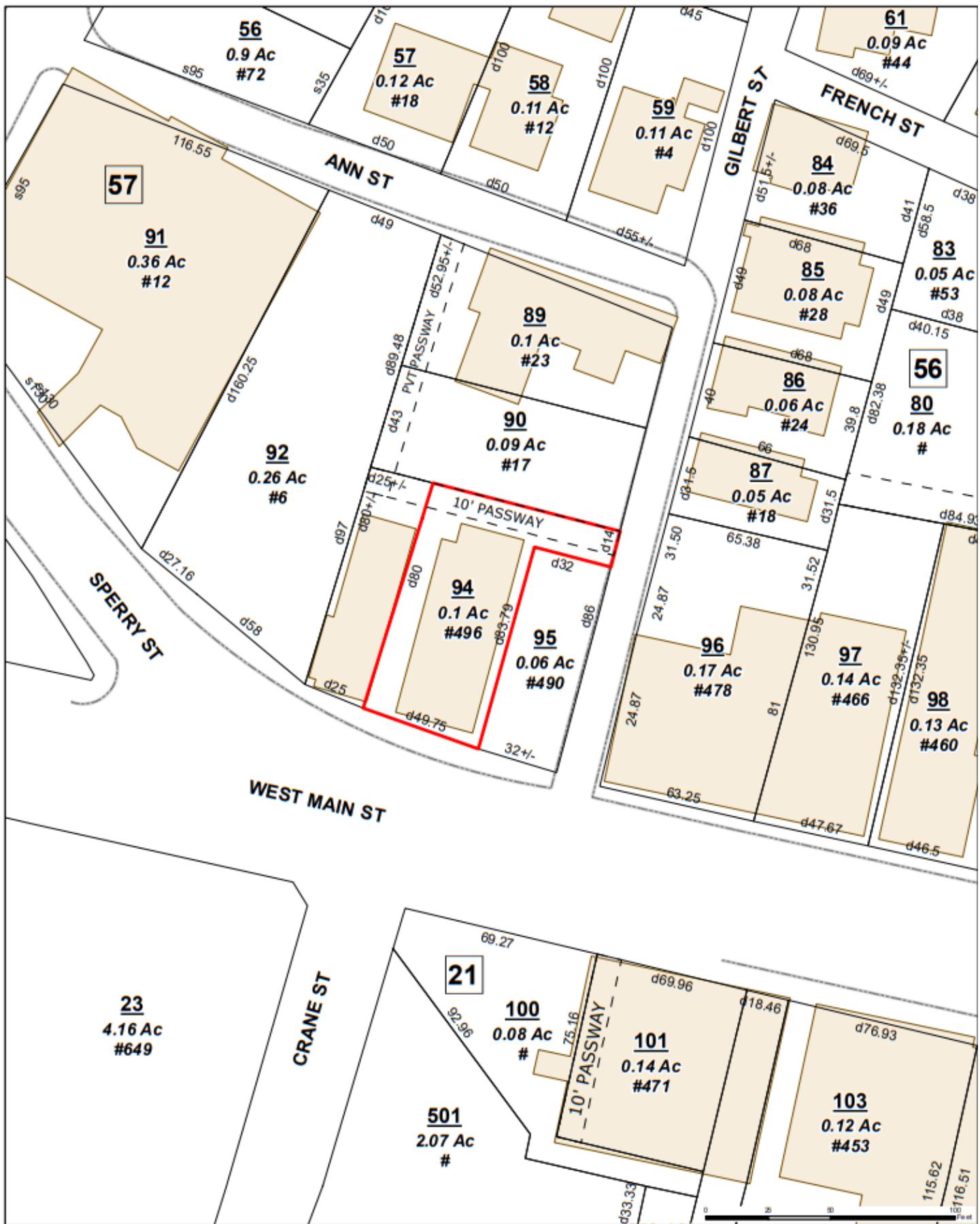


496 West Main
Waterbury, CT

rev. 11-24-25

Income/Expense

Unit	Tenant	Description	Lease	Utilities	Term
Unit 1	Active	3 Bedroom	\$ 1,300.00	Tenant	long term tenant +15 yrs
Unit 2	Vacant (needs updating)	1-2 Bedroom	\$ -	Tenant	1200 sf / long term +10 yrs
Unit 4	Active	Studio	\$ 800.00	Tenant	2+ Years
Unit 5	Active	Studio	\$ 800.00	Tenant	Since 2011 / 3 year 7/20 start
Unit 6	Active	1 Bedroom	\$ 1,200.00	Tenant	5 + years, renewal end 7/22
Unit 7	Active	1 Bedroom	\$ 1,000.00	Tenant	new tenant 1 year 11/21 w options
Unit 8	Active	2 Bedroom	\$ 1,400.00		
Store 1	BML Wear LLC		\$ 925.00		
Store 2			\$ 925.00		
		Totals	\$ 8,350.00		
Annual Expenses					
Taxes		\$ 10,800.00			
Insurance		\$ 13,000.00			
Utilities (com + Water)		\$ 3,000.00	separate meters		
Heating (Oil)		\$ -			
Maintenance + Misc		\$ 1,200.00			
Total Expenses		\$ 28,000.00			
Breakout					
combined leases		\$ 100,200.00		112,200	
5% vacancy		\$ 5,000.00			
Minus Expenses		\$ 28,000.00			
Net Operating Income		\$ 67,200.00		79,200	
		CAP Rate	current 6.8%		8%
Asking Price:					
			\$ 995,000.00		



City of Waterbury

MBL: 0253-0057-0094
ADDRESS: 496 WEST MAIN ST

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.