

FOR SALE



**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**



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	
		Acres	.10
		Zoning	Mixed use - CBD
Ceiling Height	11' +/-	Parking	On street
Roof	Flat	State Route / Distance To...	Route 8 - 3/10 Mile
Ext. Construction	Brick Veneer	TAXES	
Date Built	1885 / Remodel 2019-2020	Appraised	\$392,600.00
UTILITIES	Tenant to Verify	Assessed	\$274,820.00
Sewer	City	Mill Rate	49.44
Water	City	Taxes	\$13,587.10
Gas	EverSource	TERMS	
Electrical	100 Amps	Sale	\$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.

Store Front



500 West Main St



496 West Main St

Apartments



Mechanicals



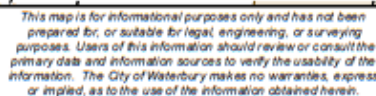
496 West Main

rev. 11-24-25

Waterbury, CT

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 (comn+Water)		\$ 3,000.00	separate meters		
Heating (Oil)		\$ -			
Maintenance + Misc		\$ 1,200.00			
Total Expenses		\$ 28,000.00			
		Breakout		pro forma	
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
Public Works Department

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