

# FOR SALE/LEASE

**CONTACT: Brian Godin or Michael Grieder**

E-mail: Bgodinpb@gmail.com

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



**37 Webster Square Rd  
Berlin, CT 06037**

**Attention: Investment Owner / User  
6,171 +/- S/F Office Condominium (2 Tenants)**

**1,000 +/- S/F Space Available**

**Clean Space- New Windows, Roof & Lighting**

**Lease \$1,200.00/mo + NNN + Utilities**

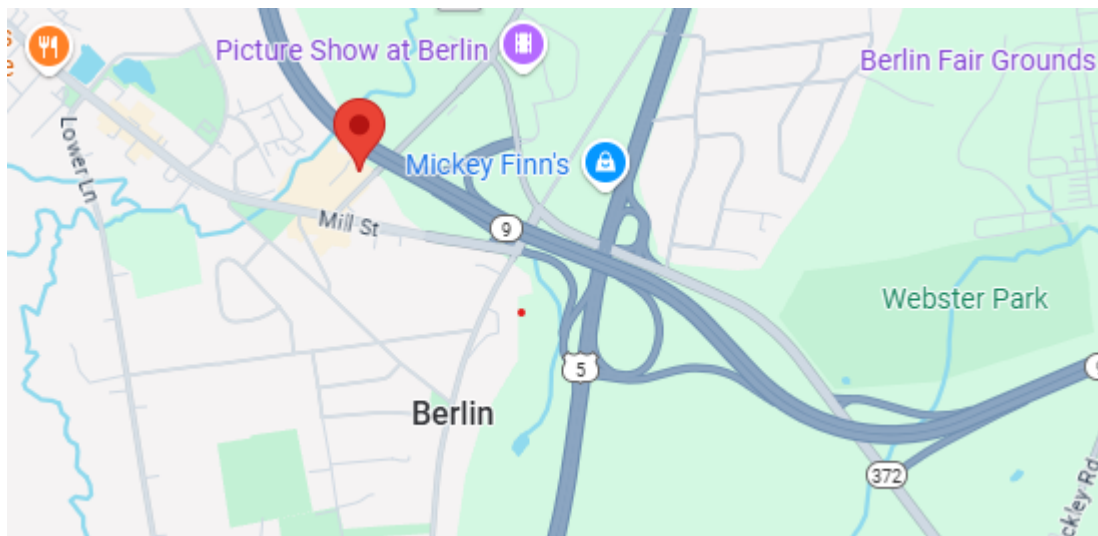
**Sale Price \$785,000.00**

**Potential NOI \$66,956 CAP Rate 8.5%**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>37 Webster Square Rd</b>	
<b>CITY, STATE</b>		<b>Berlin, CT 06037</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	6,171 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	1,000 +/-	Type of Heat	Gas / Forced Hot Air
		<b>OTHER</b>	
		Acres	1.98
Ext. Construction	Brick	Zoning	CCD-2
Ceiling Height	10'	Parking	Ample
Roof	2024	State Route / Distance To...	
Date Built	1981	<b>TAXES</b>	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City	Assessment	\$251,500.00
Water	City	Appraisal	\$359,300.00
Gas/Oil	Gas	Mill Rate	30.21
Electrical	200 amp	Taxes	
		<b>TERMS</b>	
		Lease	\$1,200/mo + NNN + Utilities
		Sale	\$785,000.00
		Nets \$364.00 Per Month	



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.



1,000 +/- S/F Space Available





**37 Websters Square Road**  
**Berlin, CT**  
**Income/Expense**

12/14/2024

Suites	Tenant	Description	PSF	Lease / Month	Notes	Expiration
<b>Lower Level</b>						
1	Empty - Projected	1,000 s/f	\$ 14.40	\$ 1,200.00	Full Triple Net	16%
2	Advanced Dental of New England	5,171 s/f	\$ 15.28	\$ 6,585.60		5/31/2030
3	Advanced Dental of New England					
4	Advanced Dental of New England					
<b>Totals</b>				<b>\$ 7,785.60</b>		

**Annual** \$ 93,427.20

Annual Expenses	NNN Leases	Appraised	
Taxes	\$ 7,434.34	Assessed	\$ 1,135,400.00
Taxes Fire District	\$ 470.31	Mill Rate	\$ 794,700.00
Insurance	\$ 4,191.00	Taxes	\$ 24.79
Flood Insurance	\$ 4,253.96		\$ 19,700.00
Umbrella Policy	\$ 328.80		
Utilities - water / sewer	\$ 148.84		
Condo - Common Fees	\$ 9,644.00		
<b>Total Expenses</b>	<b>\$ 26,471.25</b>		

(16%)1000 square feet

	Breakout	
Combined Leases	\$ 93,427.20	\$ 785,000.00
Minus Expenses (84%)	(\$26,471.25)	
<b>Net Operating Income</b>	<b>\$66,955.95</b>	<b>CAP 8.5%</b>

