

FOR SALE

INVESTMENT PROPERTY



FOR SALE **\$1,700,000**

Irene Adams
Signature Properties
of New England

512 Norwich Road
Plainfield, CT 06374

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Extraordinary Investment Opportunity

Iconic Historic Cyr Building in Downtown now available!

Featured: -4 Commercial spaces w/ long term tenants

- 6 Spacious apts (w/ potential for 7th) all rented, high ceilings, large windows 2/ modern updates throughout including flooring, paint, cabinets, granite, appliances and much more...
- Separate 4-Family bldg. (yellow bldg. above) with 2 car garage
- Off-street parking lot in rear, 35 cars
- Full basement and coin-op Washer & Dryer
- ALL SEPARATE UTILITIES

FOR SALE Investment / 5+ Family

ADDRESS: 72-88 Main St., Killingly, CT 06241

AVAILABLE: Historic Cyr Building, an iconic prime piece of property in downtown

BLDG #1 72-88 Main St., Killingly, CT ; total 14,830sf

BLDG #2 4 Family Two story building; total 2,147sf

PARKING: Total 35 off-street parking

UTILITIES: Municipal Water, Sewer and Natural Gas, Coin Op Laundry in basement

ZONING: Central Business District (CBD1)

LAND: 0.77 Acre

FOR SALE: \$1,700,000

FOR MORE DETAILED INFORMATION CONTACT:

IRENE ADAMS

SIGNATURE PROPERTIES OF NEW ENGLAND

**512 Norwich Rd.
Plainfield, CT 06374**





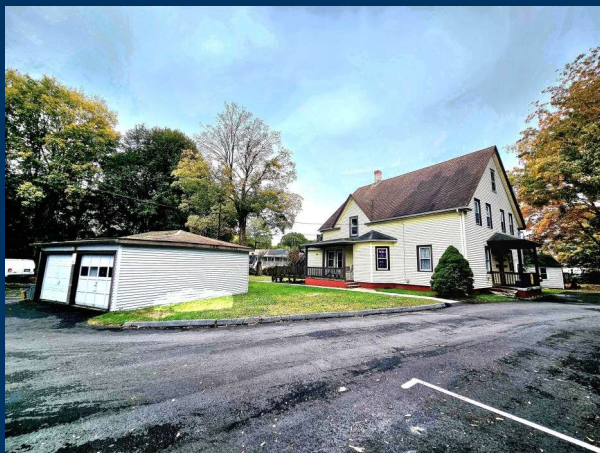


72 Main Street

**VIEW OF 4 FAMILY BLDG
FROM THE STREET**



MORE VIEWS OF THE 4 FAMILY BLDG



TWO SINGLE FAMILY HOUSES

18-20 Cottage St.

BUILDING #1



Built 1881
Two story w/ 3 BR and 1 BA
1,496sf
Oil fuel
Steam heat

BUILDING #2



Built 1932
Two story w/ 3 BR and 1 BA
1,522sf
Oil fuel
Steam heat

72 - 88 Main Street, Danielson, CT

<u>UNIT</u>	<u>Bed/Bath</u>	<u>Current Rent</u>	<u>Market Rent</u>	<u>Security</u>
#5	3 & 1	\$1,800	\$1,800	\$1,800
#6	1 & 1	\$1,200	\$1,450	\$1,790
#7	1 & 1	\$1,300	\$1,450	\$1,300
#8	2 & 1	\$1,600	\$1,600	\$1,600
#9	2 & 1	\$1,600	\$1,600	\$1,600
#10	1 & 1	\$1,400	\$1,500	\$1,200
72A	2 & 1	\$1,100	\$1,600	\$1,790
72B	1 & 1	\$1,300	\$1,300	\$1,300
72C	1 & 1	\$1,100	\$1,300	\$900
72D	1 & 1	\$1,200	\$1,300	\$1,200
<u>COMMERCIAL</u>				
82 (2 UNITS)		\$1,595	\$2,800	
86		\$1,400	\$1,400	
74 Vacant			\$1,400	
Coin Op / W&D	\$150			
Garage (2 bay)		\$400		
<u>TOTAL MONTHLY</u>		\$16,745	\$18,545	
<u>YEARLY INCOME</u>		\$200,940	\$222,540	

72 - 88 Main Street, Danielson, CT

2025 EXPENSES

TAXES	12,534.00
SEWER	5,729.00
WATER	1,431.20
INSURANCE	7,889.00
REPAIR / MAINTENANCE	6,342.00
ELECTRIC	2,496.00
TRASH	<u>2,095.00</u>
TOTAL EXPENSES	38,516.20

Whether any proposed site adjoins a residential zoning district a buffer strip at least 25 feet wide shall be left. Lot coverage shall be allowed at 100% in this zone.

440.1 PERMITTED USES

The following uses of buildings and land are permitted only after the securing of site plan approval from the Commission. Site plan review shall be required before any zoning permit is issued for any building or use, or enlargement in size or other alteration of any building or change in use or actual use of any building including accessory structures unless waived by a majority vote of the Commission. (See Site Plan Review, Section 490.)

- A. Stores exclusively for the conduct of retail trade, provided:**
 - 1. All items for sale and related storage shall be within the confines of the building.
- B. Personal service establishments.**
- C. Office and professional buildings, including medical and dental offices, but excluding clinics.**
- D. Banking and loan establishments, except for those institutions where a drive-up window is planned.**
- E. Restaurants, except drive-in and fast-food restaurants.**
- F. Repair shop when all work and storage is contained within the building itself.**
- G. Single and multi-family dwelling units above the first floor, provided:**
 - 1. Off-street parking is provided at the rate of two (2) spaces for each dwelling unit.

440.2 PROHIBITED USES

The use of the first floor of any building in the CBD for residential occupancy shall be prohibited.

440.3 USES ALLOWED BY SPECIAL PERMIT

In addition to the above the following uses may be permitted after the securing of a special permit as specified in Article VII.

- A. Theatres.**
- B. Heating or electrical businesses.**
- C. Those municipal land uses existing upon the date of adoption of this amendment may be expanded by alteration of an existing building or structure or construction of a new building or structure on the same lot, provided:**
 - 1. Such expansion does not substantially alter the nature or the present land use so that increased traffic noise, odors, or other detrimental impact will affect the value of surrounding properties.
 - 2. Such expansion is in conformity with the dimensional requirements of Table A, ARTICLE IV of the Zoning Regulations for the zone in which it is located or has been granted a variance by the Zoning Board of Appeals.
- D. Public services corporation or municipal land use, provided:**
 - 1. The location of such use in this zone shall be necessary for the health, safety, or general

welfare of residents of the Borough of Danielson.

2. Any such use which in the opinion of the Commission is hazardous in nature shall be fenced and/or screened so as to avoid the creation of a nuisance attractive to children. When required by the commission, outdoor storage areas shall be fenced and/or screened (See Article III, Definitions, "planted screening".)

E. Parking garages on lots in excess of 20,000 square feet.

F. Commercial indoor Recreation Facilities. (Amend. Eff. 11/06/98)

G. Educational and/or adult daycare programs run by non-profit organizations or educational institutions. provided:

1. No residential component is allowed.
2. No clinics are allowed.
3. Provisions are made for an off-street drop-off and pick-up point.
4. Programs must be run by state licensed and/or professionally certified staff.
5. All other local state and/or federal requirements are met.

Approved April 10, 2000, effective Date: 12:01 AM, Monday, May 1, 2000

H. Places of assembly for the conduct of worship services, and their related administrative offices

I. Redemption Center (Approved November 20, 2023; Effective Date: December 18, 2023)