

For Sale – NNN Leased Investment

■ 184 Main St, Norwalk, CT

Light Industrial Zone (SD-LI) | Just off Route 7

Investment Summary

Asking Price:	\$950,000
Cap Rate:	4.7%
Annual Income:	\$44,400 (NNN)
Lease Term:	Through December 31, 2029
Building Size:	2,275 SF
Lease Type:	Triple-Net (NNN)

Property Highlights

- Strong tenant in place through 2029
- NNN lease = minimal landlord responsibilities
- 10 ft overhead door
- 10 ft clear height under beams (with added height in between)
- Excellent access to Route 7 and major highways
- Desirable Norwalk light industrial market

Why Invest?

- Predictable, stable income
- Hands-off ownership with NNN lease
- Strong tenant history and commitment
- Prime Fairfield County industrial location

Contact:

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Bring All Offers!