

# RETAIL PROPERTY FOR SALE

477 BOSTON POST RD ORANGE, CT



ASKING PRICE: \$2,100,000

- YEAR BUILT 1969
- BUILDING SF 13,000
- ACREAGE .873
- PROPERTY TYPE: OFFICE/RETAIL
- 5 TENANT BUILDING
- NATURAL GAS/MUNICIPAL WATER/SEWER
- PARKING: 50
- ZONING: COMMERCIAL
- ZONING CODE C/2
- MEDIAN INCOME \$130,945



**COLDWELL BANKER | REALTY**

Keri Kenny  
Coldwell Banker Realty  
(203) 524-8120 | [keri.kenny@cbrealty.com](mailto:keri.kenny@cbrealty.com)  
338 Route 202 Somers, NY 10589

**Store A: (2,000 sf retail) Jewelry Store - \$28,830 annually | \$2,402.5/mo**  
 until 12/31/29, 3% annual increases  
 (\$50/mo for water, \$35/mo for garbage)

**Store B: (2,000 sf retail) Nail Salon - \$41,820 annually | \$3,485/mo**  
 3 year lease with 5% increase every 2 years

Second Floor ground level :

**Office C: (4,200 sf)\*\* Vacant \*\* projected rent \$63,000 annually | \$5,250/mo**

**Office D: (2,800 sf) Optimum Security- \$28,200 annually | \$2,350/mo**  
 month to month

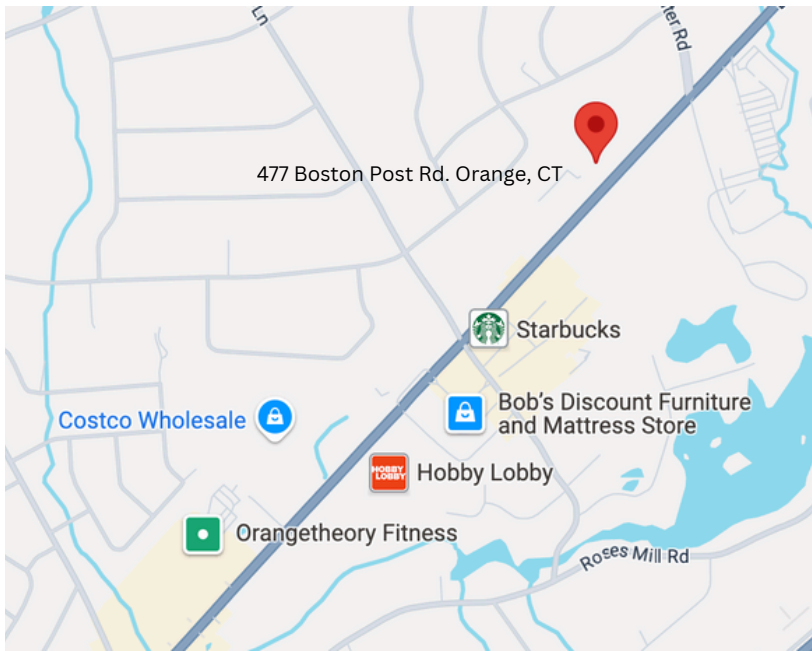
**Office E: (2,000 sf) Physicians - \$32,659.92 annually | \$2,721.66/mo**  
 2.5% annual increases. Lease expires 10/2026

Proforma Gross Operating Income: \$ 194,509.92  
 Actual for 2024 \$131,509.92

## 2024 ANNUAL EXPENSES

Water	\$1,765
Gas & Electric	\$5,399
Landscaping/Snow Removal	\$8,568
Insurance	\$7,980
Taxes	\$28,668
Sanitation	\$4,397
Repairs/Maintenance\$	\$2,125.42
<b>Total Expenses:</b>	<b>\$58,902.42</b>
<b>Proforma NOI</b>	<b>\$135,607.5</b>
<b>Actual for 2024 NOI</b>	<b>\$72,607.5</b>

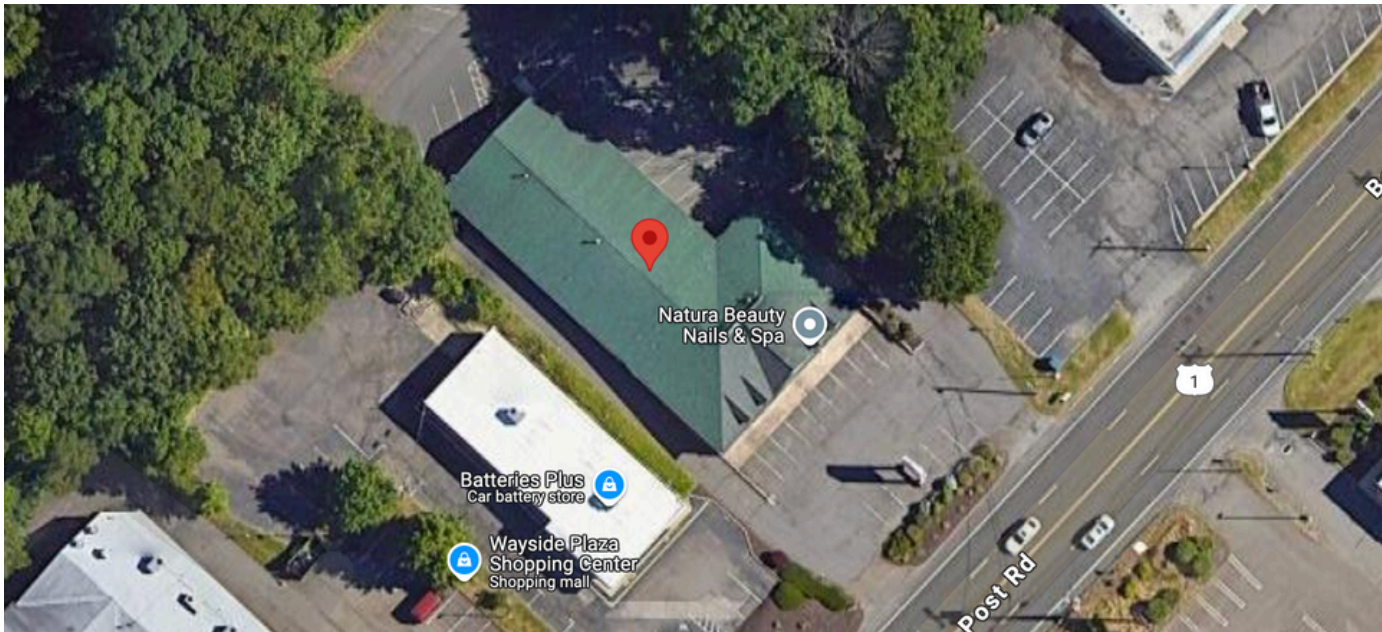




**ANCHOR TENANTS NEARBY**

- STARBUCKS .4 MILES
- IHOP 300FT
- TRADER JOES .6 MILES
- COSTCO .9 MILES
- HOMEDEPOT .3 MILES
- WALMART 1.7 MILES
- WHOLE FOODS 1 MILE

**\*\* DAILY TRAFFIC COUNT  
22,565 \*\*\***



Population (2016)	Town	County	State
1990	12,830	804,219	3,287,116
2000	13,233	824,008	3,405,565
2010	13,956	862,477	3,574,097
2014	13,947	863,148	3,592,053
2020	14,450	898,514	3,702,469
'10-'15 Growth/Yr	0.9%	0.8%	0.9%
Land Area (sq. miles)	17	605	4,842
Pop./Sq. Mile (2010)	812	1,428	742
Median Age (2010-2014)	45	40	40

**ORANGE, NY DEMOGRAPHICS (DECEMBER 2016)**

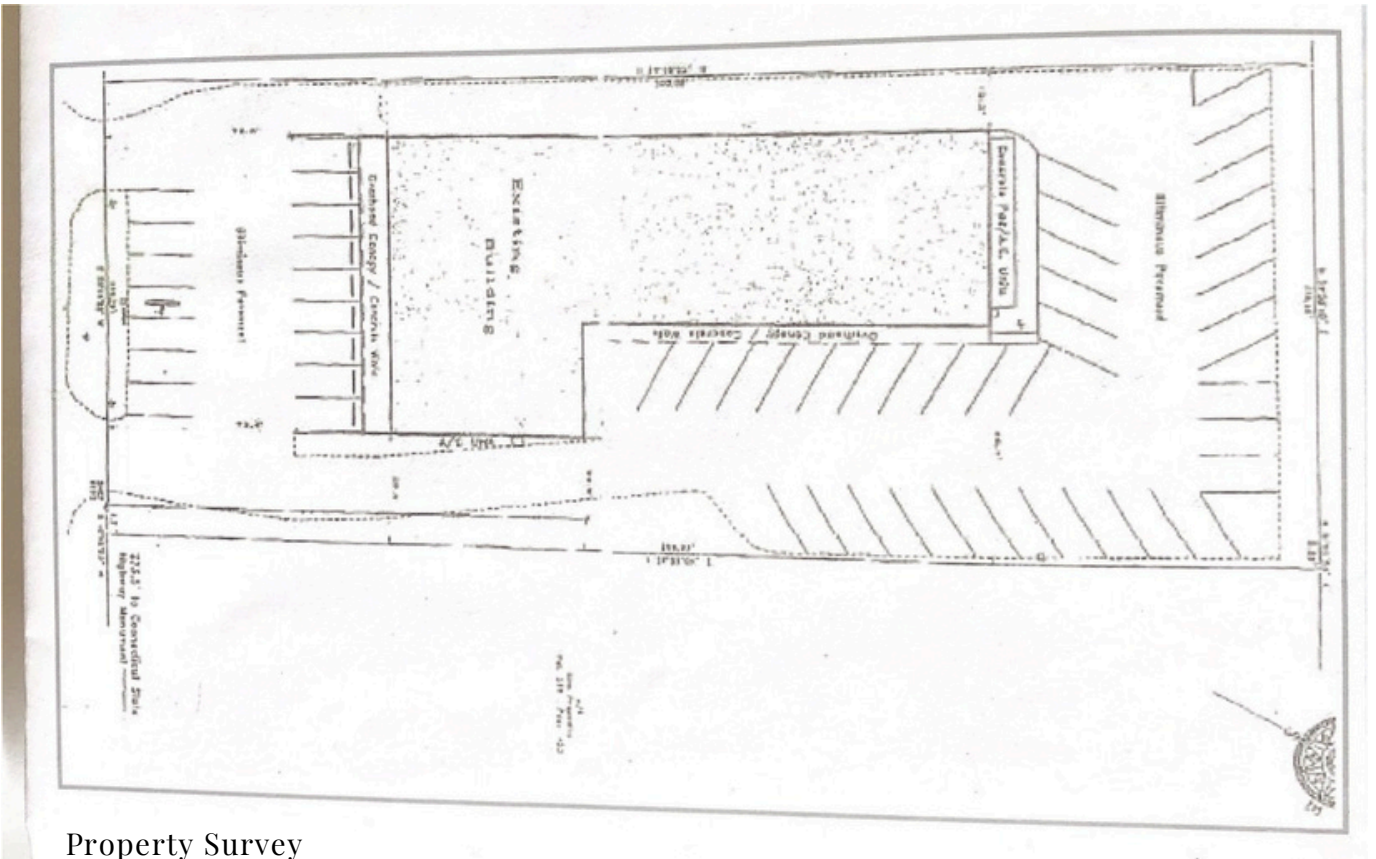


**COLDWELL BANKER REALTY**

ORANGE, NY DEMOGRAPHICS (DECEMBER 2016)



14 electrical meters make subdividing a possibility.



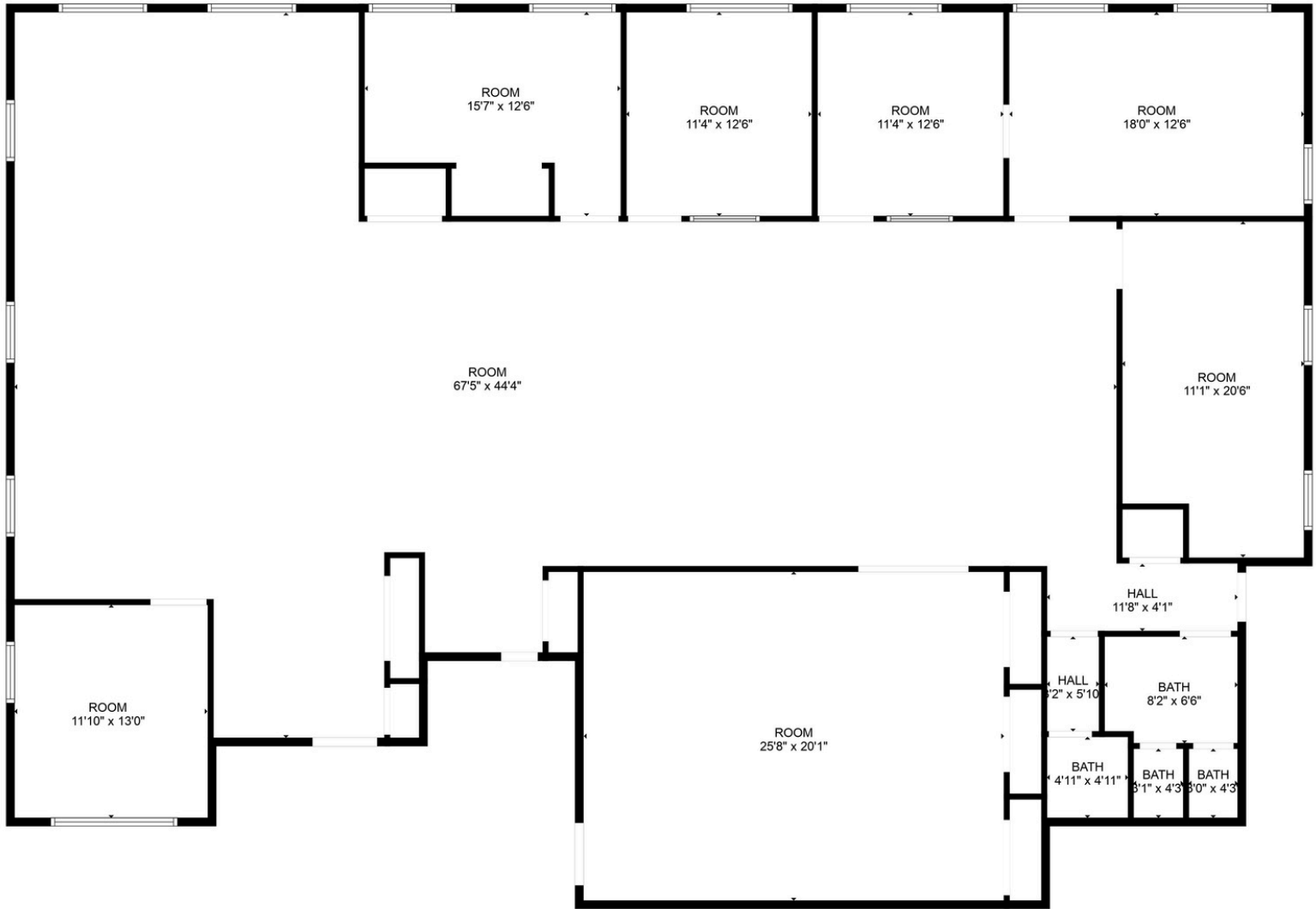
Property Survey



**COLDWELL BANKER | REALTY**

# SUITE 2C AVAILABLE FOR LEASE

4,200 sf available @ \$15/sf





### Expenses 2022

- Insurance- \$8,555
- Taxes - \$29,024
- Utilities- \$10,423 (gas, electric & water)
- Sanitation \$3,978
- Landscaping & snow removal \$8,463.97
- Repairs & maintenance\$ 1,900.

### Expenses 2023

- Insurance-\$ 8,475
- Taxes \$30,280
- Utilities- \$7,497 ( gas, electric & water)
- Sanitation \$4,397
- Landscaping & snow removal \$8,568
- Repairs & Maintenance \$2,125.42



### Other Building Details:

- All hot water tanks about 1-3 years old
- HVAC system is about 25 years old, maintained and in working condition
- Roof is about 18 years old (replaced 3 sections of roof last year from storm damage (about 30%)
- All tenants pay for their utilities (heat is gas, and electric)
- Office C has 4 heating/cooling units
- Office D has 3 heating and cooling units
- Office E has 2 heating and cooling units
- Store A & B has 2 heating and cooling units
- Each unit has individual hot water tank
- Nail salon there for 20 years ( switched owners. New owner has been there for 10 years)
- Jeweler has been there for almost 2 years
- Office D has been there 10 years
- Office E has been there about 10 years
- Office C has been vacant for about 10 years

keri.kenny@cbrealty.com  
@kerikenny\_coldwellbanker

