

155-157 Oak Street

Glastonbury, CT 06033



5,491SF Office Building For Sale - \$1,250,000

Property Overview

Size: 5,491 SF office/residential-style building
Lot: 0.45 acres
Year Built: 1920
Zoning: Commercial (PC)
Parking: 26 spaces
Condition: New roof (2011), new HVAC, central AC, ADA compliant (2021)
Tenant: The Bell Pump Service Company, Inc.
Occupancy: Single tenant, fully occupied

Financial & Lease Details

Price: \$1,250,000
Price per SF: \$227.73
NOI: \$126,841.09
Cap Rate: 10.15%

Lease Term:

Rent: \$137,270/year (\$11,439.58/month)
Lease Type: Triple Net (NNN)
Commencement: October 1, 2018
Expiration: December 31, 2026

Expenses:

Estimated Insurance: \$2,500/year
Property Management Fees: \$3,143.16/year
Building Repairs: \$4,785.75/year

FOR MORE INFORMATION PLEASE CONTACT

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