



THE CONSULTANCY

# FOR SALE

## INVESTMENT PROPERTY

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# 8% ROI

FOR MORE INFORMATION OR TO SCHEDULE A TOUR CONTACT:

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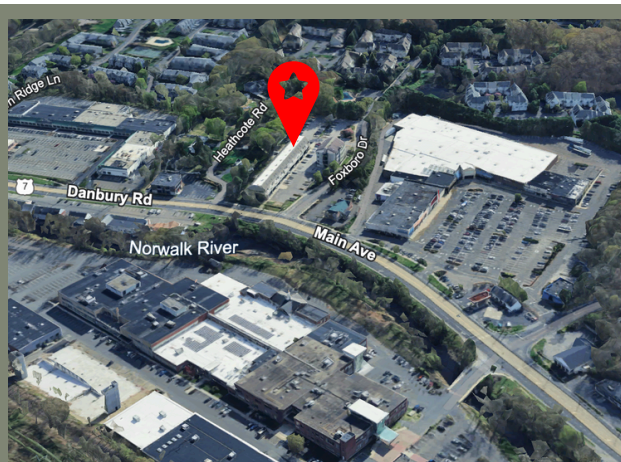
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## 666 MAIN AVENUE, NORWALK

AT THE CENTER OF ONE CT'S BUSIEST COMMERCIAL CORRIDORS

- EASY ACCESS TO BOTH I-95 AND MERRITT PARKWAY
- \$72,000.00 PER ANNUM NET INCOME
- 1972 +/- SF COMMERCIAL CONDO UNIT
- FULL NNN LEASE
- 35,000 CPD TRAFFIC
- ALL IMPROVEMENTS REMAIN PROPERTY OF LANDLORD
- TENANT RESPONSIBLE FOR ALL MAINTENANCE
- DENSE POPULATION IN AN AREA OF RAPID GROWTH
- 10 YEAR LEASE AT MARKET RATE
- LIKE NEW RENOVATION
- A+++ INFRASTRUCTURE



FULLY APPROVED  
IMMACULATE BASEMENT



LIGHTED ENTRANCE  
AND EXIT



BEST IN CLASS  
INFRASTRUCTURE



PROFITABLE AND PROVEN  
MULTI-UNIT TENANT

WELL CAPITALIZED COMMERCIAL CONDO COMPLEX WITH STRONG OCCUPANCY  
AND NUMEROUS AREA RESIDENTIAL AND RETAIL DEVELOPMENTS UNDERWAY

# PRICED TO SELL AT 900K