

# INVESTMENT COMMERCIAL REAL ESTATE OFFERING MEMORANDUM

**Multi-Tenant Retail Building**

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**For Sale or Lease**

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**Downtown Location with High Vehicle and  
Foot Traffic: Perfect for Owner Occupant**

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**21 Furnace Street, Killingly, CT 06239**

**Asking Price: \$500,000**

**CAP Rate: 8.38%**

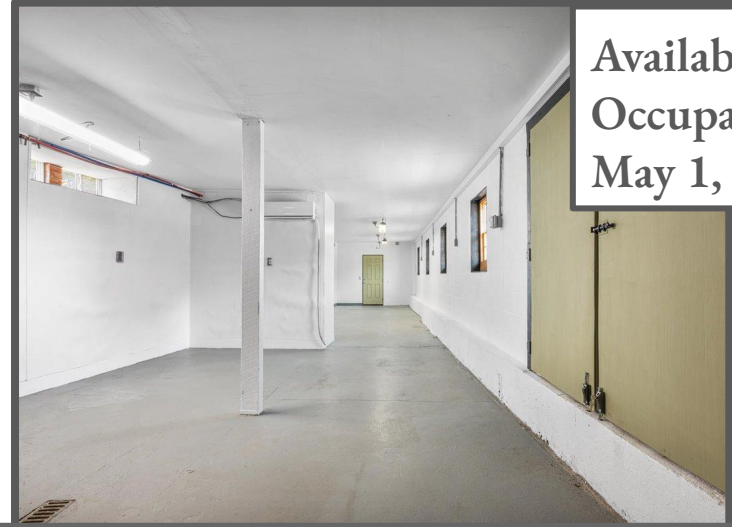
**Pro-Forma CAP Rate: 12.38%**



1,870 SQFT  
FOR LEASE



Available for  
Occupancy  
May 1, 2025



- Ground Level Space Available for Rent in Downtown Danielson at 21 Furnace Street
- Space Features a Bar/Seating/Reception Area, Side and Front Entrances, A Full Outdoor Patio, Half Bathroom, Tons of Storage, HVAC, and Plenty of Free Public Parking.
- FULLY CUSTOMIZABLE MOVE IN READY SPACE
- Perfect Owner Occupant Opportunity – Upper Level Unit Provides Day One Cash Flow
- **APPLY NOW TO LEASE** – \$2,000 per month – Leasing By: **Group Realty (203) 751-1390**

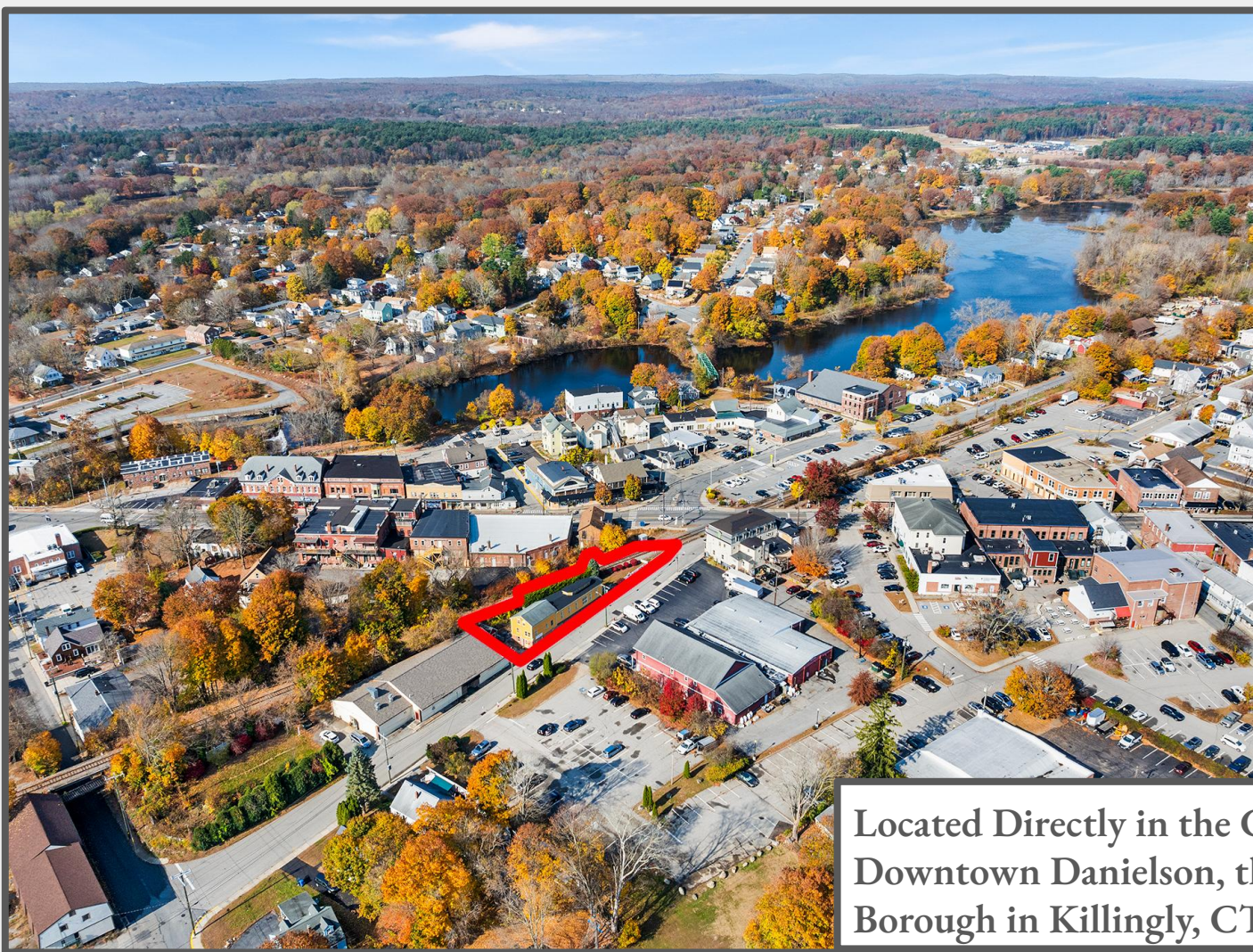


Asking Price: \$500,000



- Retail Building Available Now! Perfect Owner Occupant Purchase Opportunity!  
Occupy One Space and Additional Tenant will Cover your Expenses!
- Zoned Central Business District (CBD) – Ideal Location for Liquor Store, Dispensary, Restaurant, Coffee Shop (Dunkin, Starbucks), or Speciality Store
- Extremely Low Operating Costs – Gas Fueled Central Air, Low Mill Rate





Located Directly in the Center of  
Downtown Danielson, the largest  
Borough in Killingly, CT



# LOCATION HIGHLIGHTS | 21 Furnace Street

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## The Offering: Multi-Tenant Retail Building

**Property Address:** 21 Furnace Street, Danielson, Connecticut 06239

**Year Built / Renovated:** 1900 / 2024

**Square Footage:** 4,150 SQFT

**Units:** Two (Top and Bottom Floor)

### Income (Annual)

**Rent Income Top Floor:** \$22,800

**Rent Income Lower Level:** \$20,400

**CAM Income:** \$3,832.71

**Gross Income:** \$47,032.71

## Expenses (Annual)

**Property Tax:** \$2,515.28

**Insurance:** \$1,800

**Professional Fees, Maintenance, Misc.:** \$795

**Utilities:** Paid by Tenants

**Dumpster:** Paid by Tenants

**Water/Sewer:** \$969.44 (Paid by Tenants)

**Expenses Total:** \$5,110.28

**Net Operating Income:** \$41,922.43

**Pro-Forma Net Operating Income:** \$73,889.68

**Price:** \$500,000

**CAP Rate:** 8.38%

**Pro-Forma CAP Rate:** 12.38%



Unit	Tenant	Size	Current Monthly Rent	Current Annual Rent Income	Rent/ SF	Lease Start	Lease Expires	Rent Increase in 2026
UPPER LEVEL	Cigar Lounge	2,280 sqft	\$1,900	\$22,800 + NNN	\$10	02/01/25	01/31/28	5.26% (\$2,000 per month) Feb 1, 2026
LOWER LEVEL	VACANT	1,870 sqft	\$1,700	\$20,400 + NNN	\$10.91	—	—	—
Current Total:			\$1,900	\$22,800 + NNN				
Fully Leased Total:		4,150 sqft	\$3,600 + NNN	\$43,200 + NNN	Avg: \$10.45 / sqft			

Unit	Tenant	Size	Pro-Forma Monthly Rent	Pro-Forma Annual Rent Income	Rent/ SF
UPPER LEVEL	Tenant A	2,280 sqft	\$2,500	\$30,000	\$13.16
LOWER LEVEL	Tenant B	1,870 sqft	\$2,000	\$24,000	\$12.83
Exterior	Clothing Bin	—	\$333.33	\$4,000	—
Exterior	Billboard	—	\$750	\$9,000	—
Total:		4,150 sqft	\$5,583.33	\$67,000	Avg: \$15.92

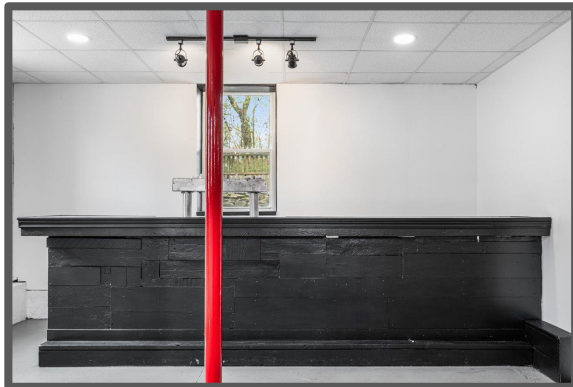


- **Excellent Location – Directly in the Heart of Downtown Danielson**
  - **Extremely High Year Round Vehicle and Foot Traffic Count**
- **Current Tenants at Below Market Rents**
- **Unique Design and Beautiful Woodwork Inside and Out – One of the Most Famous and Popular Commercial Retail Buildings in all of Connecticut!**



Incredible investment opportunity with 4,150 sqft of Retail Space across two units in Downtown Danielson right off of the bustling Main Street with an extremely high vehicle and foot traffic count. Danielson is the largest borough in Killingly, which is the largest town in Windham County, Connecticut. Originally settled in 1700, Killingly was a significant producer of cotton goods in the 1800s and was one of the largest producers of window curtains in the 1900s. The thriving Downtown now features Bars, Restaurants, Shops and Professional Firms housed in stunning Colonial Revival and Italianate architecture styles. Danielson commands steadily rising rents and low vacancy rates.

The building is located just steps away from the Killingly City Hall and the Connecticut Superior Court, and nearby national retailers including Target, TJ Maxx, Michael's, Petco, Starbucks, Lowes and many more! A perfect addition to your investment portfolio, this retail building comes with in place cash flow from day one, along with a management team taking care of the property, providing bare minimum landlord responsibilities.





## UNIT 21A: Lower Level | Space for Lease







The whole lower level space stretches the length of the building, is extremely well lit and features a back room for storage.





**All Season Outdoor Space Provides a  
Recreation Space for Guests**

- **Outdoor Seating**
- **Crystal Fireplace**
- **Games and much more!**



## UNIT 21B: Upper Level | Cigar Lounge

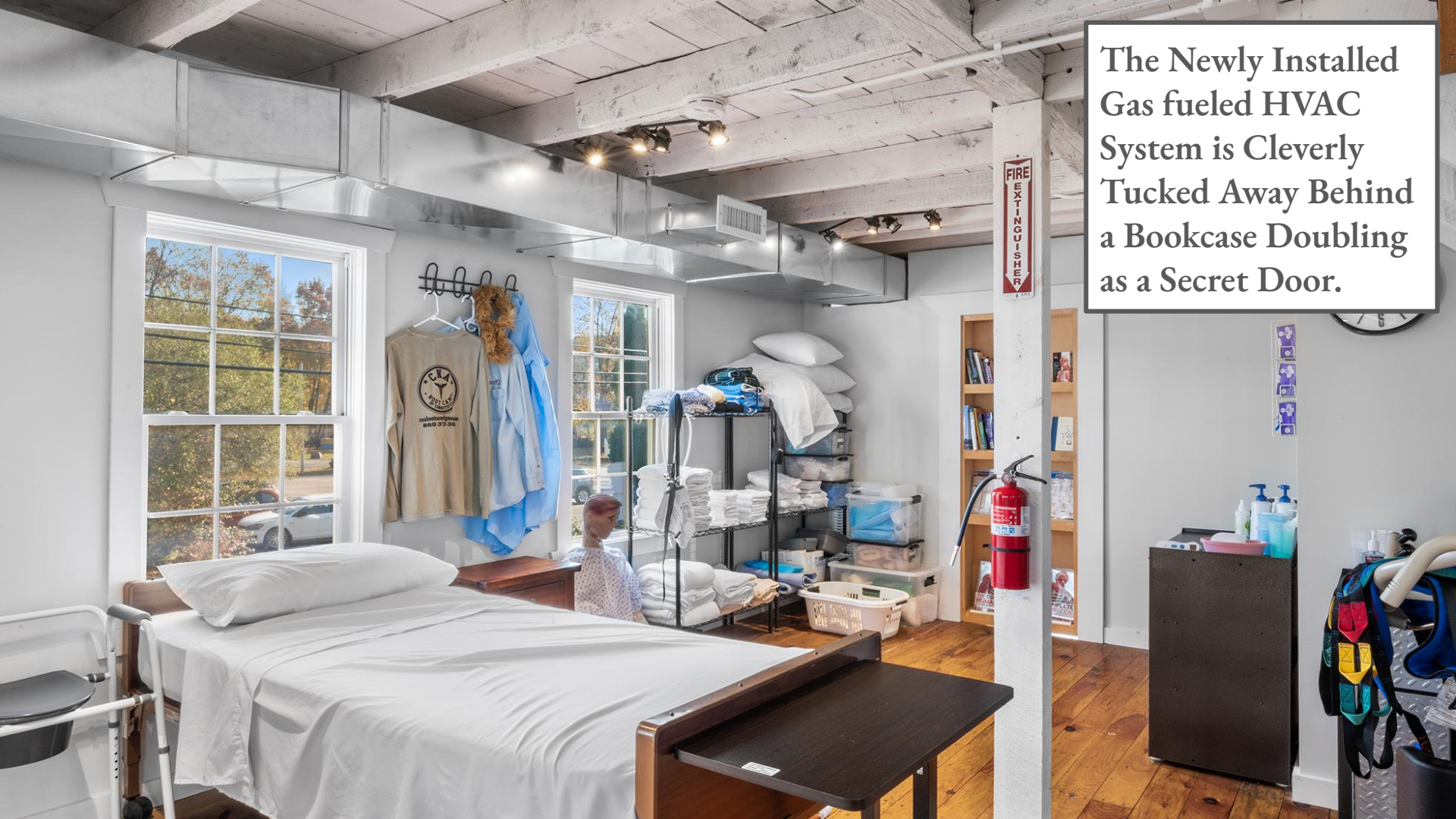


The top floor space is soon to be a cigar lounge and features a beautiful interior with high ceilings, plenty of natural light, breathtaking wood work, a lofted area that can be used for seating or an office a full bathroom and hidden bookcase room.









The Newly Installed  
Gas fueled HVAC  
System is Cleverly  
Tucked Away Behind  
a Bookcase Doubling  
as a Secret Door.









THE future  
OF THE WORLD  
- IS IN THIS -  
classroom

EXIT











Downtown Danielson is the heart of Killingly and it is thriving! Bars, restaurants, speciality shops and much more! Killingly is the most populous city in North East Connecticut and its proximity to Massachusetts and Rhode Island make it a multi state regional destination.



Barstool Pizza Review - New York Pizza Co. (Danielson, CT)



## Overview

**17,681**

Total Population

**42.2**

Median age

**52.89%**

Female population %

**89.1:100**

Gender ratio (M:F)

**50-54 years**

Largest age group

**54.9**

Total dependency ratio

**White**

Largest racial group

**1,008**

Hispanic population



### Education

Bachelor's Degree or Higher

**22.5%**

*S1501 | 2021 American Community Survey 5-Year Estimates*



### Housing

Total Housing Units

**7,884**

*H1 | 2020 Decennial Census*



### Families and Living Arrangements

Total Households

**7,099**

*DP02 | 2021 American Community Survey 5-Year Estimates*



Top floor features a full bathroom





Stairs lead to private Office Space



Lower Level Space is Fully Customizable and is a perfect place for a bar, shop and more!





21 Furnace Street is Located Directly Next to  
Two Downtown Parking Lots. 70+ Spots!

# Group Realty LLC

625 Wolcott Street, Suite 8L

Waterbury, CT 06705

***“Service is our business”***

**Full Service Commercial Real Estate Brokerage**

## ➤ Buy

- Group Realty and its Representatives are Extensively Experienced in Representing Both Themselves and Their Clients in Commercial Real Estate Purchases of Various Asset Types - Retail, Office, Industrial, Hospitality, Special Use.

## ➤ Sell

- Group Realty has Successfully Brokered the Sale of Various Asset Types - Retail, Office, Hospitality, Multifamily, and Industrial.

## ➤ Property Management

- Group Realty Property Management Services range from Condo Management to Full Service Commercial Real Estate Property Management - Let Us Handle it for You!

## ➤ Leasing

- Group Realty Agents have Leased Tens of Thousands of Square Feet of Office Space, Retail Space, and Industrial Space and operate all over Connecticut for Client Leasing Needs.



## EXCLUSIVELY LISTED BY:

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**Zach Pranger**

Commercial Real Estate Advisor

Group Realty LLC

Direct: (203) 751-1390

License: CT RES.0824481

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**Ali Bigi**

Broker of Record

Group Realty LLC

625 Wolcott Suite 8L

Waterbury, CT 06705

REB.075847