

INVESTMENT COMMERCIAL REAL ESTATE OFFERING MEMORANDUM

Multi-Tenant Retail Building

--

For Sale or Lease

--

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

--

21 Furnace Street, Killingly, CT 06239

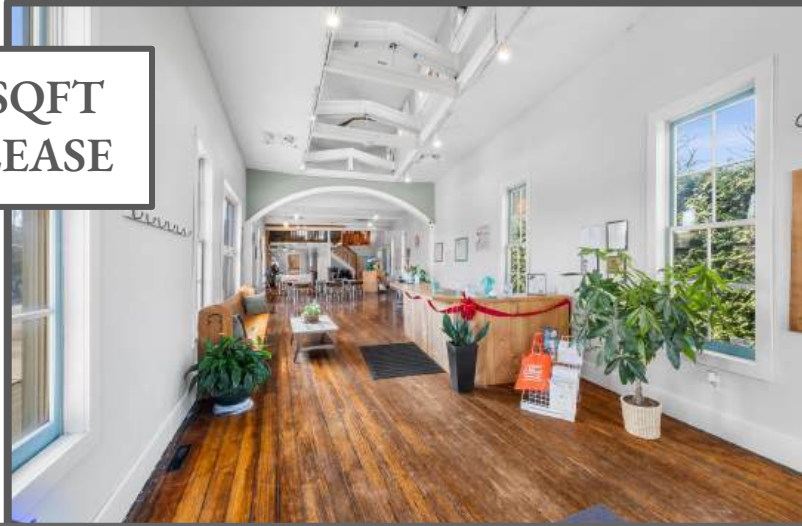
Asking Price: \$500,000

CAP Rate: 6.66%

Pro-Forma CAP Rate: 14.78%



2,280 SQFT
FOR LEASE



Available for
Occupancy
Feb 1, 2025

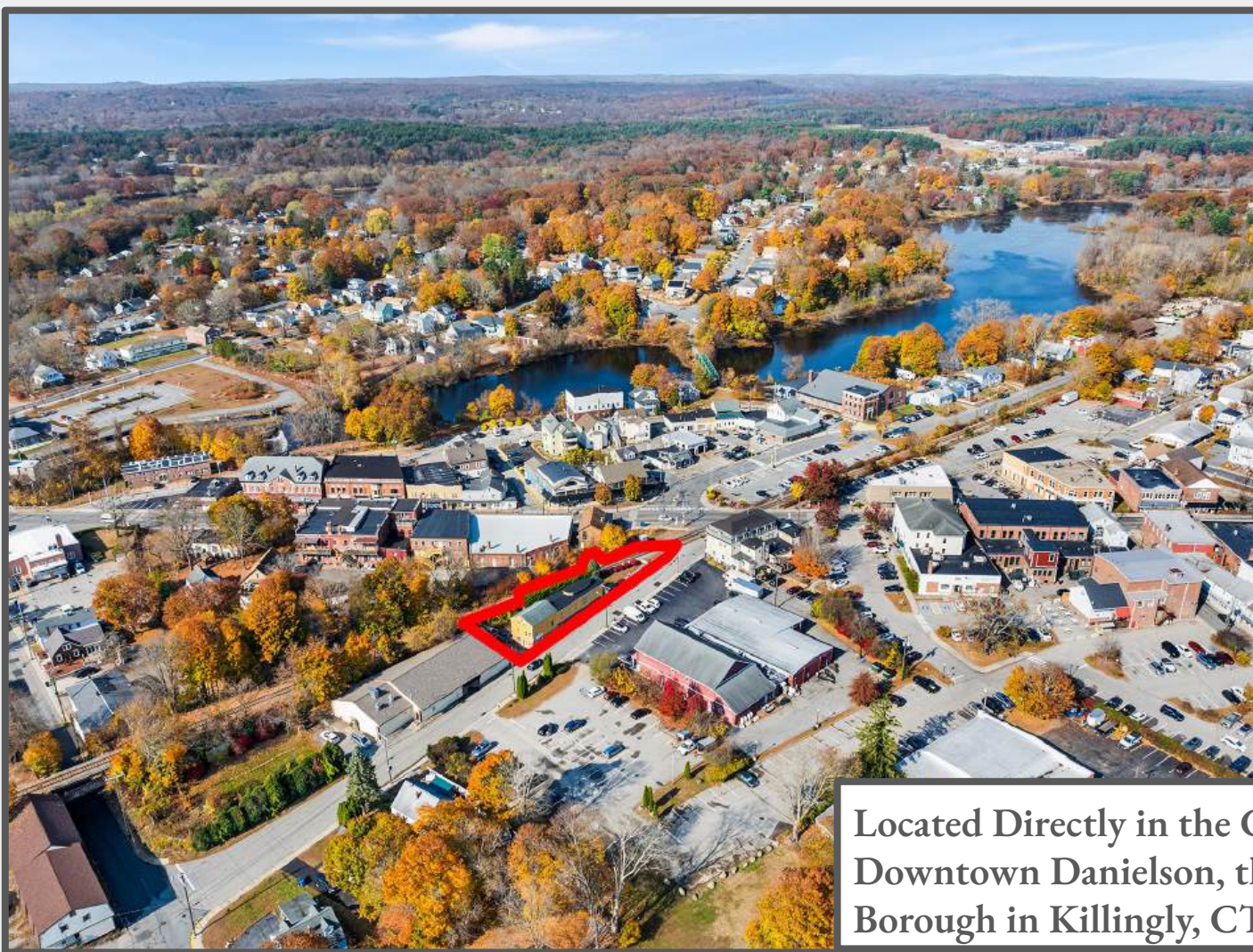


- Top Floor Space Available for Rent in Downtown Danielson at 21 Furnace Street
- Space Features Large Reception Area, Front, Side and Rear Entrances, Private Loft Office, Secret Bookcase Closet, Full Bathroom with Shower, and Plenty of Free Public Parking
- Stunning Woodwork Throughout, High Ceilings, New Windows, Central Air (Gas Fueled)
- Perfect Owner Occupant Opportunity – Lower Level Unit Provides Day One Cash Flow
- **APPLY NOW TO LEASE** – \$3,000 per month – Leasing By: **Group Realty (203) 751-1390**

Asking Price: \$500,000
CAP Rate: 6.66%
Pro-Forma CAP Rate: 14.78%



- 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



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: \$18,000
Rent Income Lower Level: \$20,400
Gross Income: \$38,400

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: Paid by Tenants
Expenses Total: \$5,110.28
Net Operating Income: \$33,289.72
Pro-Forma Net Operating Income: \$73,889.68

Price: \$500,000
CAP Rate: 6.66%
Pro-Forma CAP Rate: 14.78%

Unit	Tenant	Size	Current Monthly Rent	Current Annual Rent Income	Rent/ SF	Lease Start	Lease Expires	Rent Increase in 2025
UPPER LEVEL	CNA Boot Camp	2,280 sqft	\$1,500	\$18,000	\$7.90	02/01/23	01/31/25	Renewal Opportunity Increase Recommended to Fair Market Rent (\$3,000 per mo / \$15.79 per sqft)
LOWER LEVEL	Better Boroughs Brewing	1,870 sqft	\$1,700	\$20,400	\$10.91	08/01/21	07/31/26	0% (\$1,700 / mo through August 2026)
Total:		4,150 sqft	\$3,200	\$38,400	Avg: \$9.41			

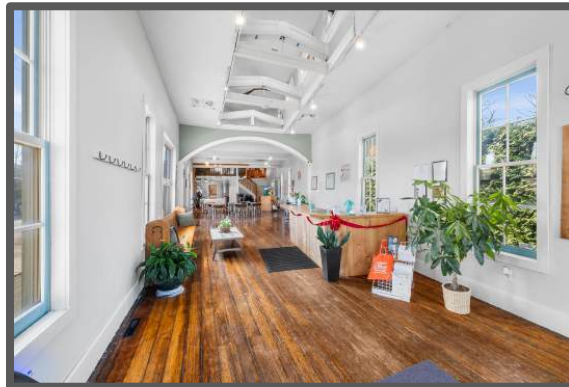
Unit	Tenant	Size	Pro-Forma Monthly Rent	Pro-Forma Annual Rent Income	Rent/ SF
UPPER LEVEL	CNA Boot Camp	2,280 sqft	\$3,000	\$36,000	\$15.79
LOWER LEVEL	Better Boroughs Brewing	1,870 sqft	\$2,500	\$30,000	\$16.04
Exterior	Clothing Bin	—	\$333.33	\$4,000	—
Exterior	Billboard	—	\$750	\$9,000	—
Total:		4,150 sqft	\$6,583.33	\$78,999.96	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 with Upcoming Renewals**
- **Unique Design and Beautiful Woodwork Inside and Out – One of the Most Famous and Popular Commercial Retail Buildings in all of Connecticut!**

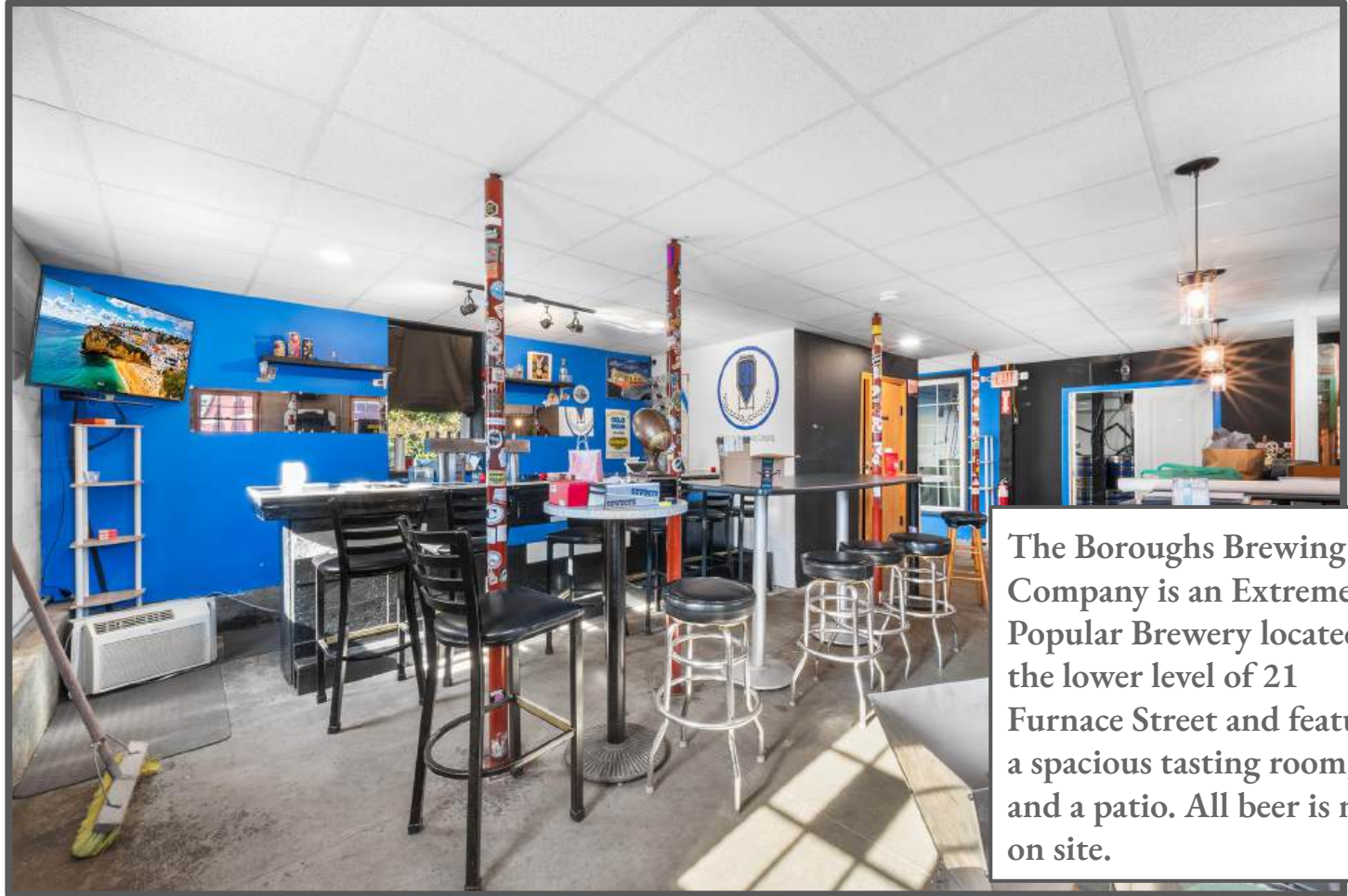


Incredible investment opportunity with 4,150 sqft of Retail Space across two units in Downtown Danielson right off of the bustling Main Street with an extremely high vehicle and foot traffic count. Danielson is the largest borough in Killingly, which is the largest town in Windham County, Connecticut. 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 fully leased 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.

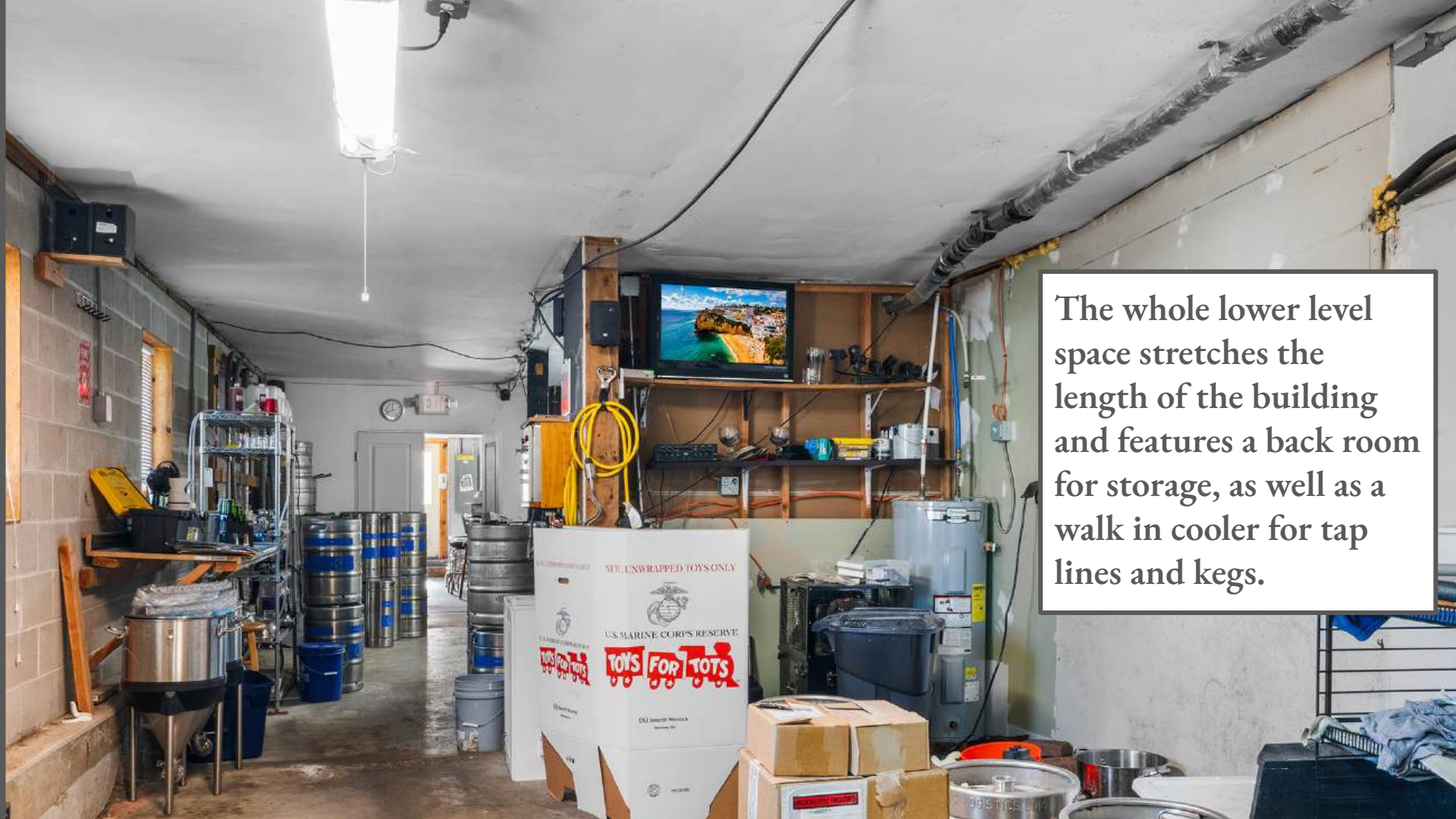


UNIT 21A: Lower Level | Boroughs Brewing Company



The Boroughs Brewing Company is an Extremely Popular Brewery located in the lower level of 21 Furnace Street and features a spacious tasting room, bar, and a patio. All beer is made on site.





The whole lower level space stretches the length of the building and features a back room for storage, as well as a walk in cooler for tap lines and kegs.



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


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

UNIT 21B: Upper Level | CNA Bootcamp

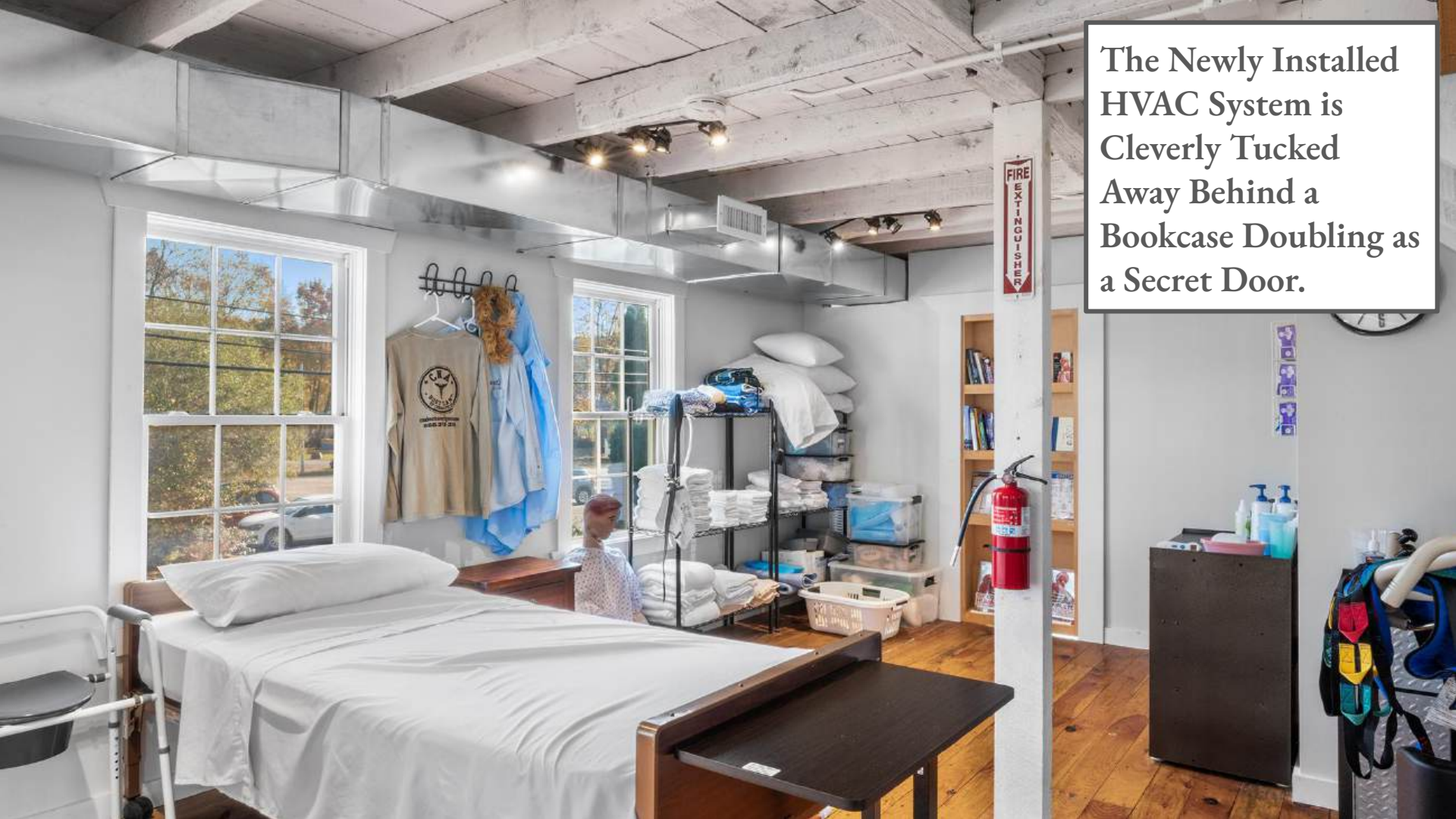


The CNA Bootcamp provides start to finish training and education to empower its students to become Certified Nursing Assistants. Connecticut requires CNAs take a 100 Hour course to enter the ever growing field of Nursing.



A photograph of a private office space. The room has a vaulted white ceiling with recessed track lighting. The walls are partially covered in vertical wood paneling, and the floor is made of wide wooden planks. Two desks are set up, each with a black office chair. There are two windows with white frames. A sign on the wall reads "BUILD IT AND THEY WILL COME". A banner with various icons is hanging on the right wall. A printer is on a small wooden stand between the desks. A black folding chair is also present.

CNA Bootcamp's
Space features a
well lit top floor
private office area.



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





THE *future*
OF THE WORLD
- IS IN THE...
classroom

EXIT

COUCH

DRONE VIEW | 21 Furnace Street





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



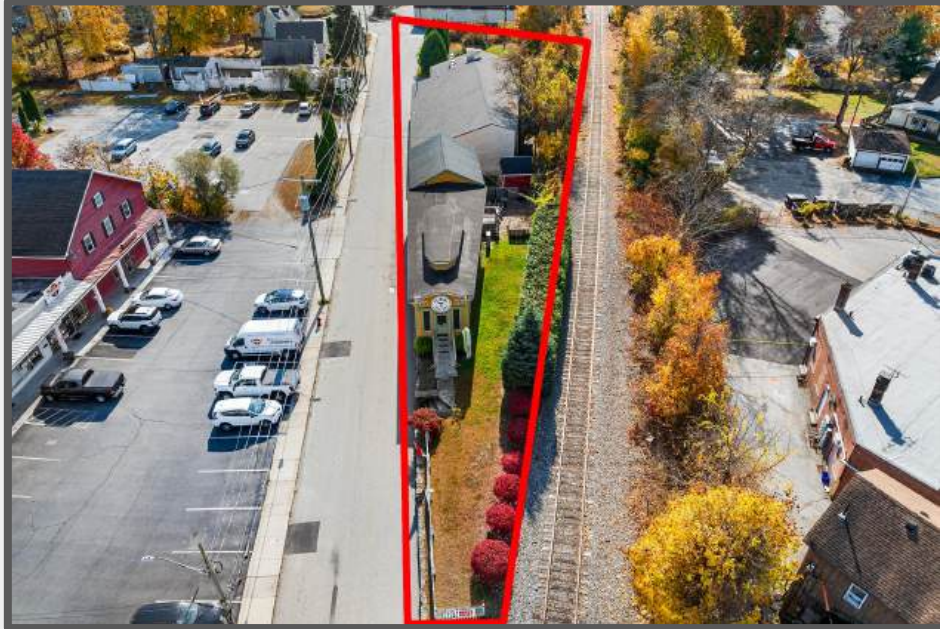
Top floor features a full bathroom



Stairs lead to private Office Space



Lower Level Space Includes Walk in Cooler



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:



Zach Pranger

Commercial Real Estate Advisor

Group Realty LLC

Direct: (203) 751-1390

License: CT RES.0824481

Ali Bigi

Broker of Record

Group Realty LLC

625 Wolcott Suite 8L

Waterbury, CT 06705

REB.075847