

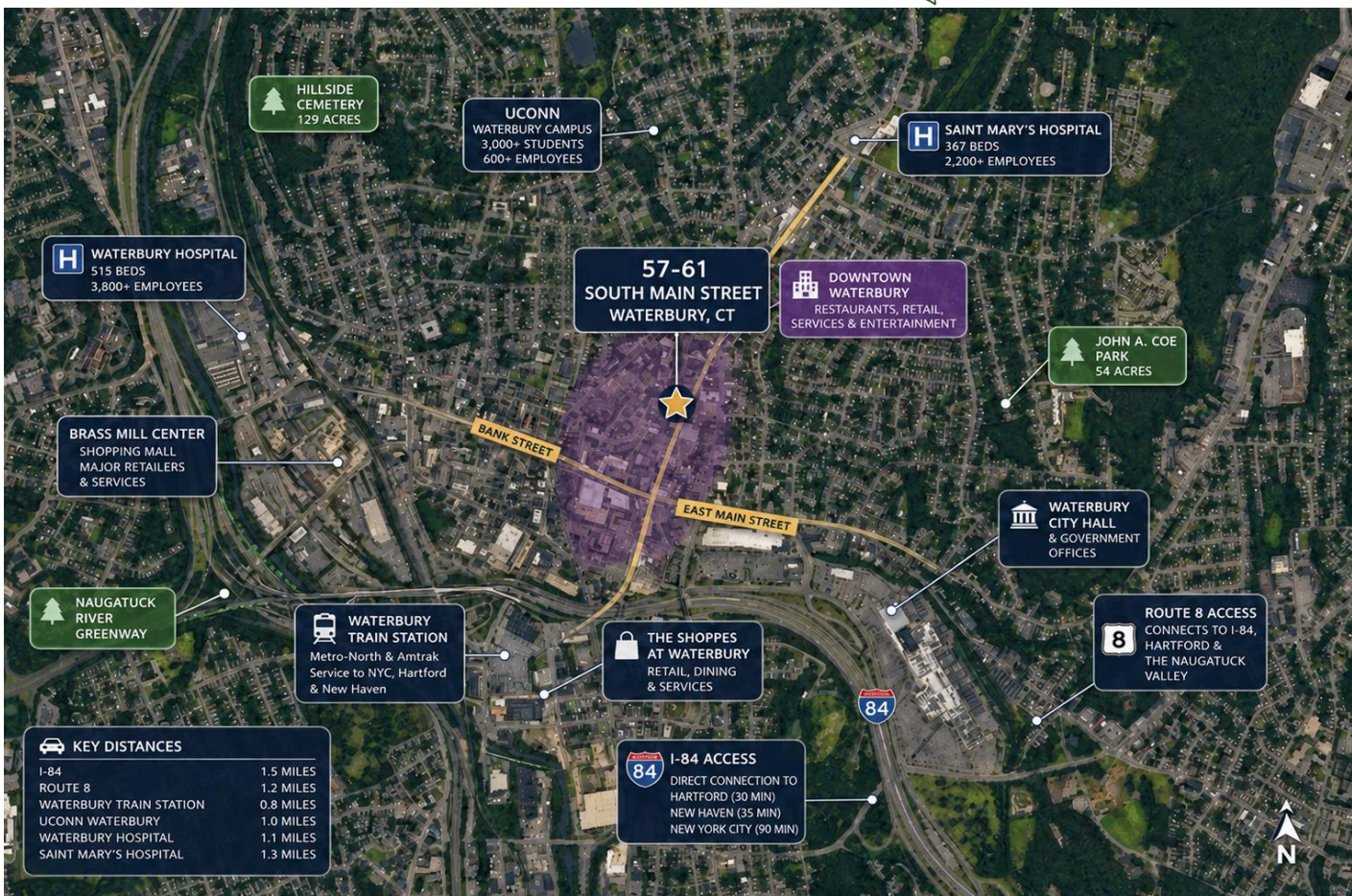


**57-61 S Main Street  
Waterbury, CT 06702**

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**New Scotland**  
REALTY



**Waterbury**

Location

**| Mixed Use**

Asset Type

**| 2**

Commercial Units

**| 1**

Apartment

**Property Description**

57–61 South Main Street presents a mixed-use investment opportunity strategically positioned along South Main Street within downtown Waterbury’s Central Business District. The property occupies a highly visible urban infill location and offers investors a diversified income stream supported by both commercial tenancy and residential use, while providing meaningful long-term value-add and redevelopment potential.

The asset currently operates as a stable income-producing property anchored by established ground-floor retail alongside residential occupancy above. The commercial component is led by Yus Beauty Supply, complemented by an additional retail suite, creating consistent street-level activation and exposure along one of the city’s primary commercial corridors.

The upper level includes an existing residential apartment generating immediate income and benefiting from strong demand for downtown workforce housing. Tenants reimburse utilities, enhancing operational efficiency and providing favorable expense pass-through characteristics. Lease information is available upon request.

A key investment highlight is the property’s future redevelopment potential. The existing upper-floor footprint offers investors the opportunity to reposition or expand the residential component through renovation or additional unit creation, aligning with continued downtown revitalization and increasing demand for urban housing options.

Situated at a prominent downtown intersection, the property benefits from proximity to several of Waterbury’s largest employment and institutional drivers. The University of Connecticut Waterbury Campus and Post University generate a steady student and faculty presence, while nearby municipal offices reinforce consistent daytime activity. The surrounding healthcare corridor, anchored by Saint Mary’s Hospital and Waterbury Hospital, further supports retail demand and residential tenancy.

The property also benefits from strong regional accessibility via Interstate 84 and Route 8, providing direct connectivity to Hartford, New Haven, and the greater New York metropolitan region. 57–61 South Main Street represents an opportunity to acquire a well-located downtown mixed-use asset combining in-place income, operational stability, and clear pathways for future upside.

**Subject to Offers**



**Financial Summary**

Income	In-place			Market		
		%of EGI	\$/Unit		%of EGI	\$/Unit
Gross Potential Rent	\$72,600	105.3%	\$24,200	\$90,000	105.3%	\$30,000
Vacancy & Collection Loss	(\$3,630)	-5.3%	(\$1,210)	(\$4,500)	-5.3%	(\$1,500)
<b>Total Gross Income</b>	<b>\$68,970</b>	<b>100.0%</b>	<b>\$22,990</b>	<b>\$85,500</b>	<b>100.0%</b>	<b>\$28,500</b>
<b>Expenses</b>						
Gas & Electric	\$2,500	3.6%	\$833	\$2,550	3.0%	\$850
Water	\$500	0.7%	\$167	\$510	0.6%	\$170
Insurance	\$8,600	12.5%	\$2,867	\$8,772	10.3%	\$2,924
Taxes	\$8,600	12.5%	\$2,867	\$8,772	10.3%	\$2,924
Trash Removal	\$0	0.0%	\$0	\$1,500	1.8%	\$500
Maintenance/Repairs	\$0	0.0%	\$0	\$3,500	4.1%	\$1,167
Snow Removal/Landscaping	\$675	1.0%	\$225	\$689	0.8%	\$230
Management Fee	\$0	0.0%	\$0	\$4,275	5.0%	\$1,425
<b>Total Operating Expenses</b>	<b>\$20,875</b>	<b>30.3%</b>	<b>\$6,958</b>	<b>\$30,568</b>	<b>35.8%</b>	<b>\$10,189</b>
<i>Expense Ratio</i>	30.3%			35.8%		
<b>Net Operating Income</b>	<b>\$48,095</b>	<b>69.7%</b>	<b>\$16,032</b>	<b>\$54,933</b>	<b>64.2%</b>	<b>\$18,311</b>

**Rent Roll**

Property	Layout	In-place	\$/Unit
57 S Main Street	Commercial	\$4,000	\$5,000
59 S Main Street	Commercial	\$550	\$750
61 S Main Street	1 Bed	\$1,500	\$1,750
<b>Totals</b>	<b>3</b>	<b>\$6,050</b>	<b>\$7,500</b>
<b>Average</b>		<b>\$2,017</b>	<b>\$2,500</b>

**23.96%**

*Proforma Rent Increase*

**Meaningful rent increases with minimal capital improvements**

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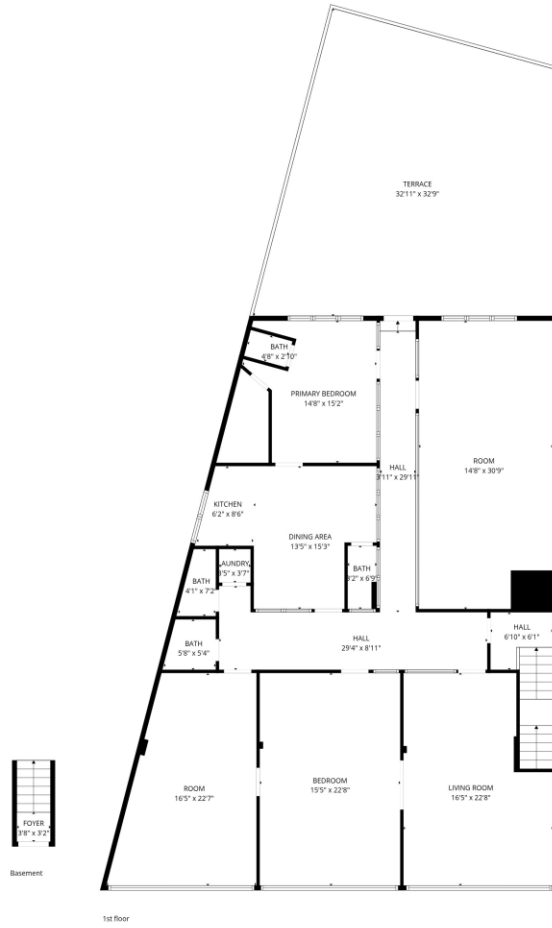
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Property Photos

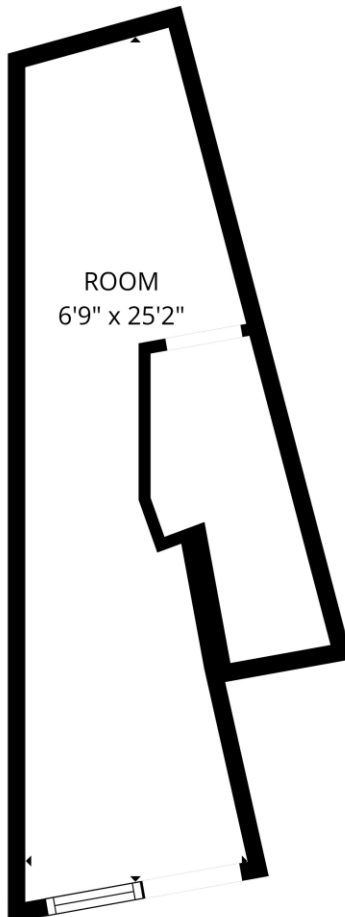




61 South Main Street



59 South Main Street



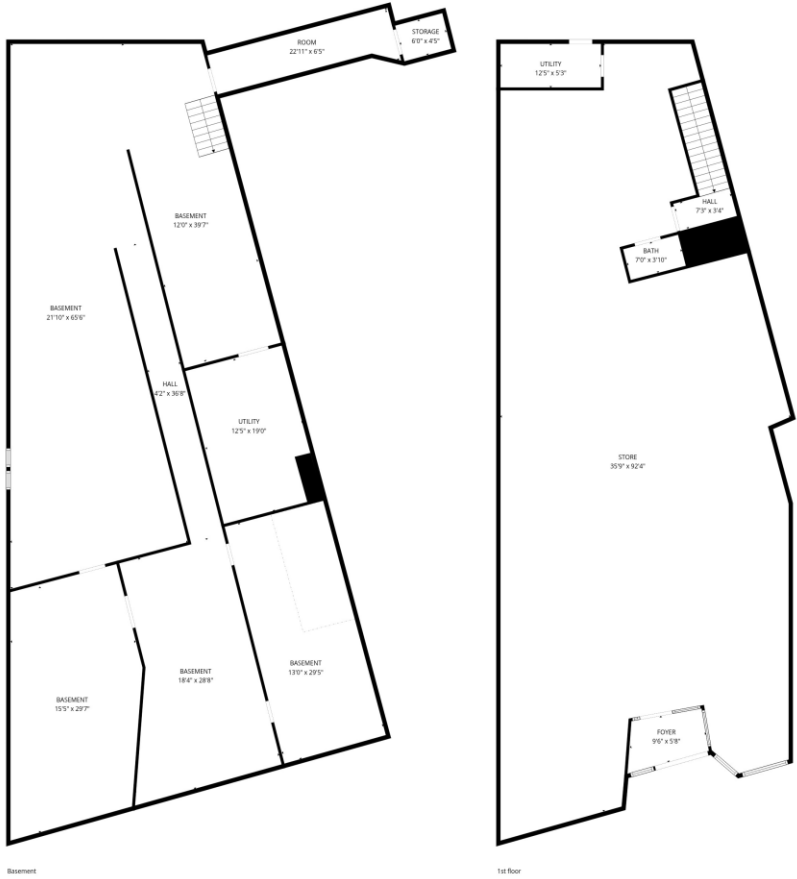
44-58 Bank Street  
57-61 S Main Street  
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Floor Plans

57 South Main Street



**TOTAL: 2906 sq. ft**  
Basement: 0 sq. ft, 1st floor: 2906 sq. ft  
EXCLUDED AREAS: STORAGE: 28 sq. ft, ROOM: 116 sq. ft, BASEMENT: 2697 sq. ft,  
HALL: 159 sq. ft, UTILITY: 239 sq. ft, LOW CEILING: 97 sq. ft,  
WALLS: 284 sq. ft

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