

FOR SALE

INVESTMENT PORTFOLIO

44-46 NORWICH-LEBANON ROAD | BOZRAH, CT 06334



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 44-46 Norwich Lebanon Road, Bozrah CT for sale. The property is currently operated as a gross-lease investment, with intentional vacancy to allow for tenant repositioning and operational flexibility, offering a clear path to stabilization.

PROPERTY HIGHLIGHTS

- Two multi-tenant office buildings totaling 8,640 SF
- Industrial-zoned 2 acres parcel with ample on-site parking
- Fully renovated office suites (2018)
- New HVAC systems (2024)
- Current NOI of \$63,840; stabilized NOI of \$81,660 +/-

OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	2 Acres
Property Size:	8,640 SF
NOI:	\$63,840.00
Cap Rate:	7.29%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	39	192
Total Population	23	98	475
Average HH Income	\$125,607	\$119,641	\$116,090

ZACH PASQUIN

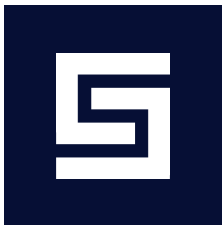
860.373.1158

pasquin@sentrycommercial.com



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\$875,000

BUILDING SPECIFICATIONS

Building Size	4,230 SF
Parking	20+ spaces
Year Renovated	1984
Year Last Renovated	2018
Number of Units	8

MECHANICAL/UTILITIES

Power	200 amp, 120 volt
Heat	Propane
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	City
Electric Company	Bozrah Light & Power

LAND

Lot Size	2 acres
Zoning	I-30

TAXES

Tax PSF	\$1.58
Year Assessed	2022
Mill Rate	22.75

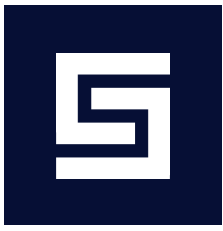


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\$875,000

BUILDING SPECIFICATIONS

Building Size	4,410 SF
Parking	20+ spaces
Year Built	1984
Year Renovated	2018
Number of Units	10

MECHANICAL/UTILITIES

Power	200 amp, 120 volt
Heat	Propane
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	City
Electric Company	Bozrah Light & Power

LAND

Lot Size	2 acres
Zoning	I-30

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Tax PSF	\$1.58
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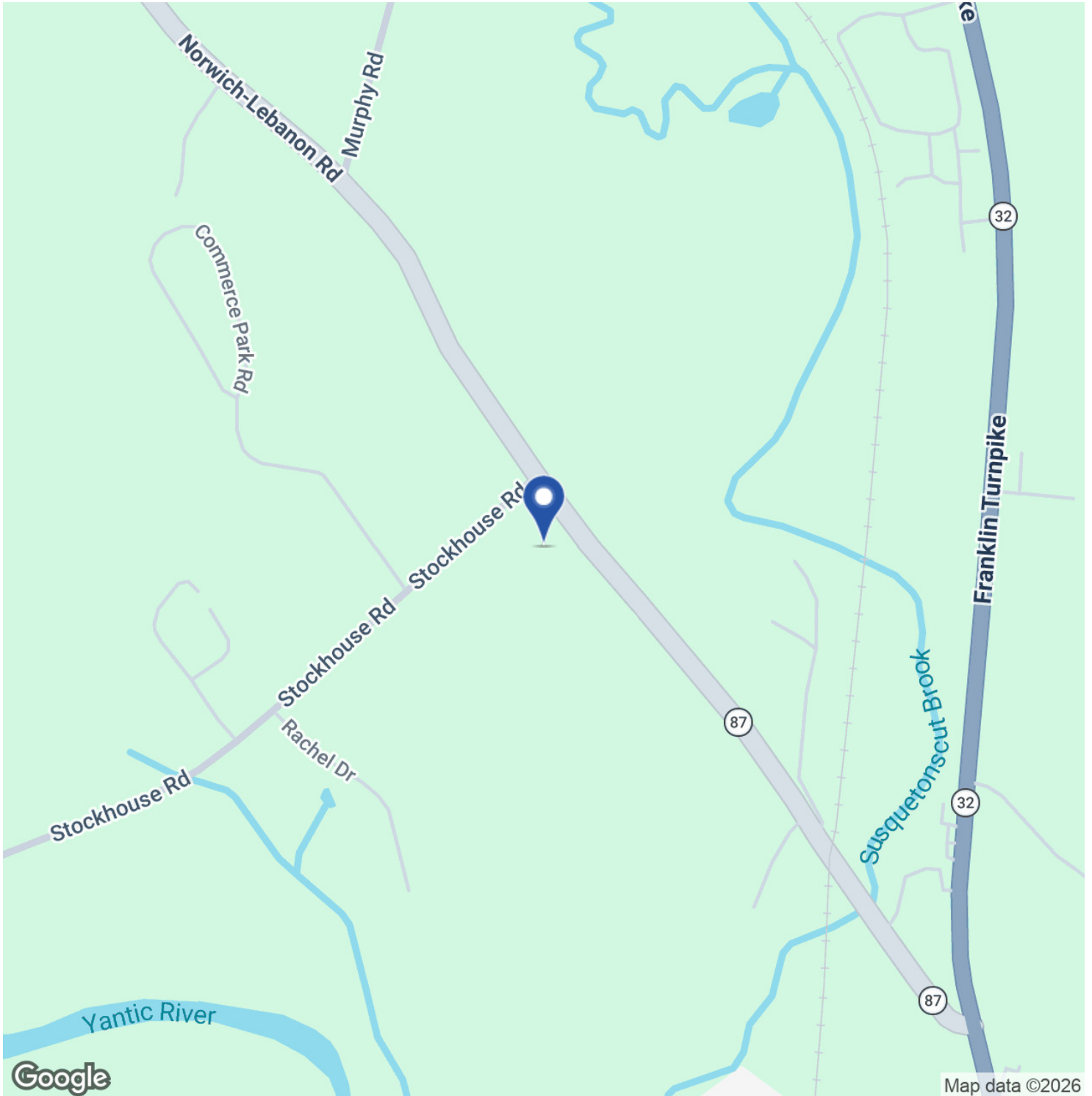
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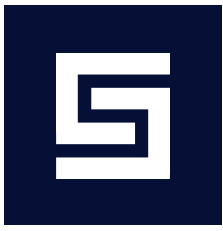
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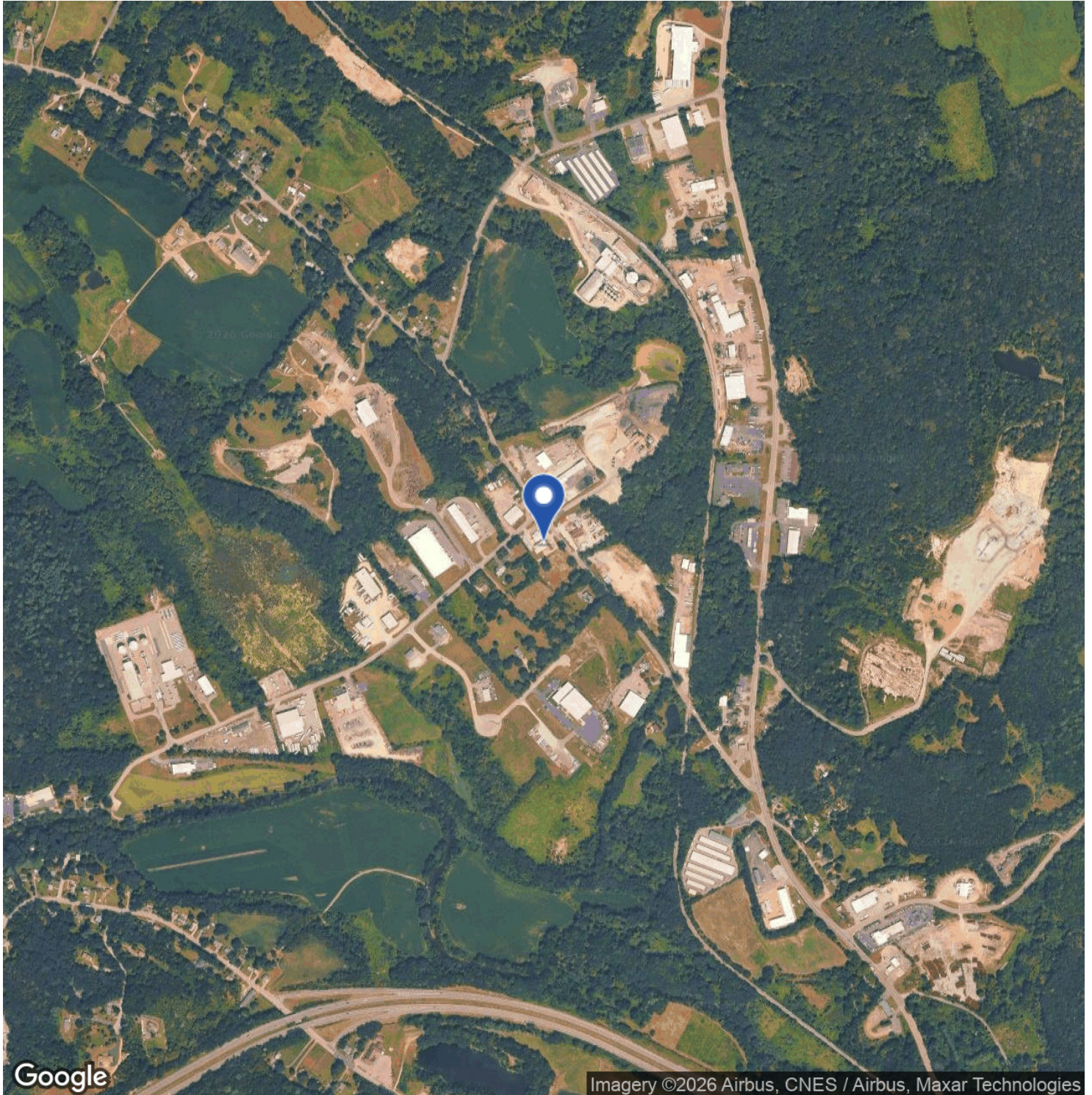
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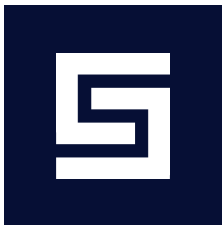


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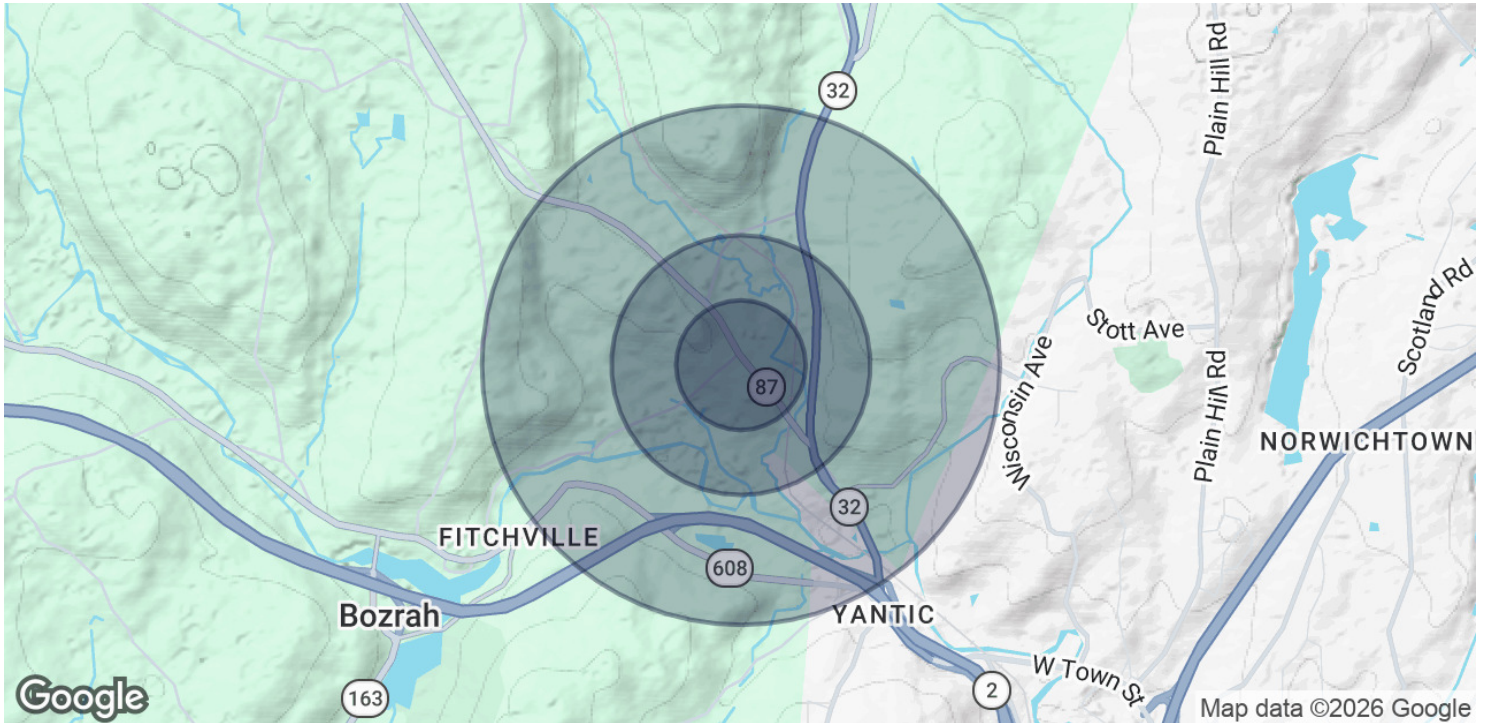
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	23	98	475
Average Age	45.9	45.6	45.6
Average Age (Male)	44.6	43.6	41.6
Average Age (Female)	46.4	46.8	47.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	39	192
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$125,607	\$119,641	\$116,090
Average House Value	\$416,204	\$336,093	\$316,219

2023 American Community Survey (ACS)

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Industrial Specialist

Direct: 860.373.1158

Cell: 860.373.1158

pasquin@sentrycommercial.com

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