

FOR SALE

5,650 SF RETAIL INVESTMENT

215 ALBANY TURNPIKE | CANTON, CT 06019



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 215 Albany Turnpike, Canton CT for sale. This 5,650 square foot building on 1.41 acres is located in the Canton Village Design District.

PROPERTY HIGHLIGHTS

- Investment, full or partial owner/user
- Redevelopment opportunity
- 115 feet of frontage
- Located at lighted intersection
- 20,465 traffic count
- Recent price reduction

OFFERING SUMMARY

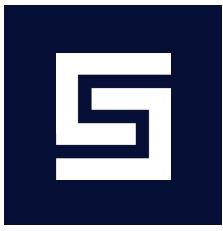
Sale Price:	\$519,000
Number of Units:	4
Lot Size:	1.41 Acres
Building Size:	5,650 SF
NOI:	\$40,744.00
Cap Rate:	7.85%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	859	17,894	66,915
Total Population	2,073	47,138	170,722
Average HH Income	\$103,073	\$130,162	\$121,151

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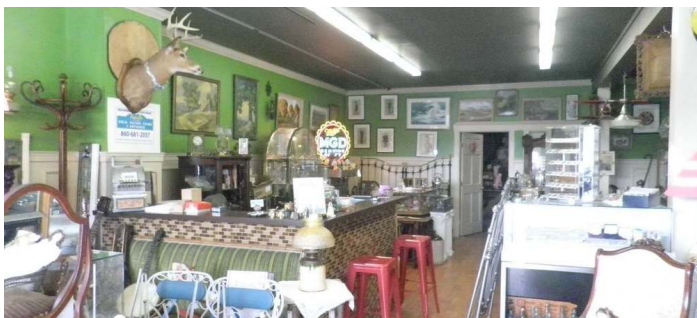




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\$519,000

BUILDING SPECIFICATIONS

Building Size	5,650 SF
Roof	Flat/low pitch and asphalt shingles
Year Built	1950
Cap Rate	7.85%
Number of Buildings	1

MECHANICAL/UTILITIES

Heat	Mix of oil-fired hot water (275 gallon tank located in Hollywood Nails), propane (Sawyer's Martial Arts) and electric space heat.
Air Conditioning	Sawyer's Martial Arts has central air; the other units have wall units.
Water/Sewer Company	Water is supplied by an on-site potable well. Municipal sanitary sewer & septic (Sawyer's Martial Arts unit only).
Gas / Propane	Yes

LAND

Lot Size	1.41 Acres
Rail	N/A
Zoning	Canton Village Design District

TAXES

Tax PSF	\$2.49 SF
Taxes	\$14,080.00

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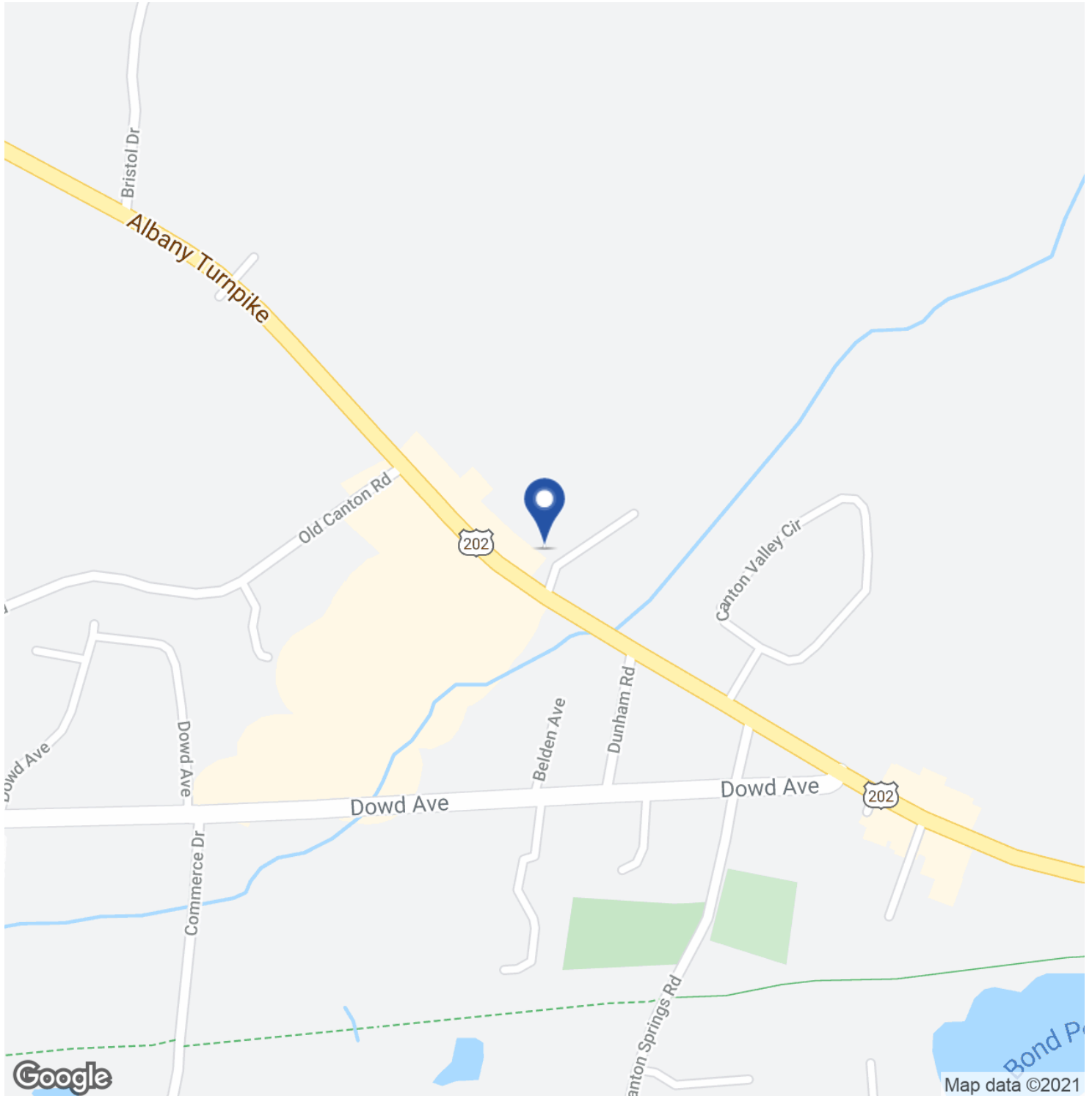
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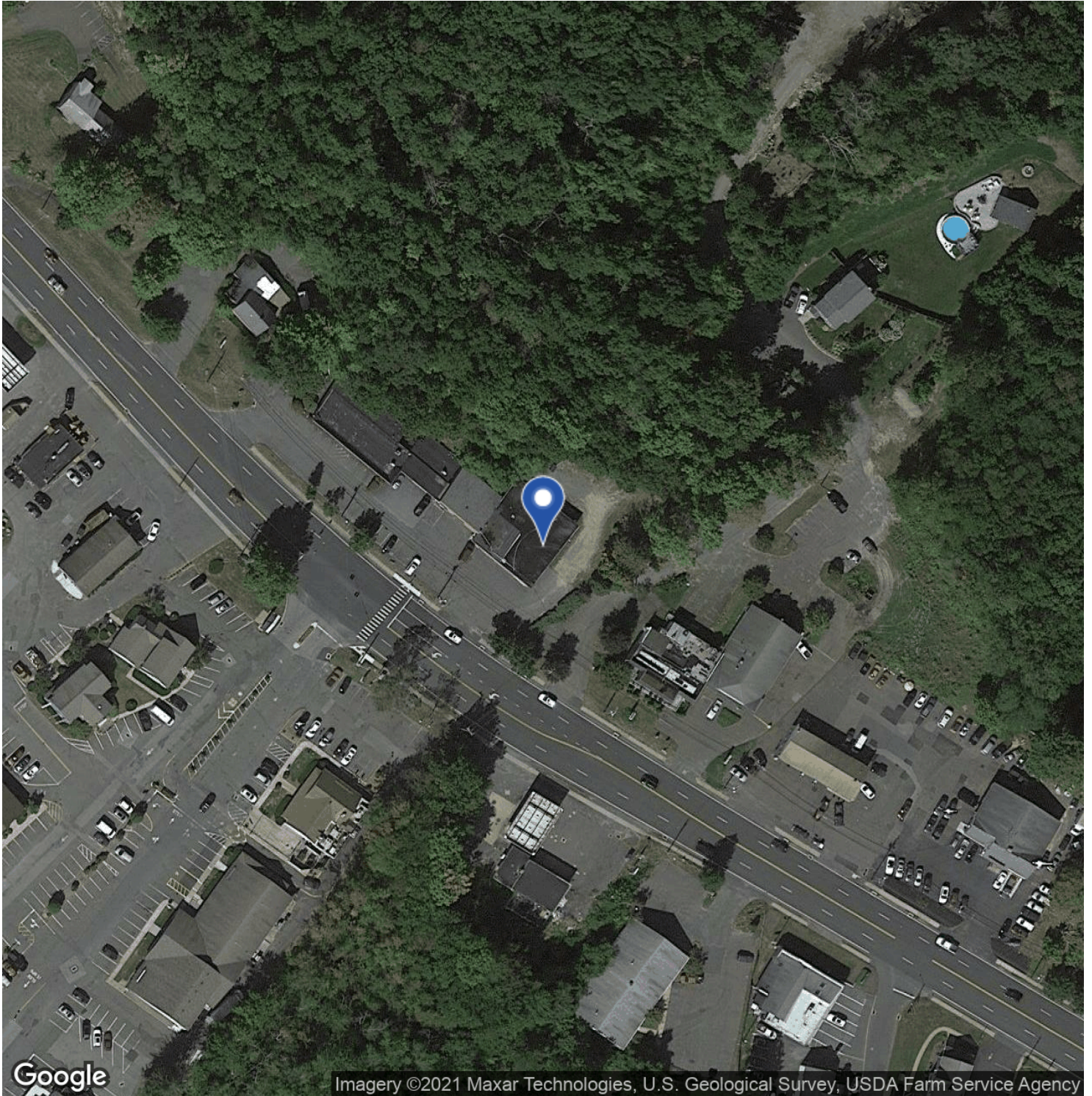
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Google

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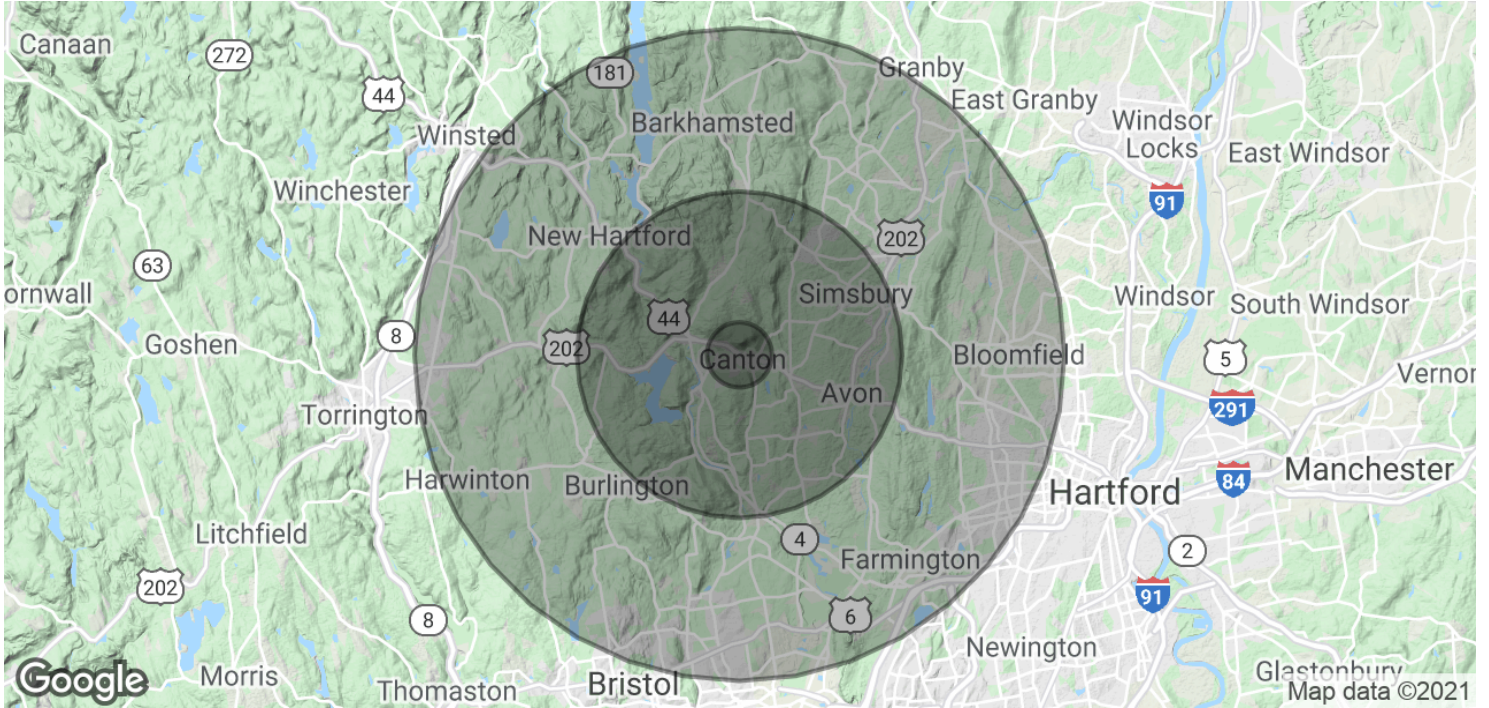
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POPULATION

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Total Population	2,073	47,138	170,722
Average age	41.5	42.7	43.2
Average age (Male)	40.3	41.6	41.7
Average age (Female)	42.3	43.0	44.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	859	17,894	66,915
# of persons per HH	2.4	2.6	2.6
Average HH income	\$103,073	\$130,162	\$121,151
Average house value	\$356,338	\$425,910	\$401,664

* Demographic data derived from 2010 US Census

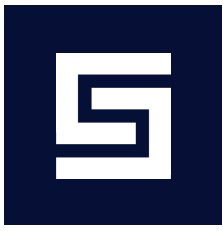
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