

# FOR SALE

**562 LAKEWOOD ROAD  
WATEBURY, CT**



## **GREAT INVESTMENT OPPORTUNITY FULLY LEASED!**

**13,896 SF+/- Retail Building plus 5 Garages located in a busy  
Commercial District**

- Located on 0.43 Acres+/-
- 11,964 SF+/- Retail Building
- 1,932 SF+/- 5 Drive-In Garages
- Vehicles Per Day - 17,500
- Current tenants include a Liquor Store, Pizza Restaurant, Teachers Union, Testa Garage

**SALES PRICE - \$695,000.00  
NET OPERATING INCOME - \$52,084.22**

**MATTHEWS COMMERCIAL PROPERTIES LLC.**

819 Straits Turnpike Suite 3B, Middlebury, CT 06762  
Phone: 203-753-5800 Fax: 203-574-3875  
[www.matthewscommercial.com](http://www.matthewscommercial.com)

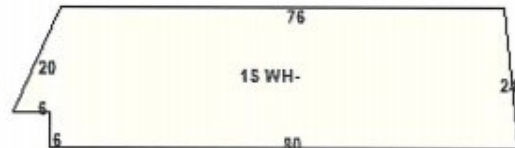
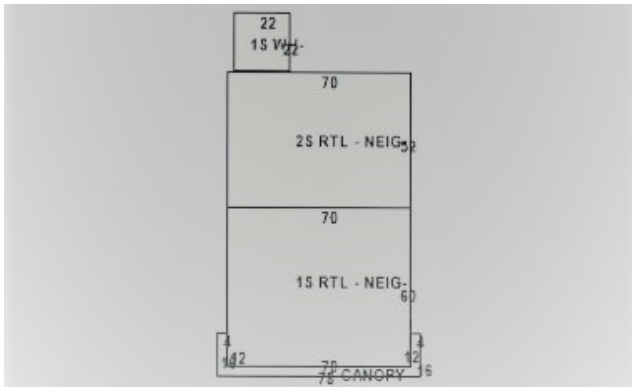
**CONTACT: Gerry Matthews 203-753-5800  
Email: [gdmattthews@snet.net](mailto:gdmattthews@snet.net)**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	562 Lakewood Road		
<b>CITY, STATE</b>	Waterbury, CT		
<b>BUILDING INFO</b>			
Total S/F	13,896 SF+/-	<b>MECHANICAL EQUIP</b>	
#of Floors - Main Building	2	Air conditioning	
Main Building SF	11,964 SF+/-	Type of heat	Complete HVAC
Available Square Feet		<b>TAXES</b>	
Total Drive-In	5 garages ( 1,932 SF+/-)	Assessment	\$399,840.00
Exterior construction	Concrete Formed/ BlockVeneer	Tax	\$24,074.38
Interior construction		<b>OTHER</b>	
Ceiling height		Total acres	0.43
Roof	Composite Built Up	Zoning	CA
Date built	1967	Interstate / distance to	I-84 / 3.3 miles
<b>UTILITIES</b>		State Route / distance to	Rt-8 / 6.6 miles
Sewer	City	<b>TERMS</b>	
Water	City	Sale price	\$695,000.00
Gas	Eversource		
Electric	Eversource		



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms or conditions, prior sale, lease or financing or withdrawal – all without notice. No representation is made or implied by Matthews Commercial Properties, LLC or its associates as to the accuracy of the information submitted herein.



**562 LAKEWOOD ROAD, LLC**

<b>TENANT</b>	<b>S/F</b>	<b><u>CURRENT LEASE TERM</u></b>	<b><u>RENT/MONTH</u></b>	<b><u>ANNUAL</u></b>
Waterbury Teacher's Association	3,900	2/1/2020 1/31/2021	1,969.63	23,635.56
2nd floor		2/1/2021 1/31/2022	2,028.71	24,344.52
No Options		2/1/2022 1/31/2023	2,089.58	25,074.96
		2/1/2023 1/31/2024	2,152.26	25,827.12
Gods Grace LLC	2,100	10/14/2019 10/31/2022	2,000.00	24,000.00
Liquor Store				
2/ 5 year options w/ a 3% annual increase				
Adrianna's Pizza	2,100	4/1/2019 3/31/2020	1,545.00	18,540.00
1/ 5 year option w/ a 3% annual increase		4/1/2020 3/31/2021	1,591.33	19,096.00
		4/1/2021 3/31/2022	1,639.08	19,669.00
		4/1/2022 3/31/2023	1,688.25	20,259.00
		4/1/2024 3/31/2025	1,738.83	20,866.00
Testa Garage		4/1/2020 3/31/2022	1,550.00	18,000.00
Additional Garage income		Month toMonth	200.00	<u>2,400.00</u>
				<b>TOTAL GROSS INCOME</b>
				<u>\$ 86,575.56</u>
Expenses / Nets				
Insurance			\$ 4,821.00	
Repairs and maintenance			\$ 2,974.32	
Common Electricity			\$ 2,004.21	
Water			\$ 617.81	
Taxes			\$ 24,074.38	
				<b>TOTAL EXPENSES</b>
				<u>34,491.34</u>
				<b>NET OPERATING INCOME</b>
				<u>52,084.22</u>

# 562 LAKEWOOD RD. WATERBURY

Write a description for your map.



Google Earth  
2023 Satelite

500 ft

562 Lakewood Rd

