

# FOR SALE

Industrial Building  
123 Union City Rd.  
Prospect, CT 06712



**Long Term Tenants**

**Local Ownership for 15 yrs.**

**Well Maintained**

**Block Exterior**

**Close to major highways, grocery, banks**

***Sale: \$1,600,000.00***

***8% CAP***

**Nick Longo 203-578-0208**

**MCP Commercial Properties LLC**

All information is from sources deemed reliable. It is however submitted subject to errors, omissions, change, prior sale, prior lease or withdrawal from market all without notice. No representatives or warranties of any kind are made and an independent review is recommended to all interested parties.

## **PROPERTY DESCRIPTION SUMMARY**

Sale Price:	\$1,600,000.00
Property Address:	123 Union City Rd. Prospect, CT 06712
Number of Stories:	2
Year Built:	1969
Square Footage:	34,483
Construction Exterior:	Cinder Block
Foundation:	Concrete
Roof:	Flat
Roof Material:	Rubber
Windows:	Double Pane
Gutters:	Aluminum
Floor Covering:	Vinyl/Carpet
Walls:	Sheet Rock
Ceilings:	Drop/Exposed Ceiling
Interior Doors:	Wood
Utilities Available:	Water / Gas / Electric
Entire building sprinklered – Wet System	

## **INTERIORS SUMMARY**

Heat:	HVAC
Heat Paid By:	Tenants
Elec. Paid By:	Landlord
Fuel:	Natural Gas
Distribution:	Hot Air/ Modine
Hot Water:	Hot Water Storage Tanks
Hot Water Paid By:	Landlord
Air Conditioning:	HVAC – Accurate Mailing only

## **SITE DETAILS**

Acres:	1.85
Type of Parking:	Off-street
Topography:	Level to Slope - walkout
Shape:	Rectangle
Sewer:	Septic
Water:	Municipal

Acrylic Roof Coating - 2019 - 10 Yr. Warr.

Newer Windows

New Retaining Wall

New Gutters

New Drainage System

# OPERATING STATEMENT

## INCOME & EXPENSES

<u>TENANTS</u>	<u>UNIT</u>	<u>S.F.</u>	<u>RENT/MO.</u>	<u>RENT/YR.</u>
CURTIS	1	10,310	\$5,100	\$61,200
ACCURATE MAIL	2	9121	4,140	49,680
JOB SHOP	3	1950	700	8,400
MTM PALLET	4	2950	1,600	18,000
M&M MASONRY	5	832	700	8,400
D&N ASSOC.	6	3750	2,100	25,200
B&D	7	1250	700	8,400
GOOD CO.	7A	1250	700	8,400
ACCURATE ELEC.	8	1250	721	8,652
EUGENE	9	1820	1,200	14,400
<b>TOTAL INCOME</b>				<b>\$ 210,732</b>

## OPERATING EXPENSES

<b>Real Estate Tax</b>	<b>\$ 22,459.00</b>
<b>Insurance</b>	<b>9,910.00</b>
<b>Mgt.5%/Vacancy 5%</b>	<b>21,168.00</b>
<b>Utilities(Gas/water/elec.)</b>	<b>15,332.00</b>
<b>Repairs</b>	<b>6,688.00</b>
<b>Sprinkler Testing</b>	<b>2,547.00</b>
<b>Snow/Lawn/Landscaping</b>	<b>4,582.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 82,686.00</b>

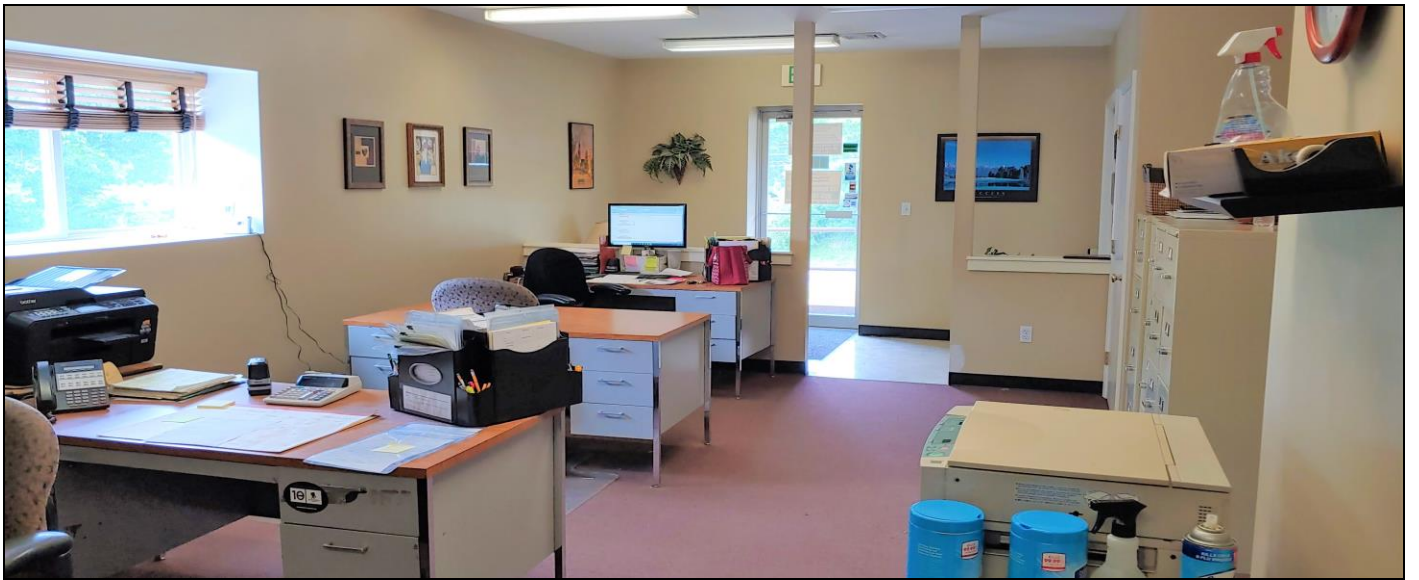
**NET OPERATING INCOME**      **\$ 128,046.00**

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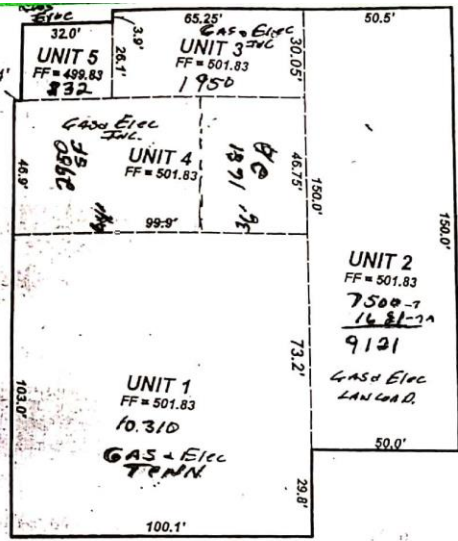








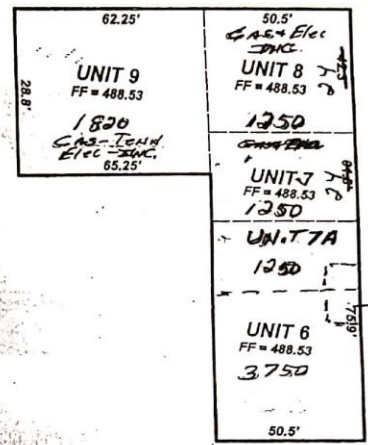
← CAMAR AVENUE →



**MAIN LEVEL UNIT BOUNDARIES**  
1" = 40'

123 UNION CITY ROAD  
Prospect, CT 06712

← UNION CITY Rd →



**LOWER LEVEL UNIT BOUNDARIES**  
1" = 40'

123 UNION CITY Rd  
Prospect, CT 06712

← UNION CITY Rd →

