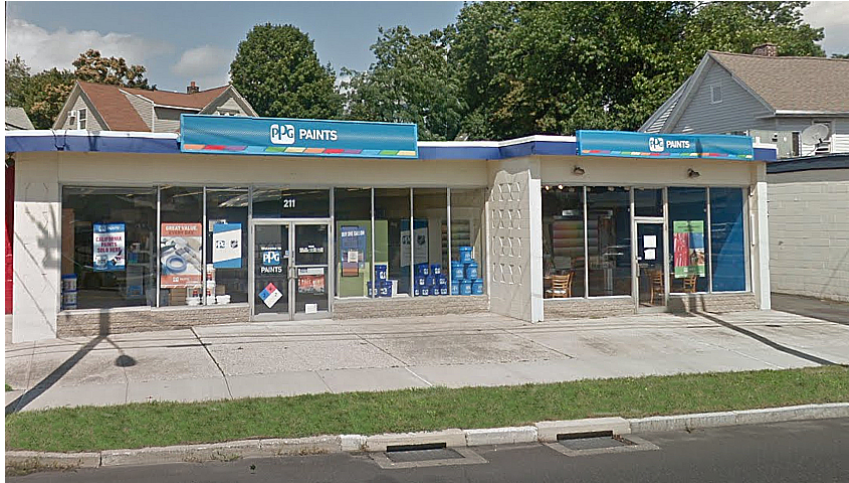


**211 White Street, Danbury, CT**

Retail Investment Property for Sale at \$1,683,000.00



**INVESTMENT OPPORTUNITY WITH A FORTUNE 500 COMPANY TENANT:** 6,700 RSF in a single story retail building on 0.42 acres for sale at traffic signal at the corner of White Street and Eighth Avenue. Fully leased to single tenant, PPG Paints (formerly Painter's Supply) with corporate guarantee from Fortune 500 company. The projected 2018 NOI is \$143,115.92 with an 8.5% CAP rate.

**ADDITIONAL INCOME SOURCE:** 100% leased 3,289 SF multi-family house is included with the acquisition. Currently generating \$38,700/annually in additional income from three tenants - not included in NOI. Renovated in 2012 .

Near top national retailers including Walmart, Home Goods, Staples, Whole Foods, Starbucks, Auto Zone, Family Dollar, Dunkin' Donuts, Walgreens, Marshalls, Subway, McDonald's and Burger King. Situated across from Western State Connecticut University Midtown Campus. Located 1.5 miles to I-84, Exits 5 and 6, and less than one mile to the Danbury Metro North Train Station.

Also available for sale as part of a 2 Property Investment Portfolio.

**The Site**

<b>Space Available:</b>	6,700 SF
<b>Total Building Size:</b>	7,286 SF approximately
<b>Land:</b>	0.42 acres
<b>Real Estate Taxes:</b>	\$23,410.32 (2018)
<b>Zoning:</b>	RH3
<b>Year Built:</b>	1950
<b>Construction:</b>	Masonry
<b>Tenancy:</b>	Multiple
<b>Occupancy:</b>	100%

**Three Mile Demographics**

<b>Population:</b>	76,784
<b>Median HH Income:</b>	\$68,629

**Financial Information**

<b>Cap Rate:</b>	8.5%
<b>Projected 2018 NOI:</b>	\$143,115.92

**Features**

<b>Traffic Count::</b>	17,800 Average Daily Traffic Volume
<b>Parking:</b>	14 Spaces

**Utilities**

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Partial
<b>Heating:</b>	Gas

**Five Mile Demographics**

<b>Population:</b>	115,083
<b>Median HH Income:</b>	\$81,263

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