

# **FOR SALE**

## **Multi Retail/Office Building**



57 Main St. (aka 7 School St.), Jewett City

**FOR SALE**  
**\$290,000**

**Norm Peck**

**PEQUOT COMMERCIAL**

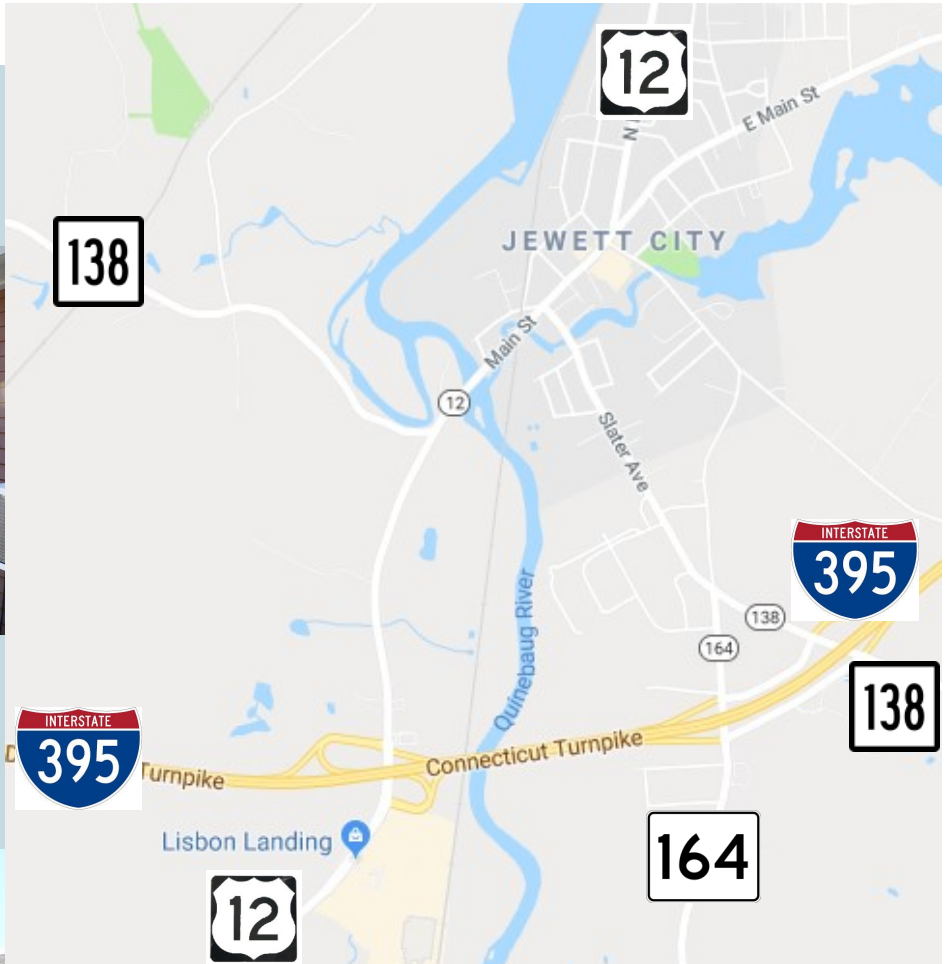
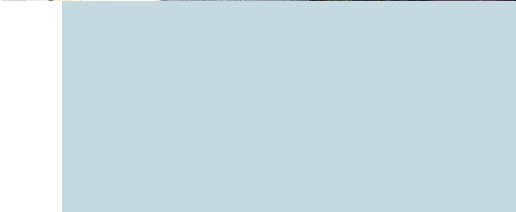
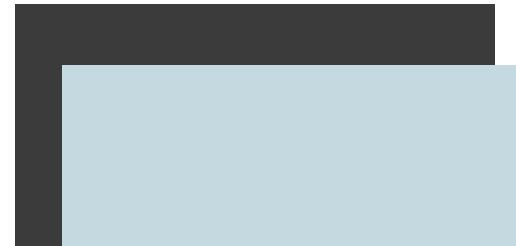
15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x133

860-444-6661 Fax

[npeck@pequotcommercial.com](mailto:npeck@pequotcommercial.com)

- < Great 8 Retail/Office unit investment property in downtown Jewett City
- < 5,000+/-sf 1.5 story building located on corner of School St.
- < 0.16 Acre
- < 10,800 Daily average Traffic
- < Newer roof
- < \$186,340 Assessment
- < Zone BC
- < Taxes \$5,784
- < 74' frontage on Main St; 128' frontage on School St.



<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	10,445	23,400	90,210
<b>Total Households</b>	4,264	9,695	37,219
<b>Household Income: \$0—\$30,000</b>	21.30%	18.71%	25.13%
<b>\$30,001-\$60,000</b>	25.89%	25.92%	26.53%
<b>\$60,001-\$100,000</b>	23.53%	26.17%	25.19%
<b>\$100,001+</b>	29.29%	29.20%	29.05%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

**PROFIT & LOSS STATEMENT**

7 School St. and 57 Main St., Jewett City

For the year ending 31 December, 2018

**I. Income**

Monthly Rental Incon	\$800/mo	
57A Main St.		615.00
57B Main St.		675.00
57C Main St.		615.00 (currently vacant)
7A School St.		425.00
7B+C School St.		600.00
7D School St.		350.00
7E School St.		350.00
Gross Monthly Rent ....		3,630.00

Gross Annual Rent 43,560.00

**II. Expenses:**

Sewer	Jan-18	39.97	
	Apr-18	51.39	
	Jul-18	68.52	
	Oct-18	34.26	
Sewer Total			194.14
Taxes			5,784.00
Water			540.00
Insurance			2,047.00
Maintenance on Boiler			200.00

Gross Expenses 8,765.14

GROSS PROFIT ..... 34,794.86

