

**250 West Street**

**LITCHFIELD, CONNECTICUT**

▼ For Sale



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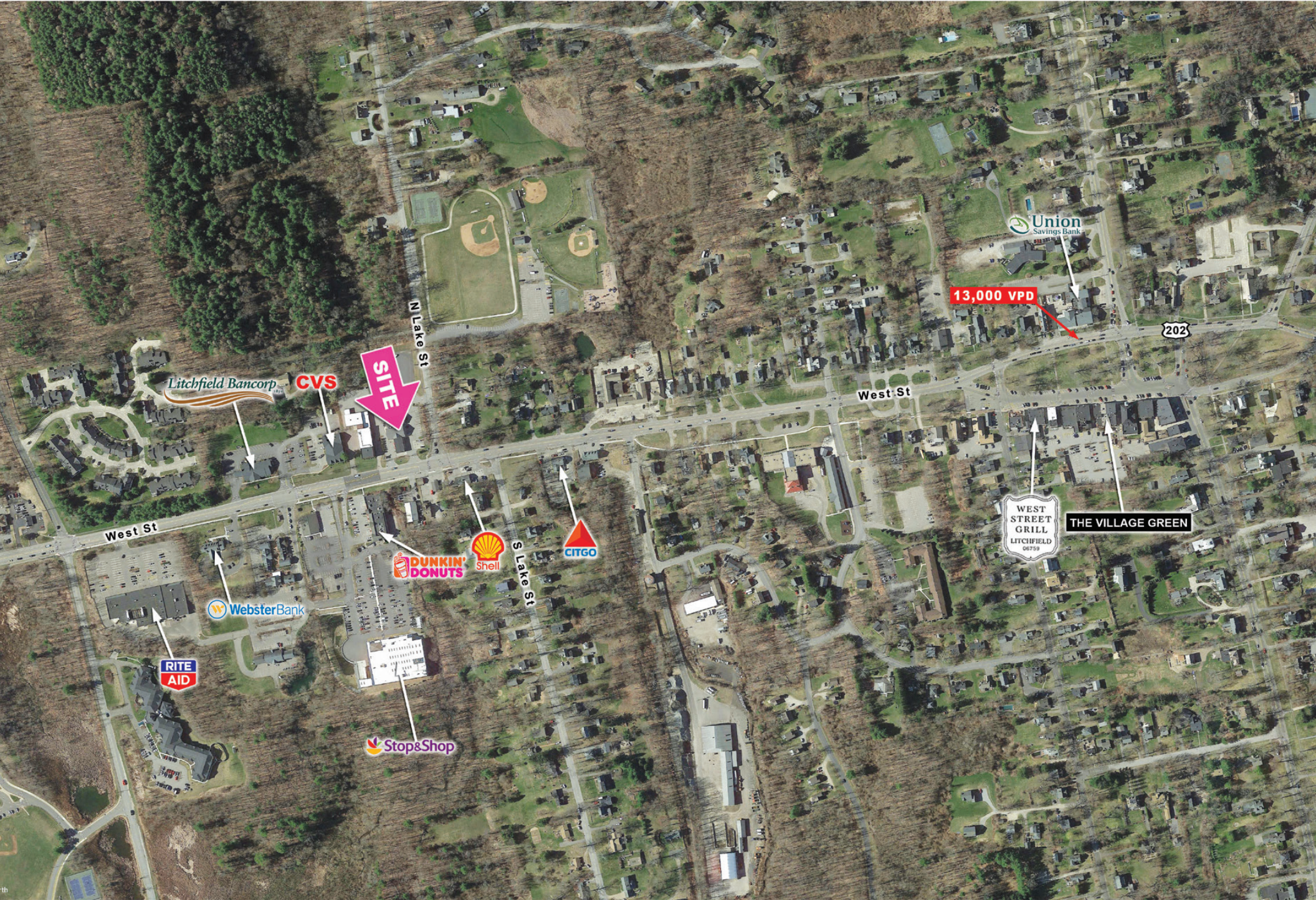
▼ For Sale

- Gas Station / C-Store Investment Opportunity
- Opportunity for Distributor and or Dealer to own the only canopy covered gas station in Litchfield
- C-store lease can either remain for 5 more years or be terminated with notice by 3/31/19
- 8 pumps with three tanks (unleaded - 12,000 gals, premium - 8,000 gals, diesel - 5,000 gals)
- NNN lease with C-Store dealer and with pizza restaurant
- 60 parking spaces
- Centrally located within Litchfield Market

<b>Location</b>	250 West Street, Litchfield, Connecticut
<b>Size</b>	5,349 SF - (C-Store: 2,814 SF; Restaurant: 2,304 SF) on .8 acre - Long term ground lease
<b>Price</b>	\$3,700,000 (Income Expenses available upon request)
<b>Area Retail</b>	Stop & Shop, CVS, RiteAid, Dunkin Donuts, Webster Bank
<b>Traffic Counts</b>	13,000 VPD on Rt-202

Demographics	1 mile	3 miles	5 miles	7 miles
<b>Population</b>	2,055	4,948	13,018	42,703
<b>Households</b>	868	2,135	5,430	18,215
<b>Avg. HH Income</b>	\$108,159	\$113,994	\$115,158	\$93,127
<b>Daytime Pop.</b>	2,459	5,701	11,110	33,731





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<b>Income:</b>	
<b>C-store (1)</b>	\$242,052
<b>Hometown Pizza (2)</b>	\$36,000
<b>ATM</b>	3,600
	\$281,652
<b>Expenses:</b>	
<b>Ground Lease (3)</b>	\$63,480
<b>Liability, Umbrella Ins.</b>	\$7,035
<b>Pollution Ins.</b>	\$1,454
<b>CT Tank Tax</b>	\$300
<b>Line Test / Stage I Test</b>	\$565
	\$72,834
<b>Net Operating Income</b>	<b>\$208,815</b>

- (1) If C-store operator remains, the rent escalates to \$21,179.55 / month (\$254,154.60) on June 1, 2019 with 5% escalations every 12 months
- (2) Rent increase to \$3,090.00 / month (\$37,080.00) on April 1, 2019. Tenant has requested an additional 5 or 10 year extension which has not yet been granted
- (3) 35 year ground lease of the .8 acre parcel commenced in 2004. Rent escalations every 5 years with next increase to \$6,100 / month in Nov, 2019



Disclaimer: Information is from sources deemed reliable but broker makes no representation as to its accuracy. Verification of all numbers is the responsibility of any prospective buyer.