

1225 Thomaston Avenue WATERBURY, CT 06704



Investment Property with Fortune 500 Tenant for Sale at \$850,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer an investment opportunity at **1225 Thomaston Avenue in Waterbury, CT**, for sale at \$850,000. Fully leased to PPG Paints with a corporate guarantee from a Fortune 500 Company, the property is a 6,615 RSF one-story retail building on 0.67 acres with abundant parking. The projected 2021 NOI is \$68,690.

Pittsburgh Paint (PPG Industries) assumed the lease for this property as a result of their purchase of Painter's Supply. As a \$13.8 billion, Fortune 500 company, and global supplier of paints and specialty products, PPG Industries' acquisition of Painter's Supply strengthens this investment property.

1225 Thomaston Avenue is located less than one mile from Route 8 (Exit 36) and near top national retailers including Target, CVS, McDonald's, 7-Eleven, Cumberland Farms, Aldi, Stop & Shop, and Bank of America.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext.21.

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Financial Information

Sale Price:	\$850,000
Projected 2021 NOI:	\$68,690

The Site

Total Building Size:	6,615 RSF
Land:	0.67 acres
Real Estate Taxes:	\$32,762.08 (2021)
Zoning:	General Industrial District (IG)
Year Built:	1962, Renovated in 2011
Construction:	Masonry
Stories:	One
Tenancy:	Single
Occupancy:	100%

Features

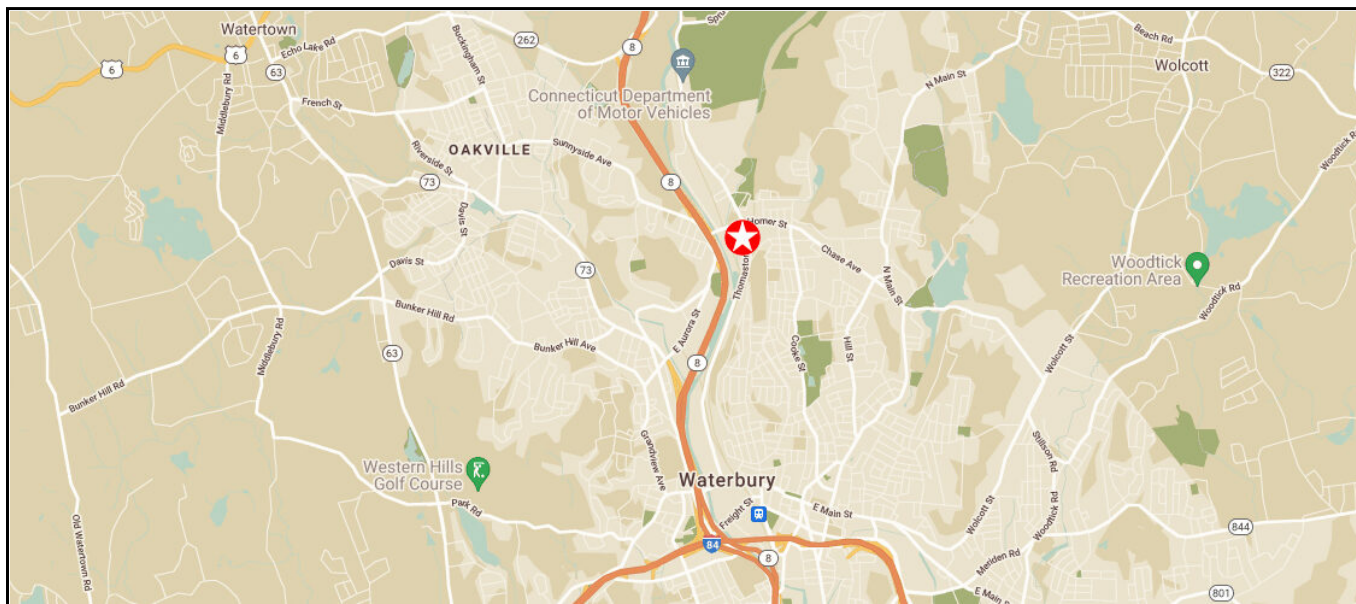
Traffic Count:	7,921 Average Daily Traffic Volume
Parking:	Ample

Utilities

Water/Sewer:	City/City
A/C:	None
Heating:	Gas

Demographics

	3 Miles	5 Miles
Population:	82,844	144,849
Median HH Income:	\$41,797	\$51,365



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