

INTRODUCING

11 Church Hill Road

NEWTON, CT

FOR SALE

Mixed Use



HOULIHAN LAWRENCE
COMMERCIAL



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11 Church Hill Road

NEWTON, CT

8,016
SQFT.

\$2,200,000
OFFERED AT

Mixed use property consisting of 7 residential apartments and 2 commercial units in Newtown CT, located on the major commercial arterial and minutes to Sandy Hook Village

HIGHLIGHTS

- Strong In-Place income in high demand corridor.
- Mixed Use of residential and commercial
- Well maintained and in excellent condition.
- Steel and brick construction.
- 8,016 sq. ft. 2-story building on 1.15 acre lot
- Oversized parking lot.
- Minutes to Sandy Hook Village and I-84.

BUILDING & LOT INFORMATION

- Two -Bedroom apartments
- Five 1-Bedroom apartments
- Two commercial units
- 9 units in total equaling 8,016 sq. ft
- Lot size: 1.15 acre



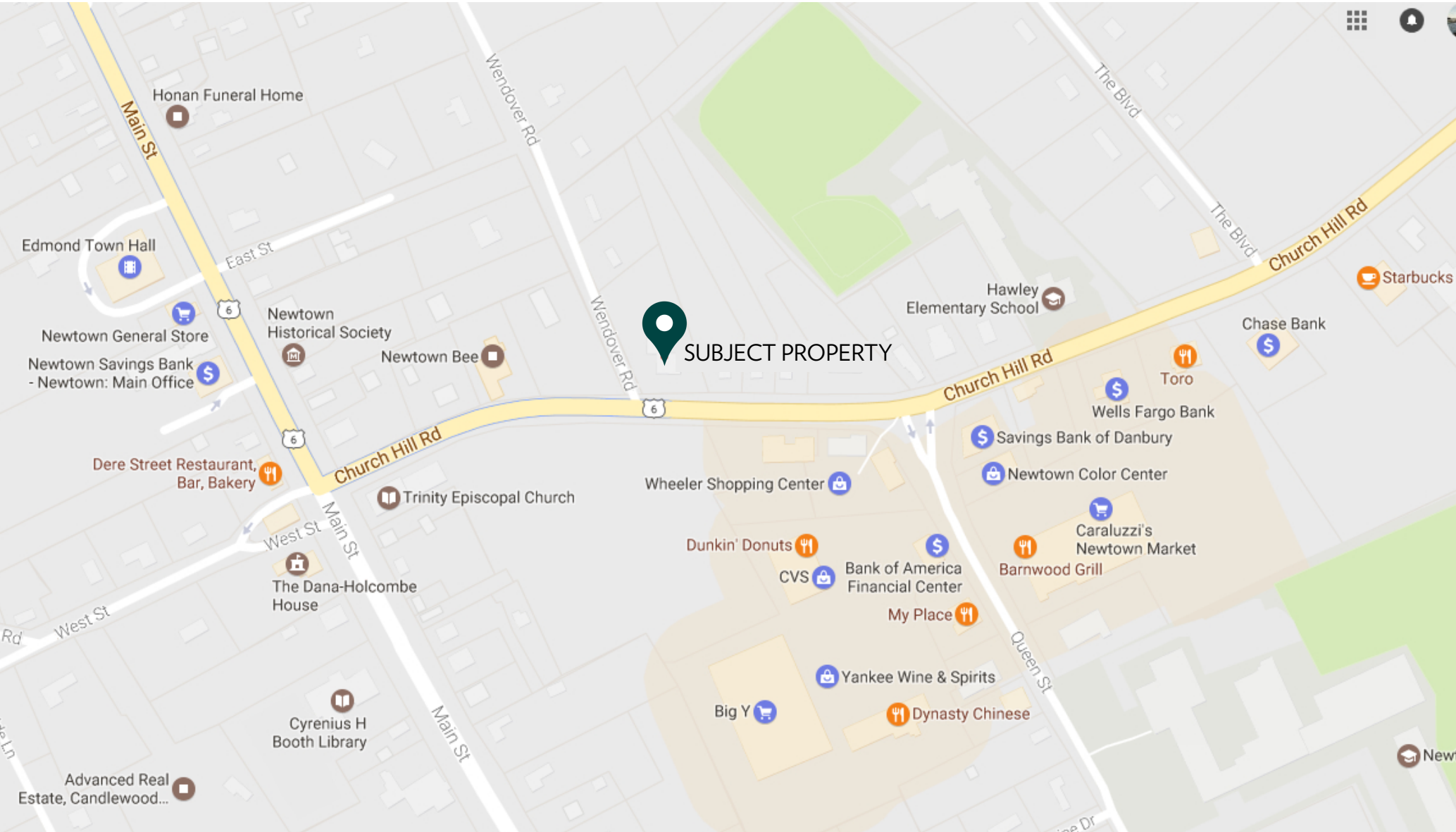
ELEVEN



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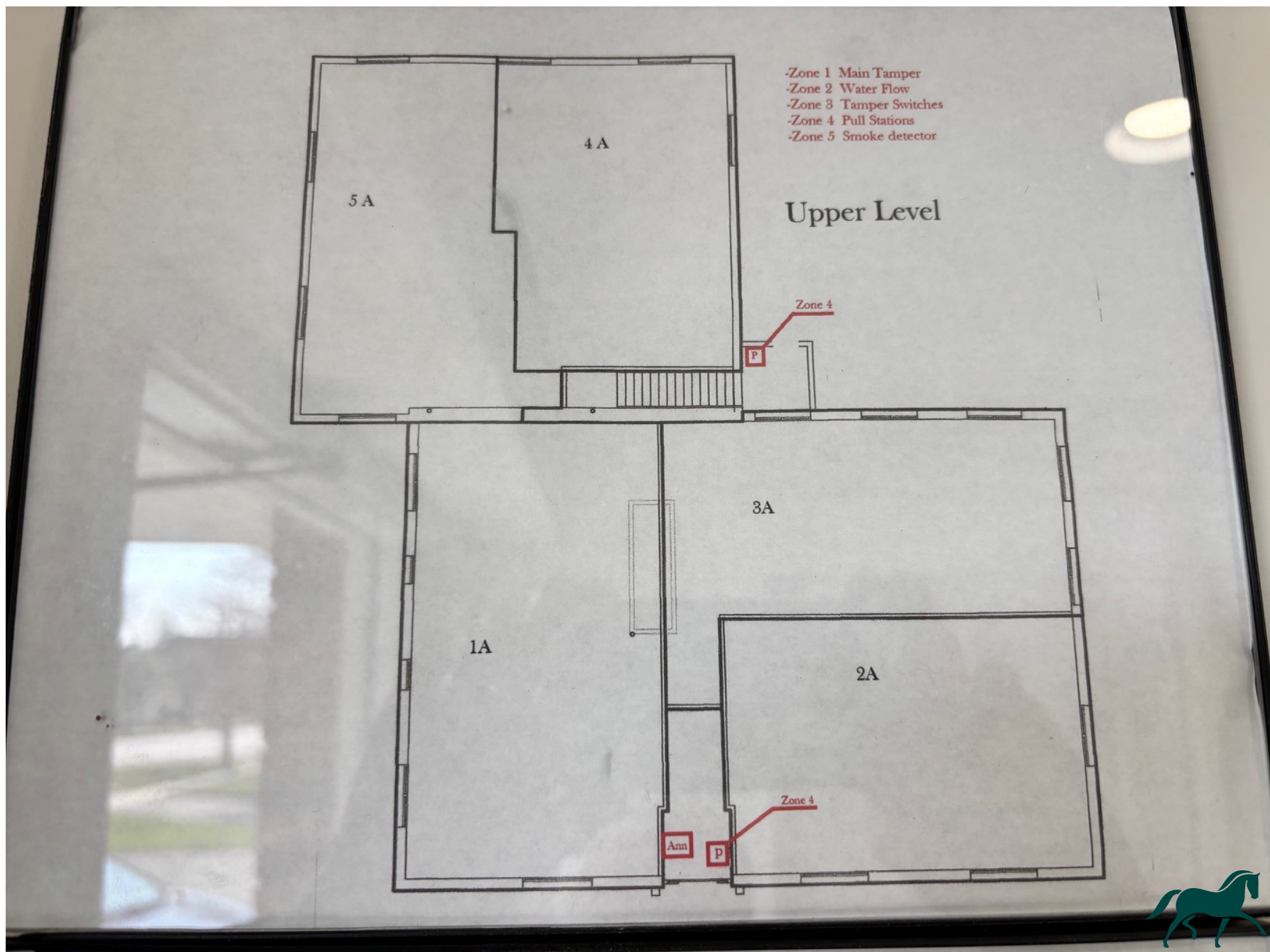
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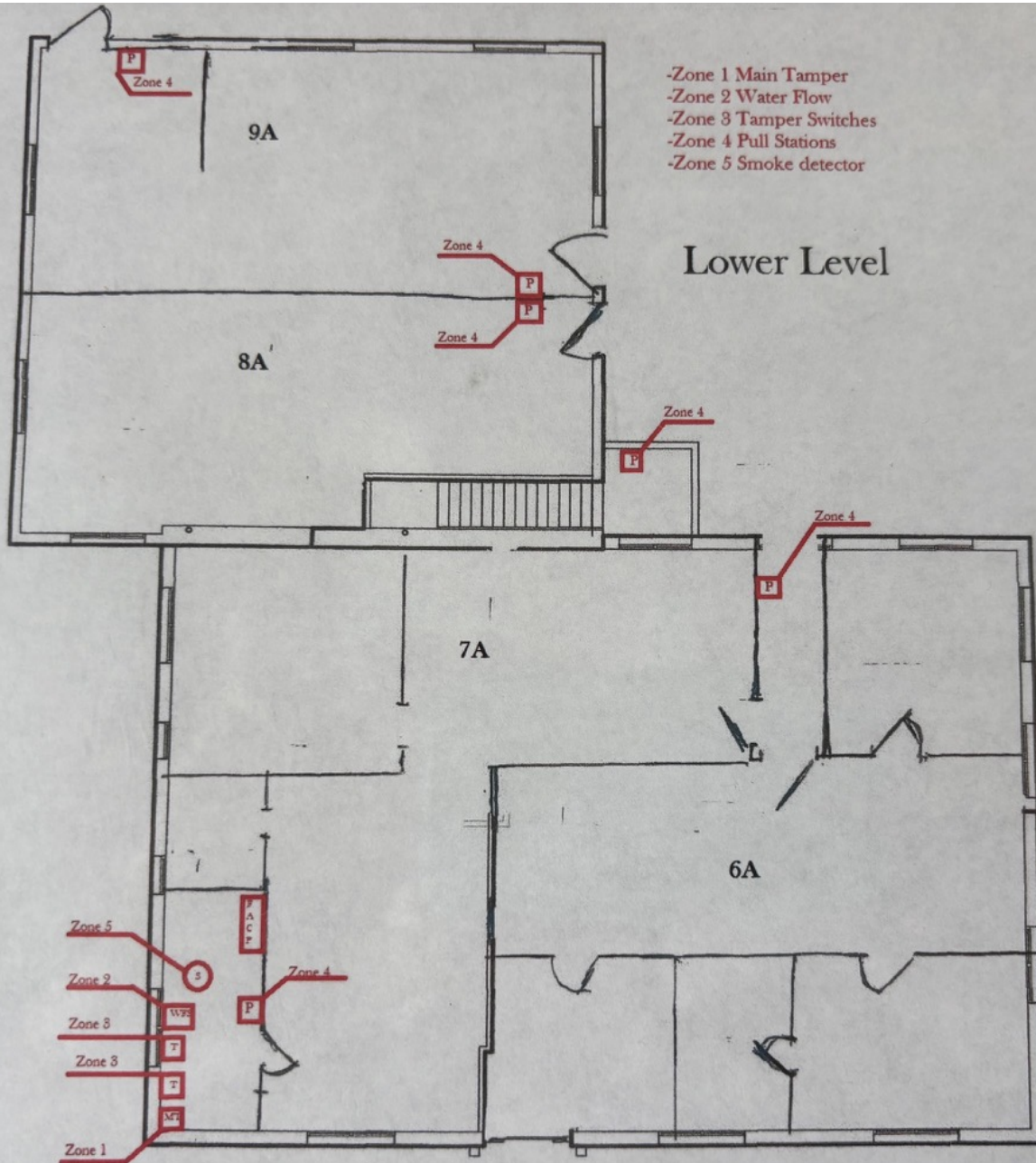


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- Zone 1 Main Tamper
- Zone 2 Water Flow
- Zone 3 Tamper Switches
- Zone 4 Pull Stations
- Zone 5 Smoke detector

Lower Level



Financials

Unit Number		Monthly
1	2BR	\$ 2,300
2	1BR	\$ 1,900
3	1BR	\$ 1,900
4	1BR	\$ 1,950
5	1BR	\$ 1,900
6	2BR	\$ 2,300
7	Ofc	\$ 1,200
8	1BR	\$ 1,900
9	Ofc	\$ 1,900
Total Monthly		\$ 17,250
Annual Rent		\$ 207,000

Gross Rent	\$ 207,000
Expenses	
Insurance	\$ 7,000
Taxes	\$ 21,000
Snow / Landscape	\$ 10,500
LL Utilities	\$ 3,000
Trash	\$ 4,800
Water/Sewer	\$ 3,500
Sprinklers/Alarm	\$ 5,000
Mgt	\$ 6,210
Total Expenses	\$ 61,010
Net Income	\$ 145,990





CONTACT US FOR MORE INFORMATION



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**LOCAL MARKET LEADERSHIP.
WORLD CLASS CONNECTIONS.**

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