

FOR SALE

8,652 SQUARE FOOT MEDICAL OFFICE BUILDING

74 MACK STREET | WINDSOR, CT 06095



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 74 Mack Street for sale; a single-story, fully-leased, multi-tenant medical office building situated on 2.01 acres.

PROPERTY HIGHLIGHTS

- Net Operating Income of approximately \$105,000
- Cap rate of 10.5%
- Parking for 59 cars
- Less than one mile from Windsor Center
- Easily accessible to and from I-91 at exit 37 (Bloomfield Ave.)

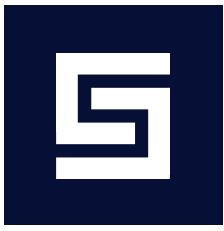
OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	2.01 Acres
Building Size:	8,652 SF
NOI:	\$105,000.00
Cap Rate:	10.55%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	134	580	2,052
Total Population	299	1,303	4,844
Average HH Income	\$119,741	\$116,218	\$116,199

LARRY LEVERE, SIOR
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\$995,000

BUILDING SPECIFICATIONS

Building Size	8,652 SF
Ceiling Height	8'
Stories	1
Year Built	1970
	Expanded in 1990
Cap Rate	10.55%

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	Electric
Lighting	Flourescent/LED
Water/Sewer Company	MDC
Electric Company	Eversource

LAND

Lot Size	2.01 Acres
Parking	59
Zoning	P (Professional Office Zone)

TAXES

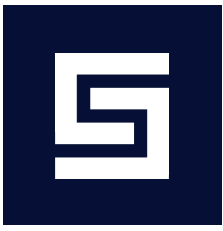
Tax Per Square Foot	\$2.46
Taxes	\$21,293
Appraised Value	\$1,069,200
Year Assessed	2023
Mill Rate	28.45

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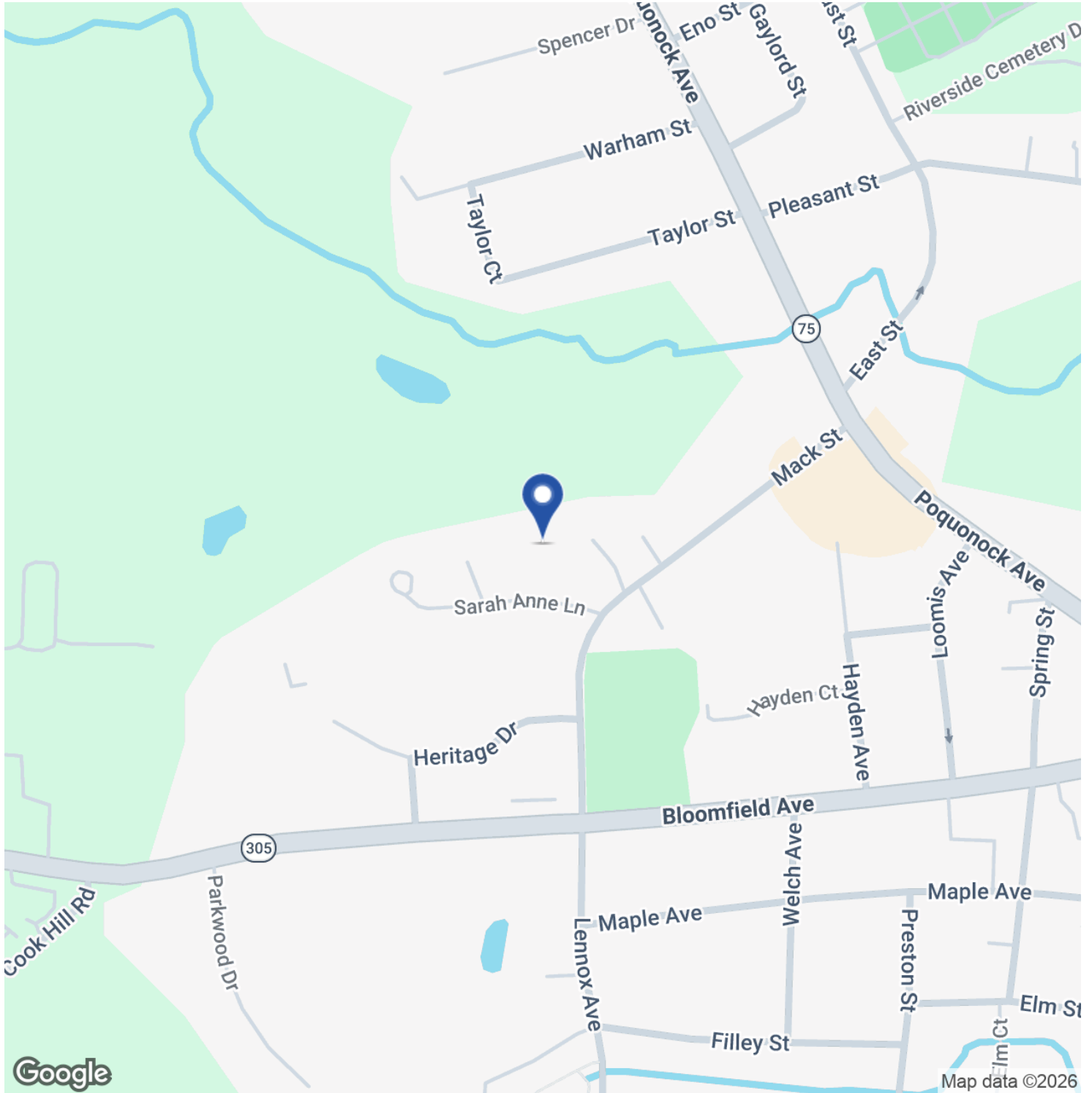
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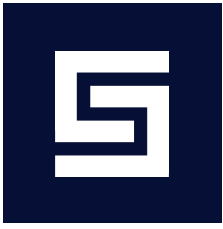


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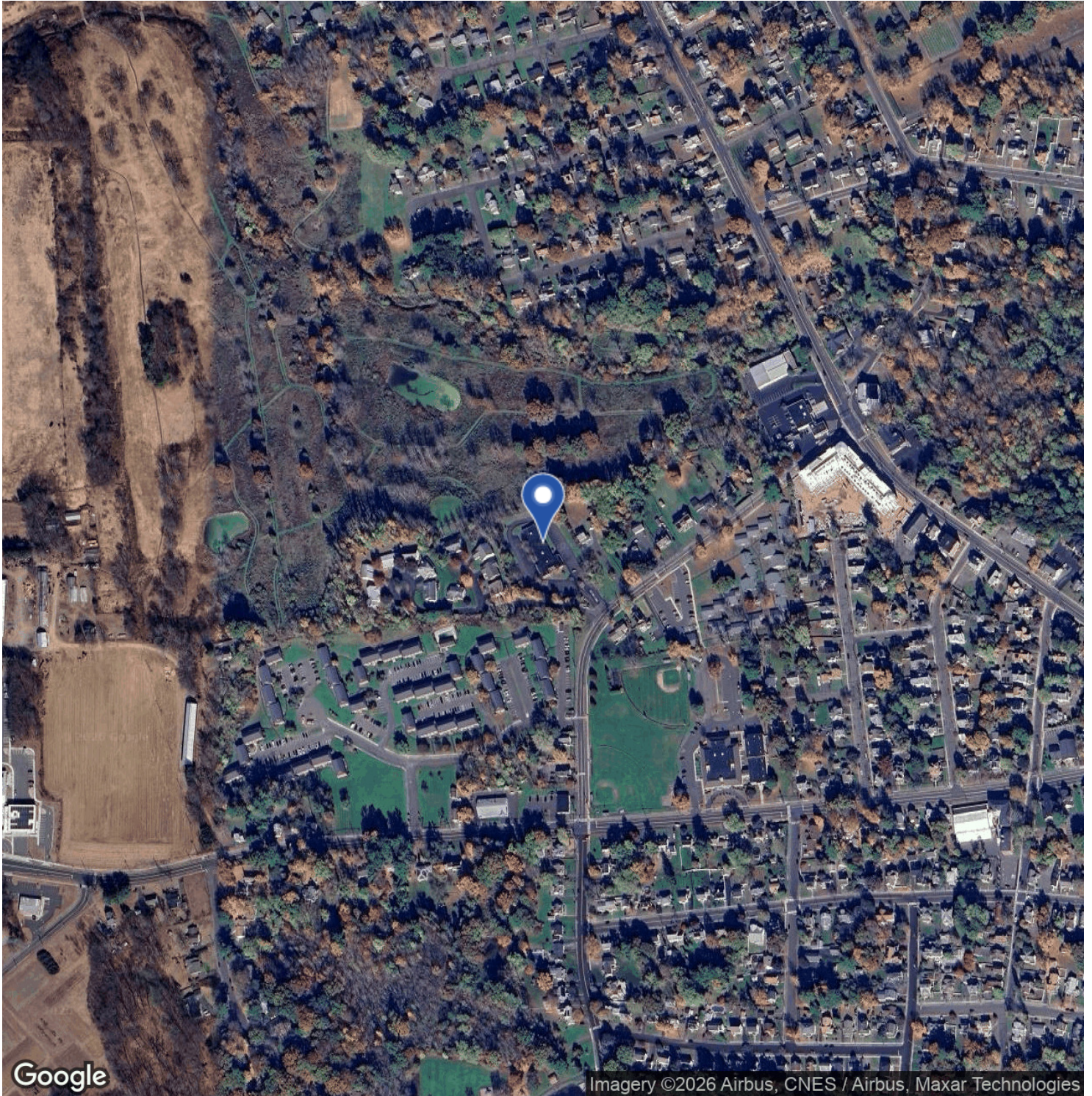
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Google

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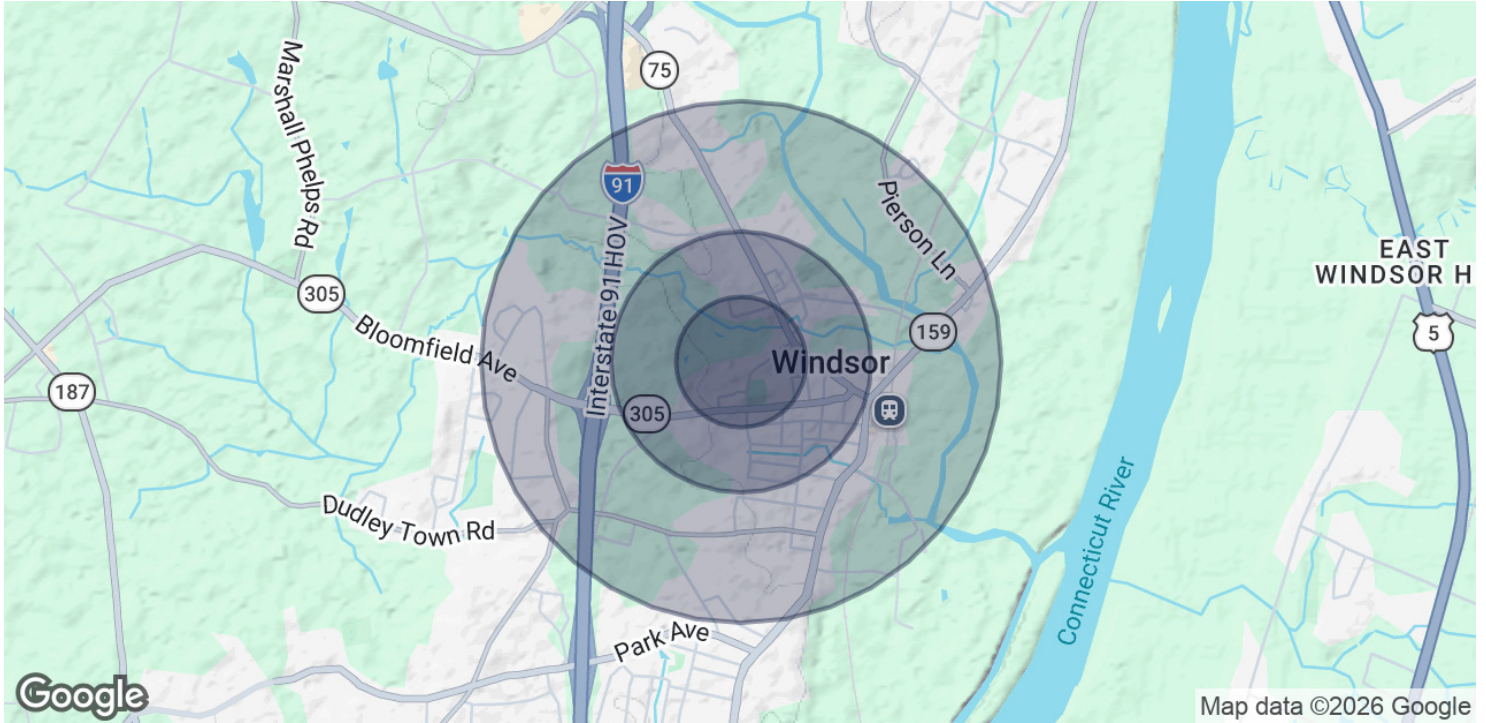
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	299	1,303	4,844
Average Age	43.7	44.3	44.5
Average Age (Male)	38.1	37.3	39.2
Average Age (Female)	49.8	49.3	47.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	134	580	2,052
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$119,741	\$116,218	\$116,199
Average House Value	\$273,678	\$269,035	\$277,582

2023 American Community Survey (ACS)

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