

FOR SALE

INVESTMENT PORTFOLIO

44-46 NORWICH-LEBANON ROAD | BOZRAH, CT 06334



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 44-46 Norwich Lebanon Road, Bozrah CT for sale. The property is currently operated as a gross-lease investment, with intentional vacancy to allow for tenant repositioning and operational flexibility, offering a clear path to stabilization.

PROPERTY HIGHLIGHTS

- Two multi-tenant office buildings totaling 8,640 SF
- Industrial-zoned 2 acres parcel with ample on-site parking
- Fully renovated office suites (2018)
- New HVAC systems (2024)
- Current NOI of \$63,840; stabilized NOI of \$81,660 +/-

OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	2 Acres
Property Size:	8,640 SF
NOI:	\$81,660.00
Cap Rate:	9.33%

DEMOGRAPHICS

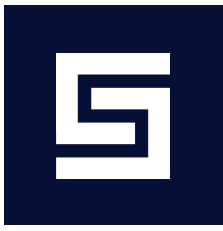
	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	39	192
Total Population	23	98	475
Average HH Income	\$125,607	\$119,641	\$116,090

ZACH PASQUIN
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SENTRY COMMERCIAL BROKERADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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\$875,000

BUILDING SPECIFICATIONS

Building Size	4,230 SF
Parking	20+ spaces
Year Renovated	1984
Year Last Renovated	2018
Number of Units	8

MECHANICAL/UTILITIES

Power	200 amp, 120 volt
Heat	Propane
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	City
Electric Company	Bozrah Light & Power

LAND

Lot Size	2 acres
Zoning	I-30

TAXES

Tax PSF	\$1.58
Year Assessed	2022
Mill Rate	22.75

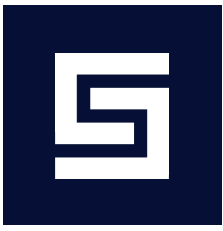


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\$875,000

BUILDING SPECIFICATIONS

Building Size	4,410 SF
Parking	20+ spaces
Year Built	1984
Year Renovated	2018
Number of Units	10

MECHANICAL/UTILITIES

Power	200 amp, 120 volt
Heat	Propane
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	City
Electric Company	Bozrah Light & Power

LAND

Lot Size	2 acres
Zoning	I-30

TAXES

Tax PSF	\$1.58
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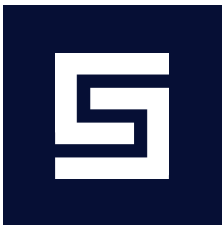


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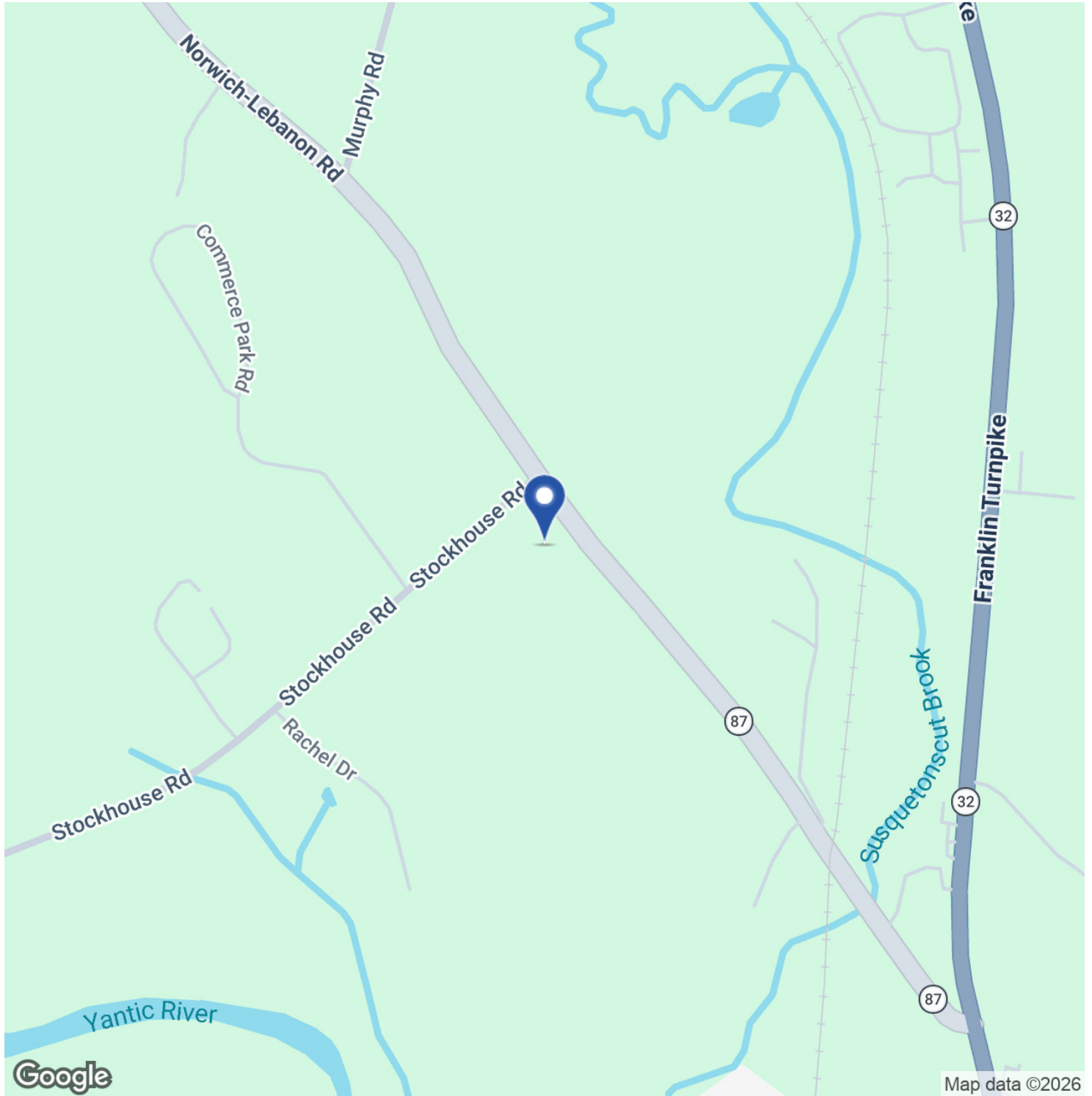
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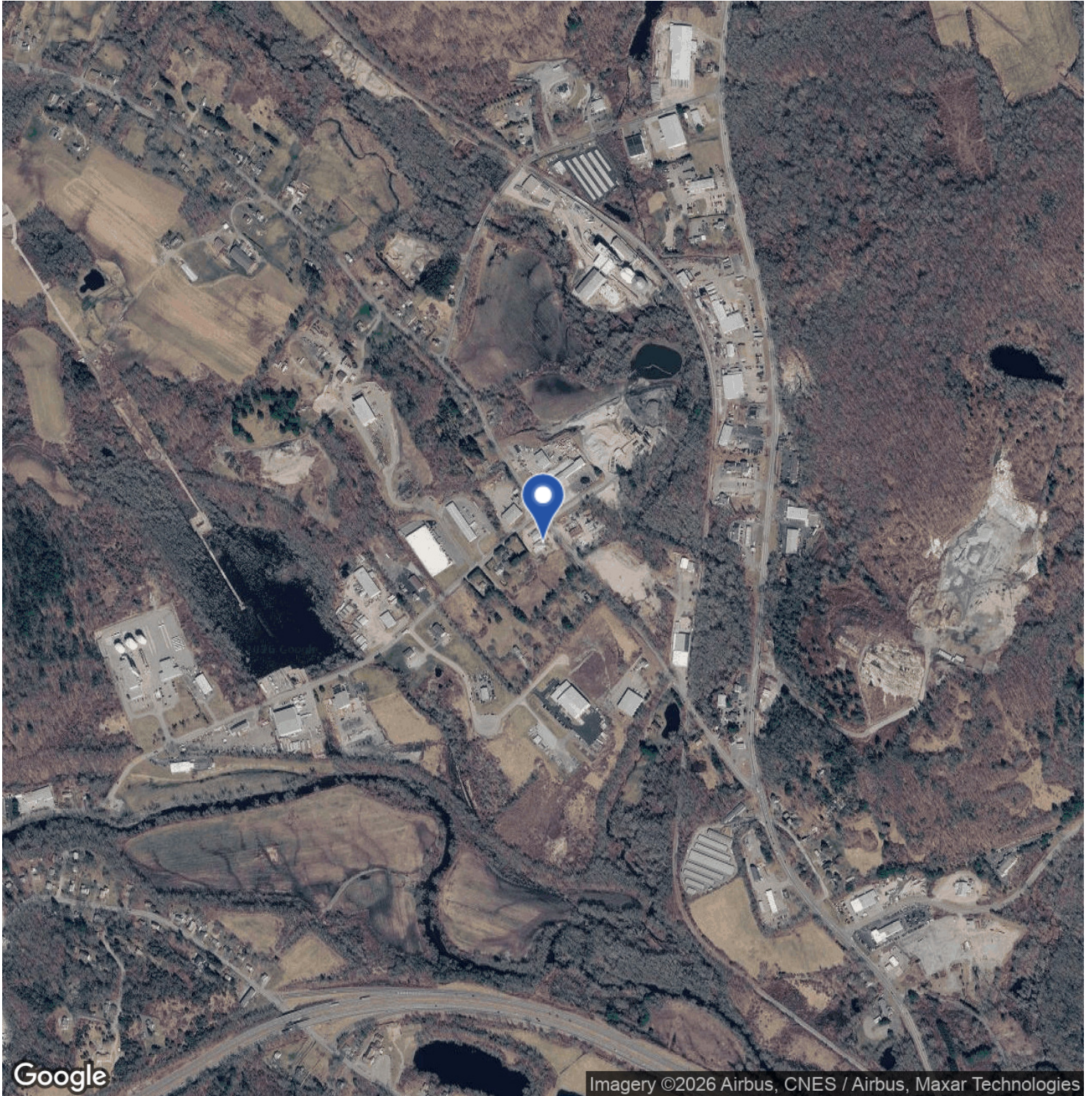
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Google

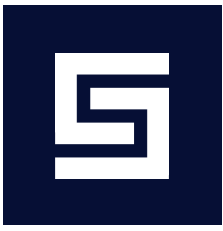
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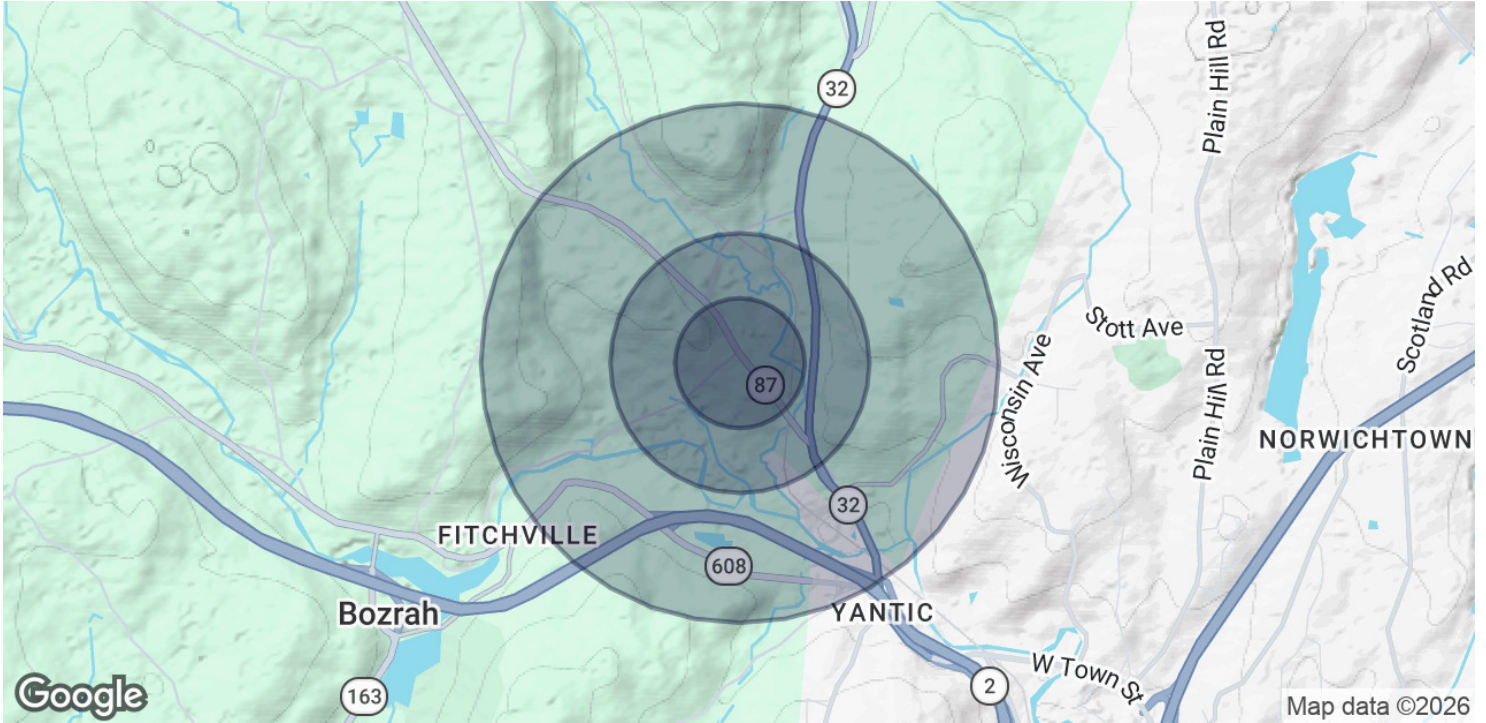
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	23	98	475
Average Age	45.9	45.6	45.6
Average Age (Male)	44.6	43.6	41.6
Average Age (Female)	46.4	46.8	47.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	39	192
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$125,607	\$119,641	\$116,090
Average House Value	\$416,204	\$336,093	\$316,219

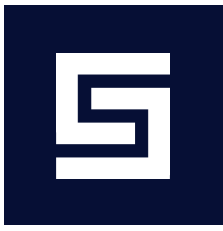
2023 American Community Survey (ACS)

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