

FOR SALE

800 Main Street South, Southbury, CT 06488

MATTHEWS COMMERCIAL PROPERTIES



INVESTORS TAKE NOTICE!

PROFESSIONAL / OFFICE / MEDICAL BUILDING

- 60,000 SF +/- Professional Office Building suitable for Office and Medical Use
- Office Suites range from 1,302 - 7,131 SF +/-
- Conveniently located near the US Post Office Southbury Green
- Excellent access to I-84 - Exit 14
- Great On-Site Parking
- SALES PRICE: \$3,750,000.00

Contact:

GERRY MATTHEWS / matthewscre@gmail.com / 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

matthewscommercial.com

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BUILDING INFO

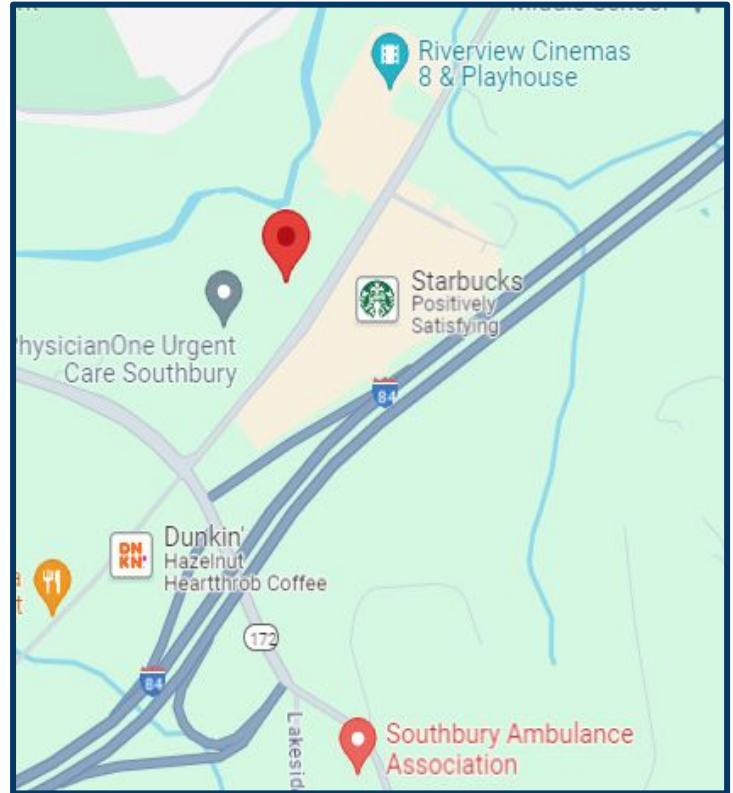
Total Available SF	61416 SF+/-
Number of Floors	2
Ceiling Height	10'
Roof	Rubber
Interior Construction	Sheetrock
Exterior Construction	Brick Veneer
Parking	Excellent
Zoning	Commercial

PROPERTY

Distance to I-84	¼ mile - Exit 14
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MECHANICALS & UTILITIES

Electric	Eversource
Gas	Eversource
Sewer	Septic
Water	Town
Air Conditioning	Central
Type of Heat	Forced Hot Air
Elevator	Yes
Sales Price	\$3,750,000.00



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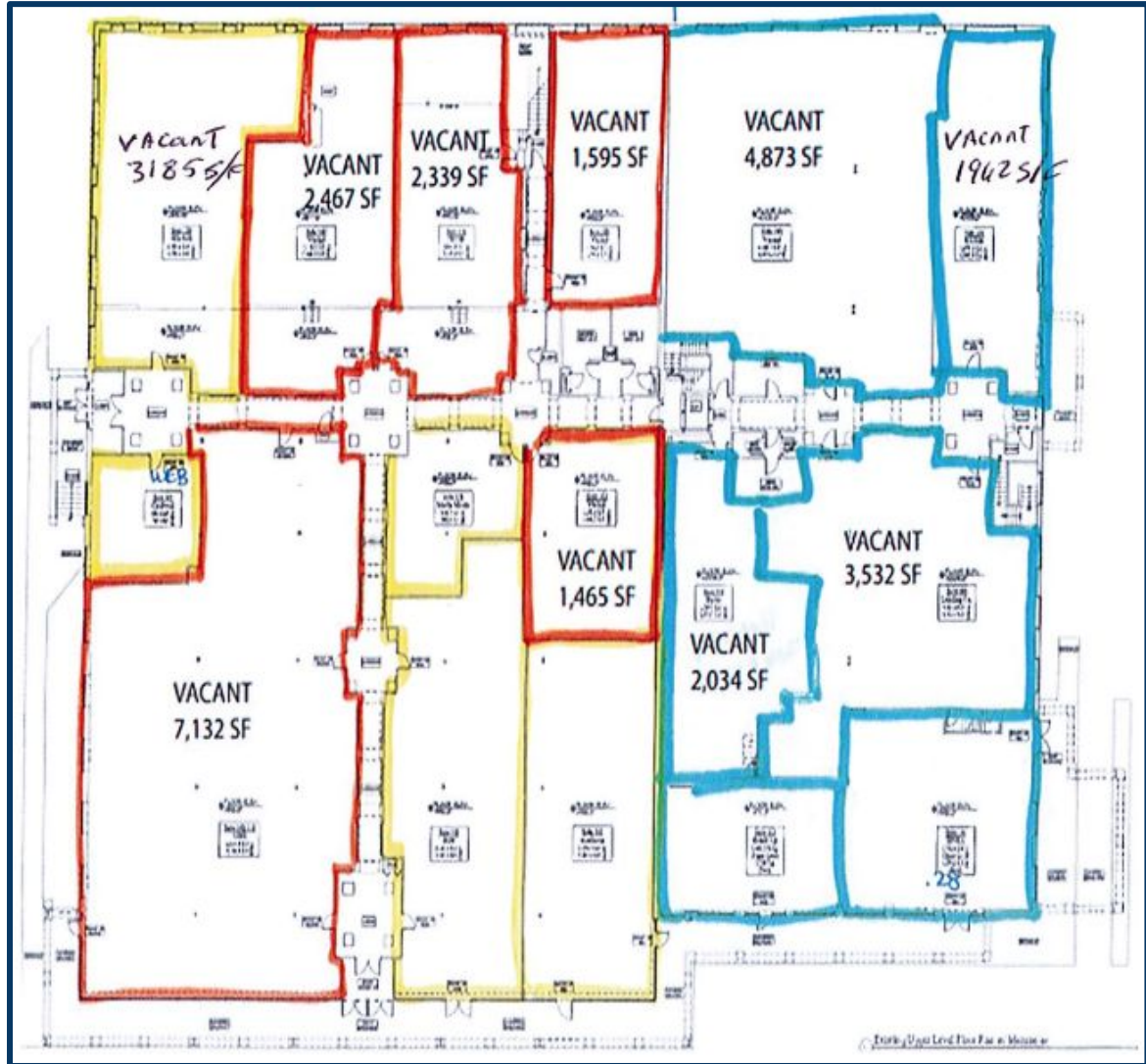
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SUITE #	RSF
101	5,965
102/115	7,132
120	3,185
122	2,467
124	2,339
210	4,873
215	1,963
218	2,034
225	3,532
L-1	1,302
L-4	3,397
L-5	1,604



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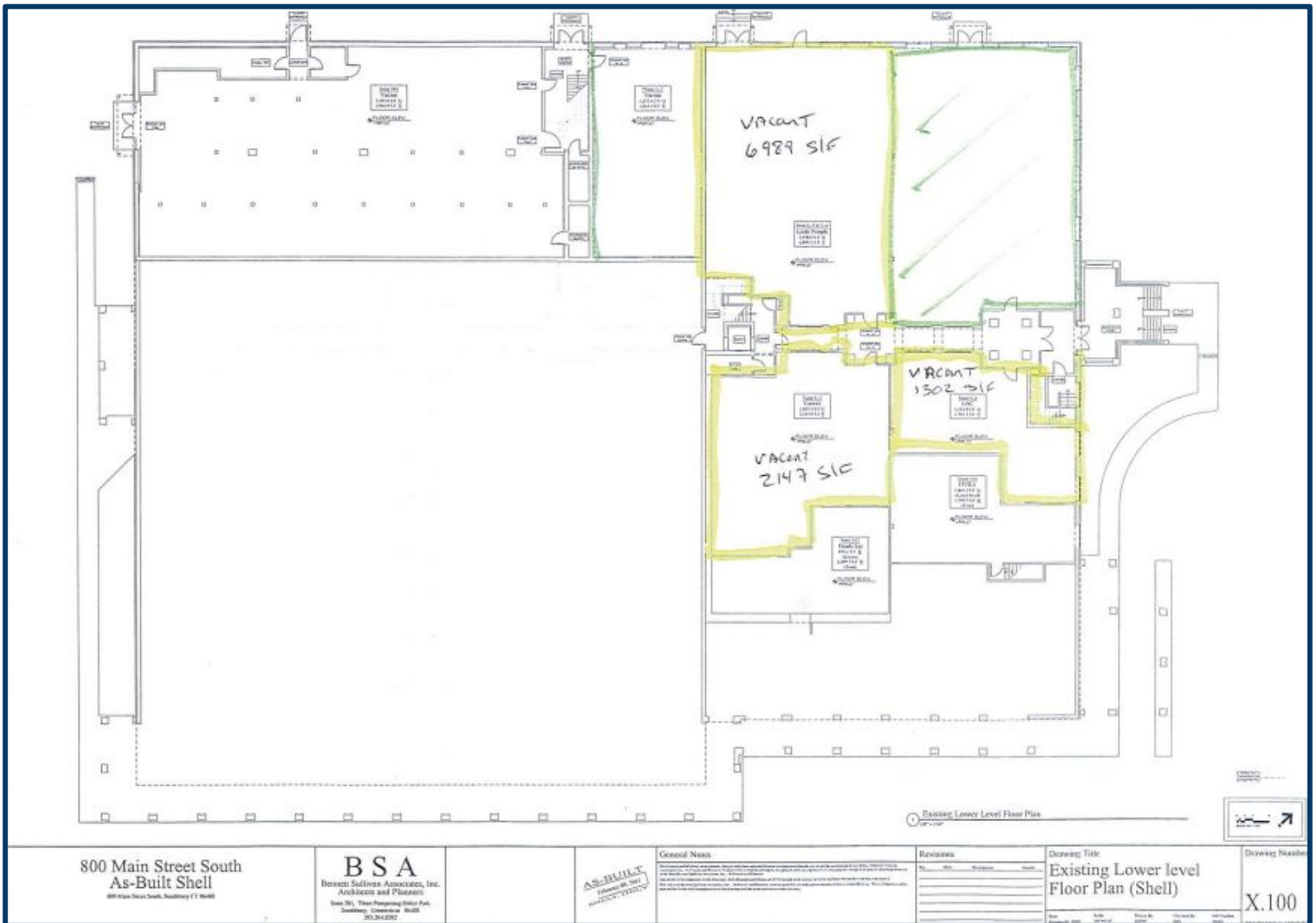
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LOWER LEVEL	
L-1	1,302
L-4	3,397
L-5	1,604



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800 MAIN STREET SOUTH SOUTHURY, CT 06488 RENT ROLL 2024			
TOTAL SF+/-	61,416		7/29/2024
TENANTS		TOTAL RENT	12
			<u>LEASE TERM</u>
			<u>January 1, 2017 thru December 31, 2026</u>
SUITE 108		RENT	4,820.00 57,840.00
Mire Spa & Nails, Inc			January 1, 2024 thru December 31, 2024
SF+/- 3,041			<u>LEASE TERM</u>
			January 1, 2025 thru December 31, 2025
			January 1, 2026 thru December 31, 2026
			<u>RENEWAL OPTION 2% INC. P/Y</u>
no \$ amount listed on Amendment		5,114.28	January 1, 2027 thru December 31, 2027
		5,216.57	January 1, 2028 thru December 31, 2028
no option indicating until 2030		5,320.90	January 1, 2029 thru December 31, 2029
		5,427.31	January 1, 2030 thru December 31, 2030
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SUITE 110		RENT	4,300.00 51,600.00
Aesthetic Enterprises, Ltd			<u>LEASE TERM</u>
SF+/- 2,486			<u>March 1, 2024 thru February 28, 2025</u>
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			<u>LEASE TERM</u>
			<u>April 1, 2018 thru March 31, 2027</u>
SUITE 112		RENT	6,438.89 77,266.68
Charis Wipfler			April 1, 2023 thru March 31, 2024
Total SF+/-	4,438	6,567.67	April 1, 2024 thru March 31, 2025
Original	2,630	6,699.02	April 1, 2025 thru March 31, 2026
Expansion L-3	1,808	6,833.00	April 1, 2026 thru March 31, 2027
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			<u>LEASE TERM</u>
			<u>August 1, 2018 thru November 30, 2028</u>
SUITE 116		RENT	4,226.71 50,720.52
Save Your Scissors, LLC			September 1, 2023 thru August 31, 2024
SF+/- 3,259		4,353.51	September 1, 2024 thru August 31, 2025
		4,484.12	September 1, 2025 thru August 31, 2026
		4,618.64	September 1, 2026 thru August 31, 2027
		4,757.20	September 1, 2027 thru August 31, 2028
		4,899.92	September 1, 2028 thru November 30, 2028
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Suite 121		RENT	1,263.50 15,162.00
Hammonasset Construction, LLC			<u>LEASE TERM</u>
SF+/- 2,165			<u>March 1, 2024 thru February 28, 2026</u>

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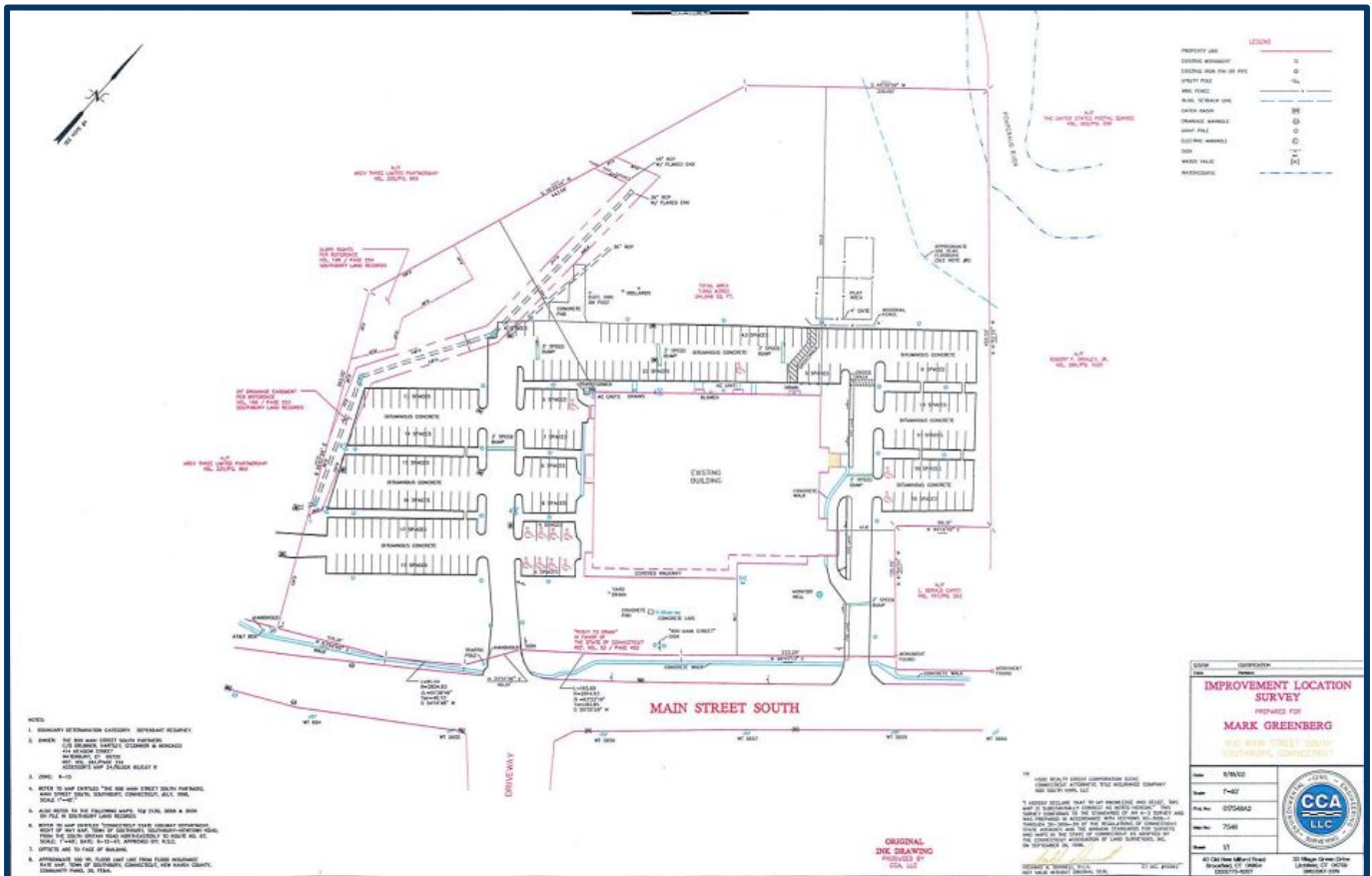
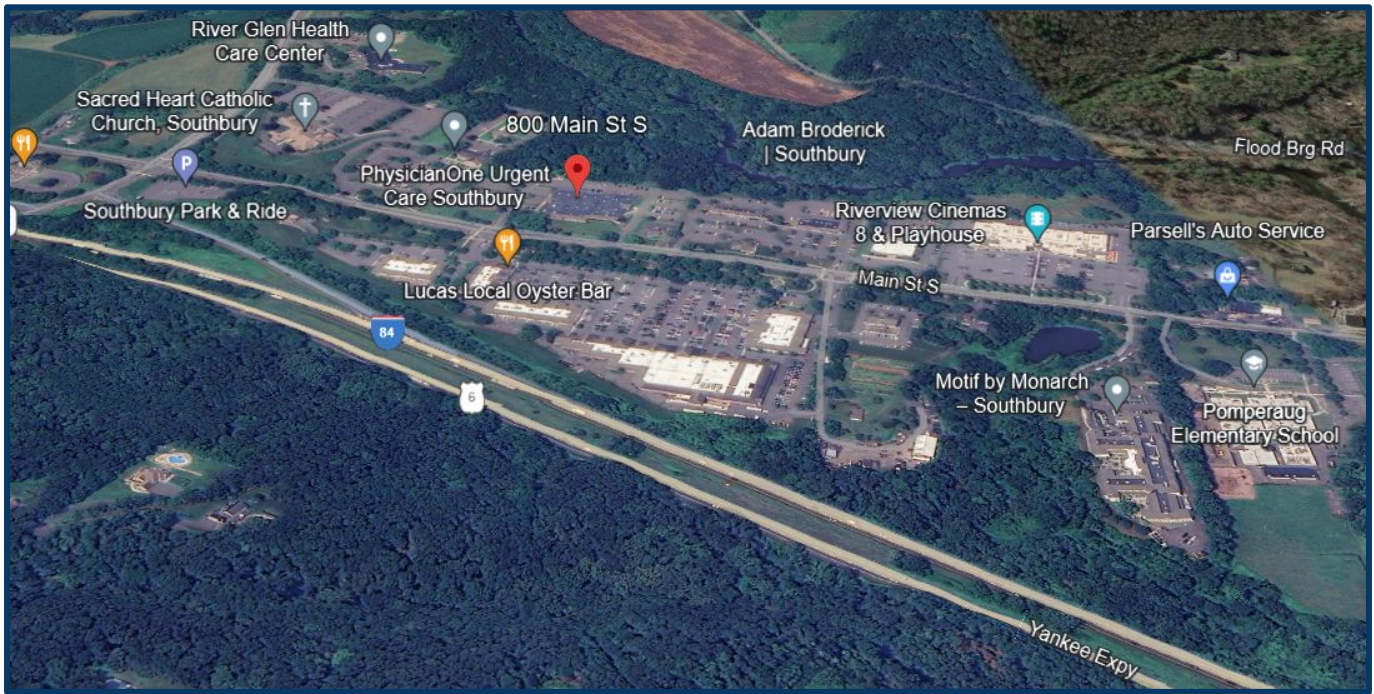
				<u>RENEWAL OPTION</u>	
				January 1, 2024 thru December 31, 2025	
Suite 123 & 132	RENT	<u>2,860.00</u>	34,320.00	January 1, 2024 thru December 31, 2024	
Dymar-Division of AML Corp					
Total SF+/-	2,452	3,200.00		January 1, 2025 thru December 31, 2025	
Suite 123	987				
Suite 132	1465				
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Suite 130	RENT	<u>2,034.00</u>	24,408.00	Month to Month	
Leopold & Associates PLLC					
SF+/-	100				
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Suite L-2	RENT	4,165.62	49,987.44	May 1, 2024 thru April 30, 2025	
CMPM, Inc	STORAGE	<u>100.00</u>	<u>1,200.00</u>		
		4,265.62			
SF+/-	3,592	4,269.76		May 1, 2025 thru April 30, 2026	
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		<u>MONTHLY INCOME</u>			<u>ANNUAL INCOME</u>
	RENTAL INCOME	\$30,208.72	12	ANNUAL INCOME	\$362,504.64
				GAS HEAT INCOME	<u>\$7,398.59</u>
					\$369,903.23

				<u>MONTHLY INCOME</u>		<u>ANNUAL INCOME</u>	
	RENTAL INCOME	\$30,208.72	12	ANNUAL INCOME	\$362,504.64		
				GAS HEAT INCOME	<u>\$7,398.59</u>		
					\$369,903.23		
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<u>EXPENSES</u>							
Real Estate	7/1/2024 thru 6/30/2025 @ Mill Rate of 23.6			51,434.08			
Gas Heat				19,700.00			
Insurance	1/15/2024 thru 1/15/2025			35,412.00			
Electricity				26,000.00			
Water				1,200.00			
Repairs & Maintenance				56,000.00			
Landscape (Scully Lawncare, LLC)				18,000.00			
Plowing (Ganz Landscaping Management)				14,889.00			
Carting				9,300.00			
Elevator				6,700.00			
Telephone				1,040.00			
Cleaning				24,600.00			
Fire Protection				4,700.00			
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	TOTAL ANNUAL EXPENSES			268,975.08		268,975.08	
				NOI		\$93,529.56	

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