

412-418 Roosevelt Dr., Derby, CT



Waterfront Retail/Office Investment Opportunity – Rte. 34

Unique Waterfront Commercial/Retail/Office Investment Property for sale in Derby, CT. Potential for Owner/User occupancy. Excellent location for Lawyer, Accountant, Financial Services, or Consulting firm. Consists of two well-maintained/upgraded buildings equaling a total of 12,000 +/- Sq Ft and 45 parking spaces on .76 Acre lot.

- Long term tenants include a deli, chiropractor, insurance agency, hair salon, rowing/exercise club, eyelash salon.
- Most offices have magnificent four-season views of the Housatonic River and the hills beyond. Outdoor patio allows tenants to combine work with tranquil, waterfront dining/relaxation.
- On State Route 34 with good traffic count just north of downtown Derby and Yale Boat house. Close proximity to CT Route 8, Home Depot and Derby Metro North Rail Station (1.5 Miles)
- Potential to reestablish a marina operation with boat docks and fueling station on Lake Housatonic.

For Sale: \$1,200,000 Pro-forma Cap Rate: 8.92
Possible Lease with Purchase Option



Presented by Hodson Realty, Inc.
6515 Main St, Trumbull, CT 06611
www.HodsonCommercial.com
(203)268-7743

Mark Yash
CT Realtor
Mark@HodsonRealty.com
cell: 203-209-6713

Property Summary:

Property

Address	412/418 Roosevelt Dr, Derby, CT
Assessor's APN	10-3 9
Zoning	Commercial B-2
Lot Size	.76 Acres
Waterfront Footage	320 +/-sf

Building Descriptions:

Number of Buildings	Two
Total Rentable Square Feet:	
Building 1 - 412 Roosevelt Drive; Office and Retail Space	6,800+/-sf
Building 2 - 418 Roosevelt Drive; Retail Space	5,000+/-sf
418 Roosevelt Drive; Lower Garage/Storage	3,000+/-sf

Construction:

Foundation	Concrete / Masonry
Building/Exterior	Wood Frame / Vinyl Siding
Roof	Asphalt Shingle
Parking Surface	Paved / Asphalt
Parking	45 spaces

Mechanical/Heating/AC:

Utilities	Public Water, City Sewer
HVAC	Forced Air
Fuel Type	Natural Gas

412-418 Roosevelt Drive, Derby, CT

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Building 1 – 412 Roosevelt Dr. – Upper Office/Retail Interior



Building 1 – 412 Roosevelt Dr. – Lower Office



Building 2 – 418 Roosevelt Dr. – Upper Retail Exterior



Building 2 – 418 Roosevelt Dr. – Lower Garage / Exterior



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Site Map – 412/418 Roosevelt Drive - .76 acre – 320+/- sf road/river frontage



Former Marina View – Potential to restart marina operation



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