

~ FOR SALE ~

**FULLY LEASED OFFICE BUILDING  
PREVIOUSLY TWO-FAMILY HOUSE**



**15 South Main Street,  
New Milford, CT**

**Sale Price: \$349,900**

*Ideal property for an office, investor, or owner/  
occupant.*

This freestanding, well-maintained office building is currently leased to a law firm. It was previously a two-family house and can be converted back to a two-family or to an office on the first floor with an apartment above. Current gross rental income is \$42,720 per year. Features include: eight off-street parking spaces, two-car garage, walk up attic, full walkout basement, city water, city sewer, oil heat, hardwood floors and wired for alarm.

|                 |   |
|-----------------|---|
| Building Size:  | +/- 2,728 Sq. Ft.                         |
| Land:           | +/- 0.21 Acres                            |
| Year Built:     | 1885                                      |
| Year Renovated: | 2004                                      |
| Zoning:         | R-8-2<br>(Multi-Family/Single Family)     |
| Parking:        | 8 Off-Street Spaces and<br>Street Parking |
| Heating:        | Oil Heat                                  |
| Cooling:        | Window A/C                                |
| Plumbing:       | 2 Baths                                   |
| Utilities:      | City Water and Sewer                      |
| Taxes:          | \$5,283 Yearly                            |



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**ADDITIONAL PHOTOS**

15 SOUTH MAIN STREET  
NEW MILFORD, CT



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# TOWN GIS MAP

15 SOUTH MAIN STREET  
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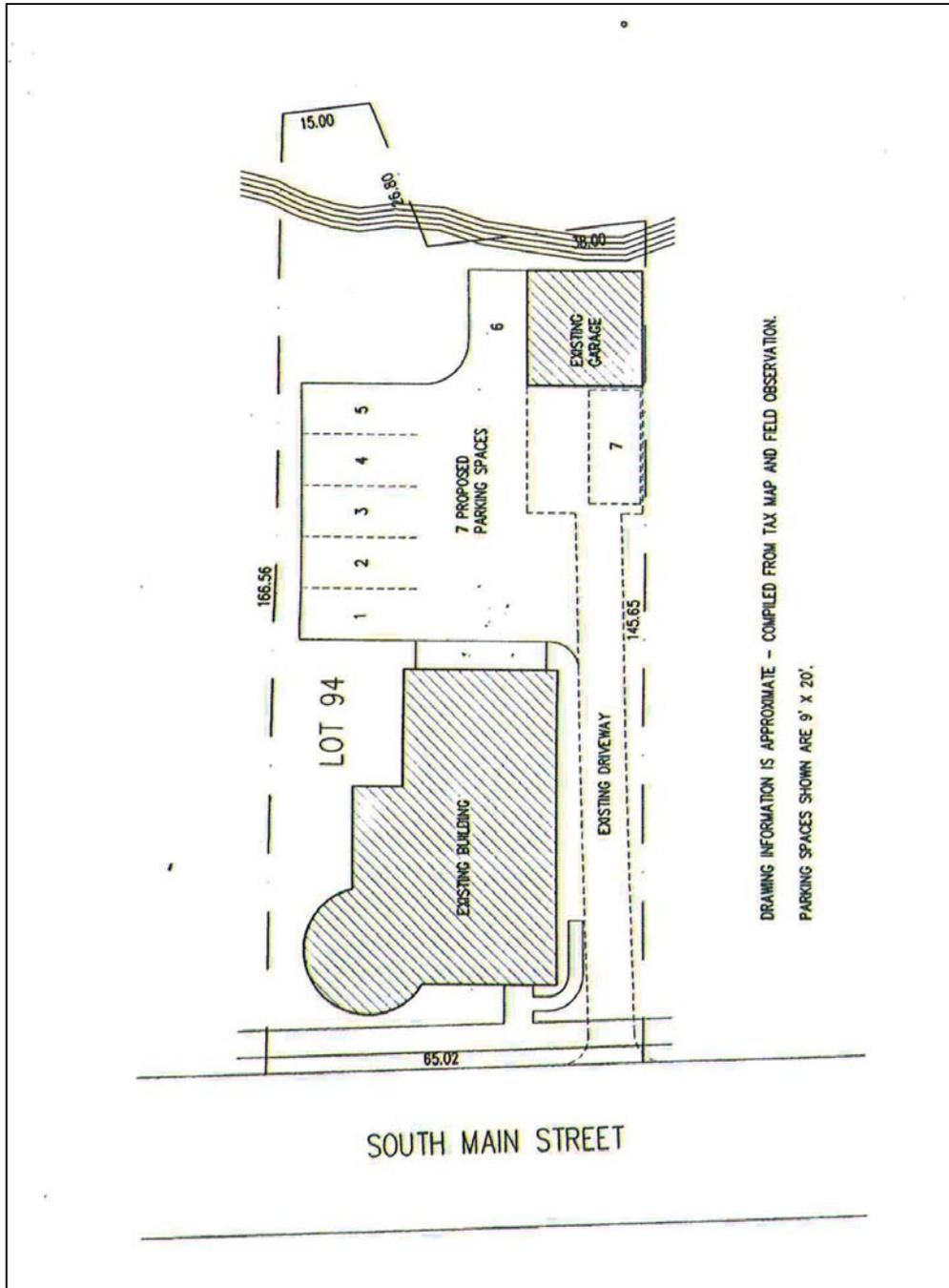
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**SITE PLAN**

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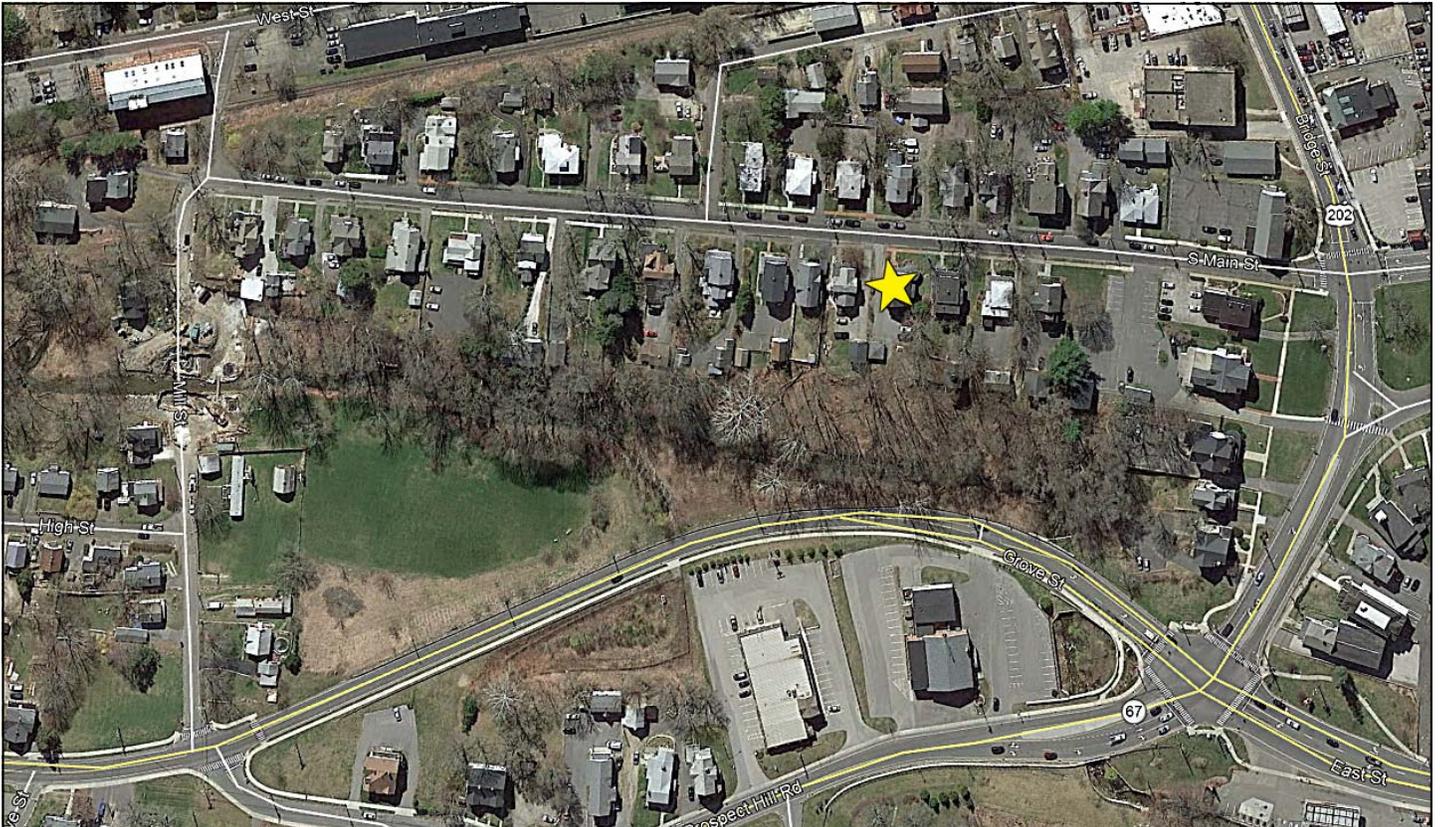


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## LOCATION MAP

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