

~ FOR SALE or LEASE ~



TOWER REALTY CORP.

**FREESTANDING RESTAURANT**



**254 Danbury Road (Route 7),  
New Milford, CT**

**Sale Price: \$695,000**

**Lease Price: \$12.00 NNN **Price Reduced****

Freestanding 3,384 restaurant building on level 1.1 acres. Site has 236' of Route 7 road frontage and is connected to city water, sewer and gas.

Size: +/- 3,384 Sq. Ft.  
Plus Additional 1,800 Sq. Ft. Basement

Lot Size: +/- 1.10 Acres

Road Frontage: 236 Ft.

Zone: B2

Year Built: 1980

Parking: +/- 62 Car Parking

Traffic Count: +/- 30,800 Vehicles Daily (2017)

Sprinklers: Yes

Heating: Gas Heat

Cooling: Central A/C

Utilities: City Water, Sewer and Gas

Taxes: \$10,556 Yearly



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**ADDITONAL PHOTOS**

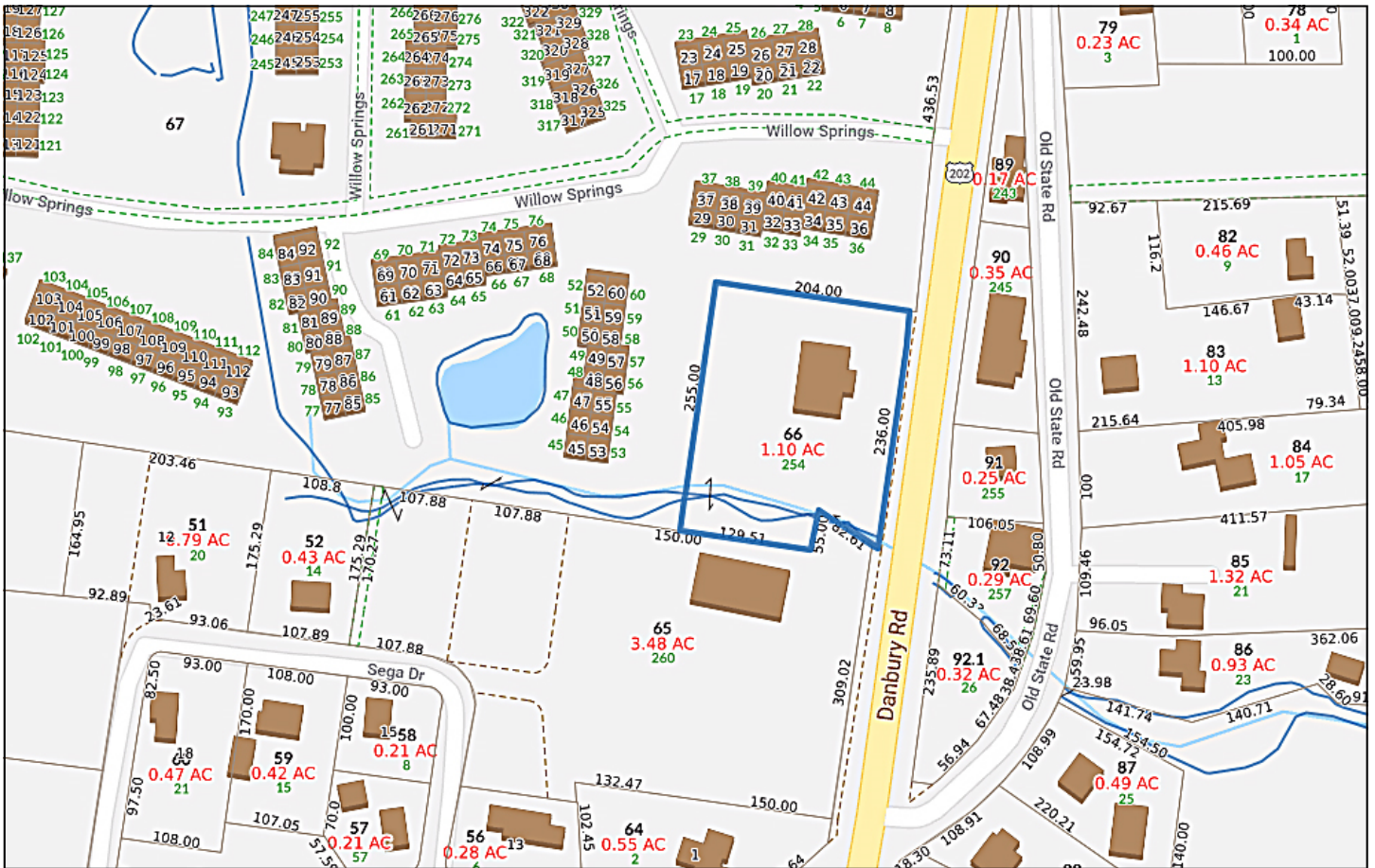
254 DANBURY ROAD,  
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# PARCEL MAP

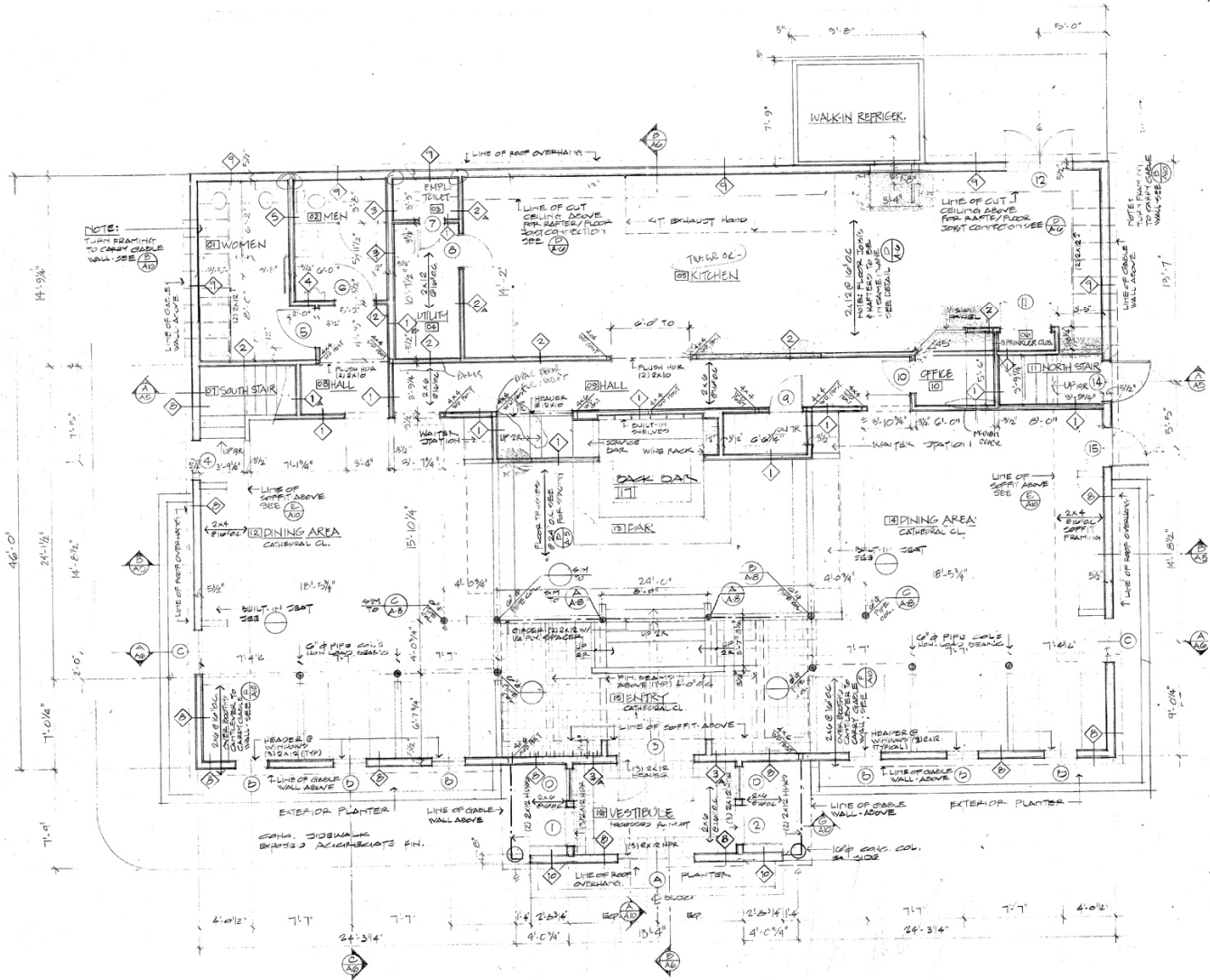
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# LAYOUT - GROUND LEVEL

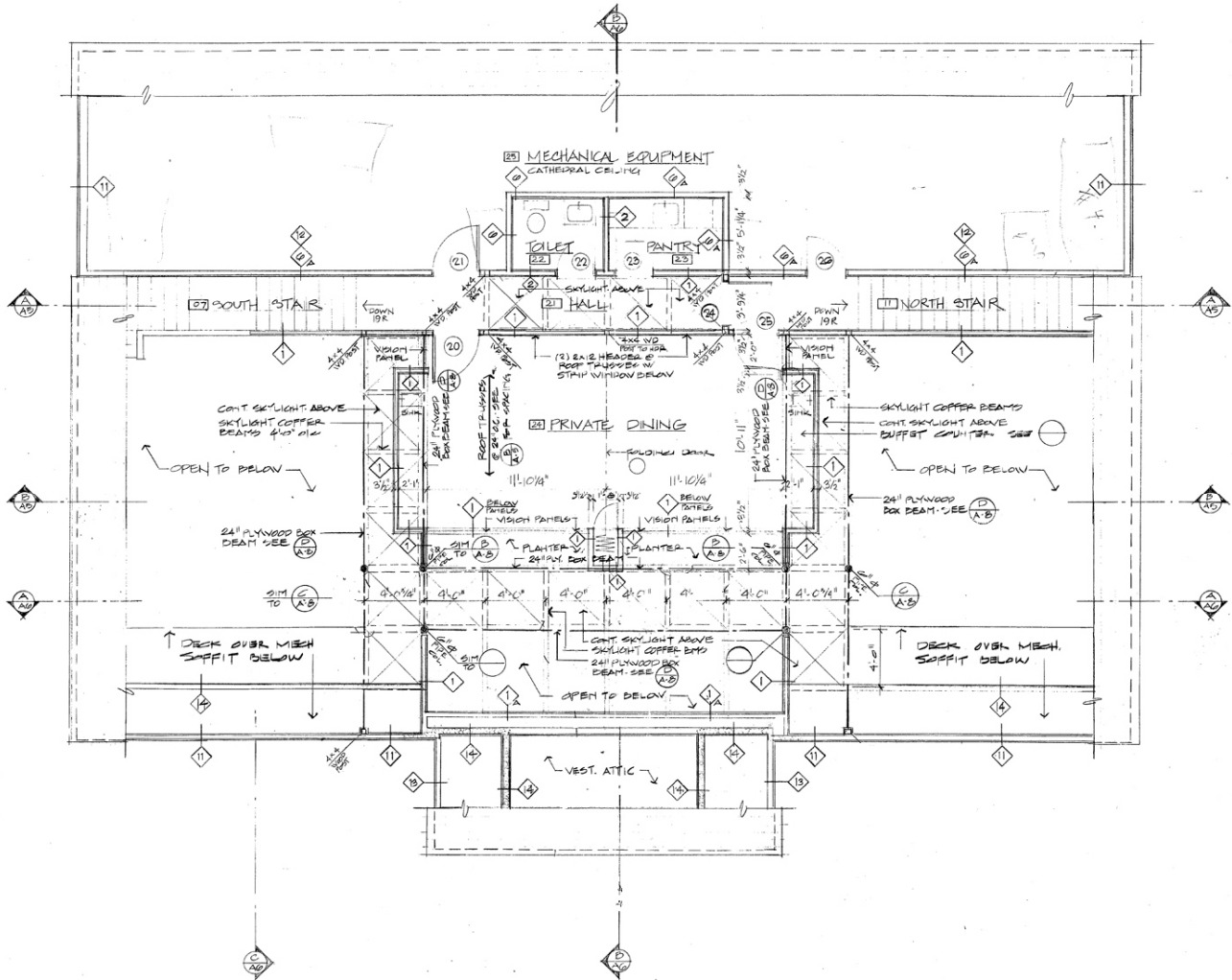
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# LAYOUT - UPPER LEVEL

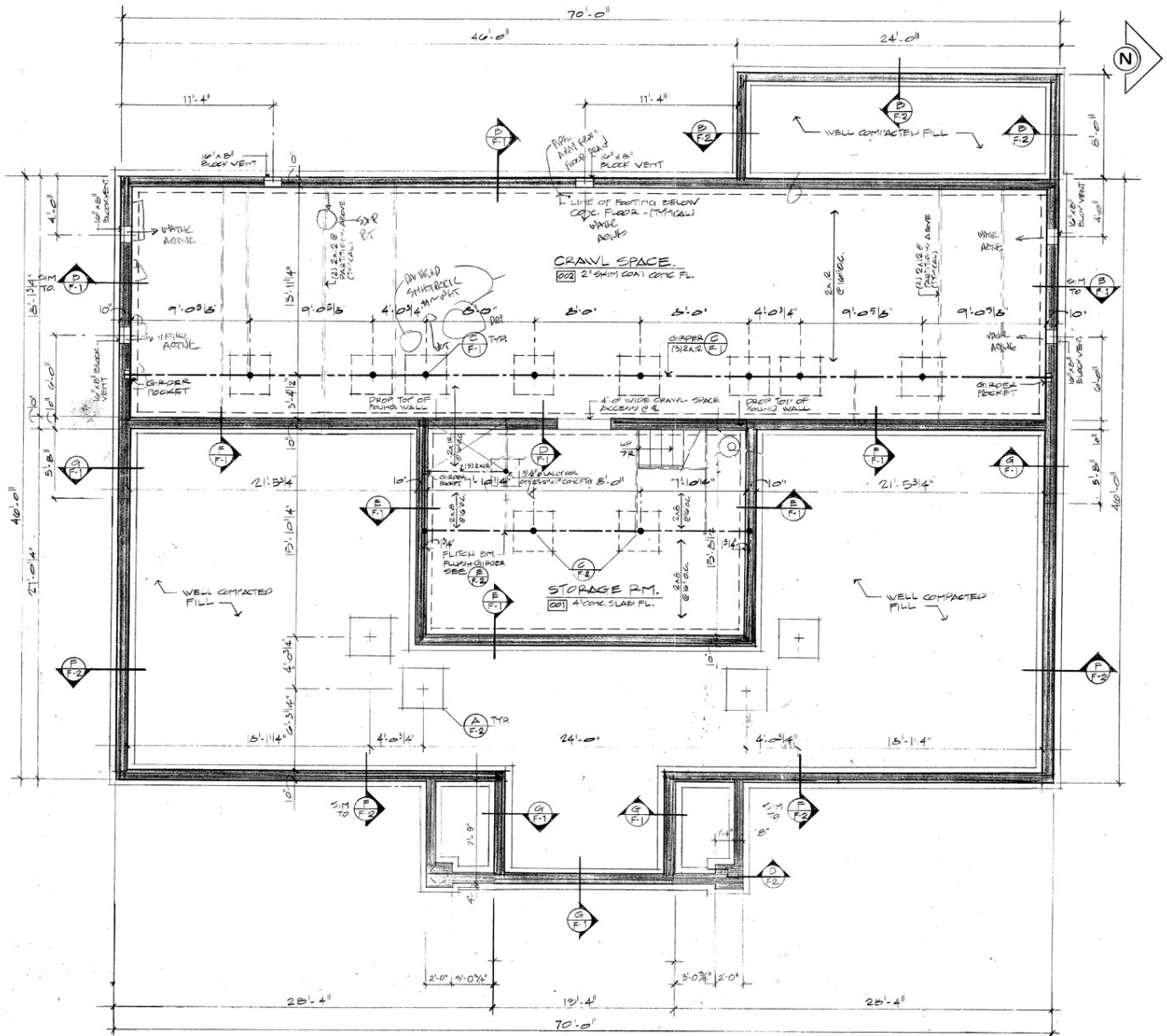
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# LAYOUT - LOWER LEVEL

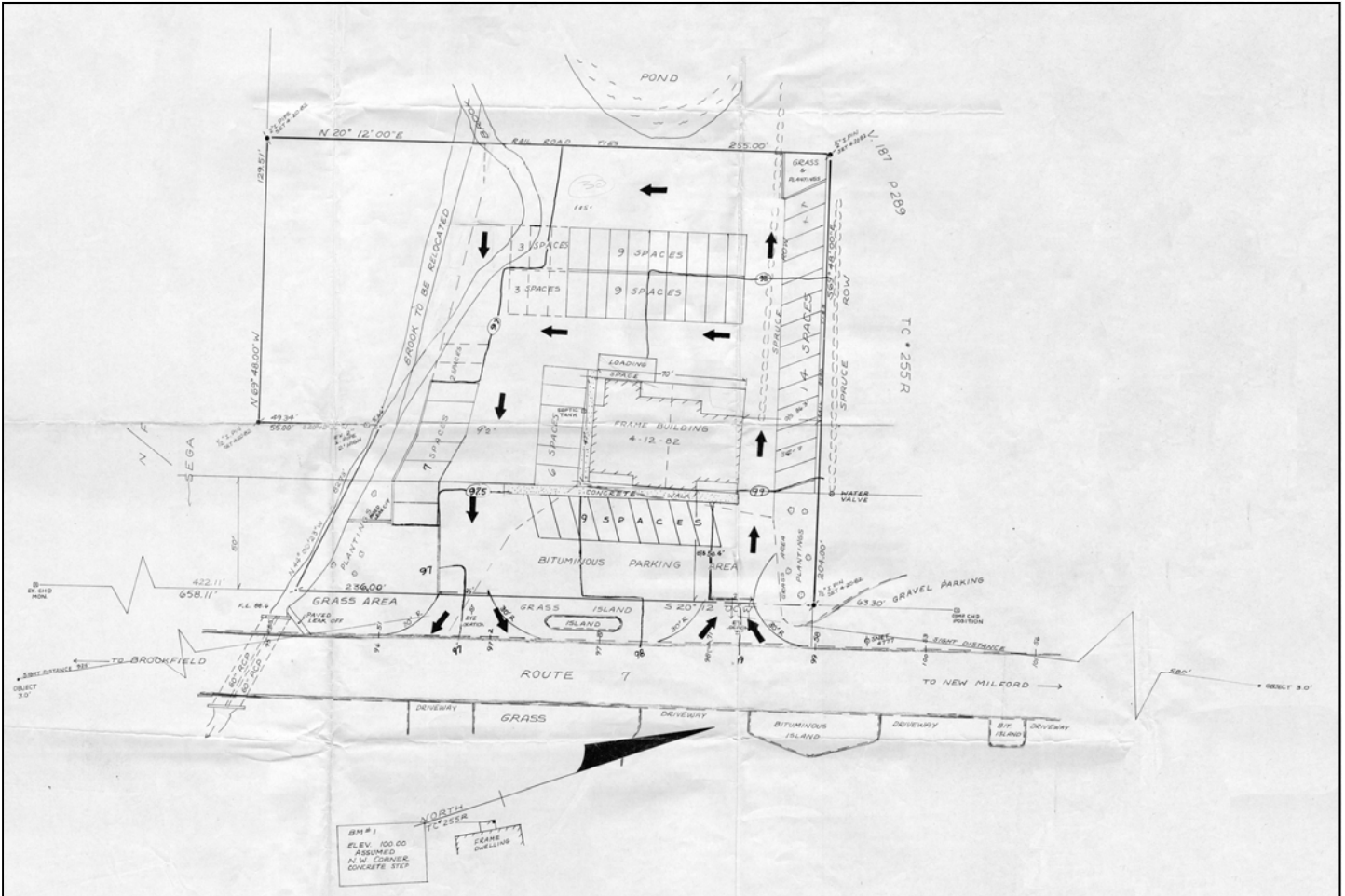
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# SITE PLAN

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## LOCATION MAP

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