

~ FOR SALE ~



GREAT DOWNTOWN NEW MILFORD OPPORTUNITY

TOWER REALTY CORP.



**15 Bennitt Street
New Milford, CT**

Sale Price: Reduced \$349,900

This fully renovated and well-maintained building is ideal for an owner occupant or investor. The owner currently has her office on site and rents out approximately 1,400 sq. ft. to a medical tenant. There is an opportunity to convert the second floor back into a large two bedroom apartment and finish an area for an additional studio apartment. This area has been roughed-in for electrical and plumbing. Additional features: 14 off-street parking spaces (with approved site plan to expand to 18 spaces), Cat-5 wiring, six year old oil burner, new oil tank, 5-zone heating system and four electric meters.

Building Size:	+/- 3,582 Sq. Ft. Plus Full Basement and Walk-Up Attic for Storage
Land:	+/- 0.41 Acres
Year Built:	1882
Year Renovated:	2003, 2018
Zoning:	B1
Parking:	Currently 14 Spaces (Approved Site Plan to Expand to 18 Spaces)
Heating:	Oil Heat
Cooling:	Window/Wall A/C
Plumbing:	3 Baths
Utilities:	City Water and Sewer
Current Taxes:	\$6,423 Yearly



Mick Consalvo
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Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax

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ADDITIONAL PHOTOS - EXTERIOR

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ADDITIONAL PHOTOS - INTERIOR

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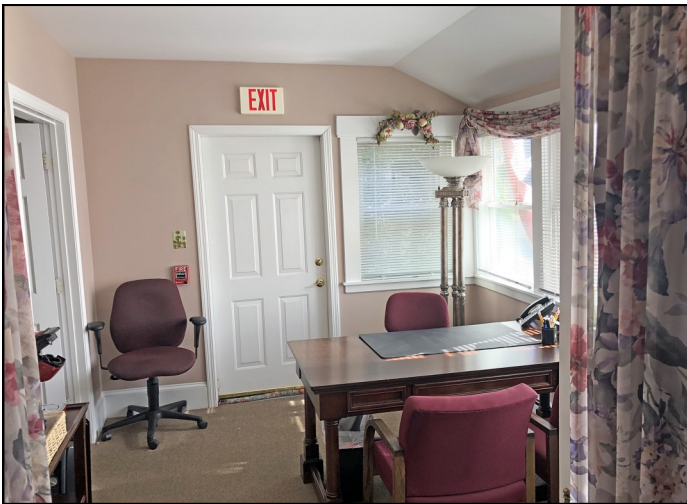
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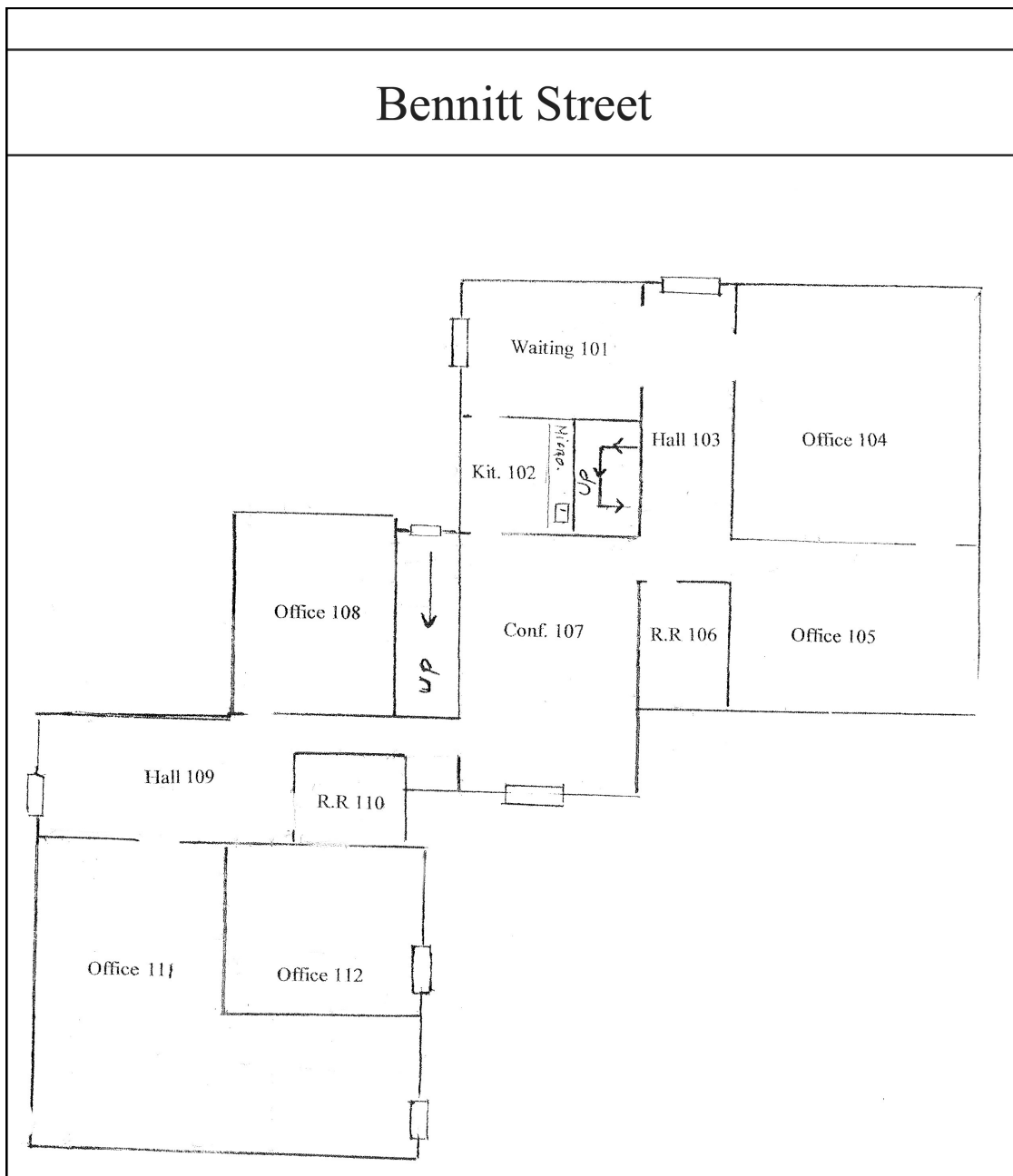
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FIRST FLOOR LAYOUT

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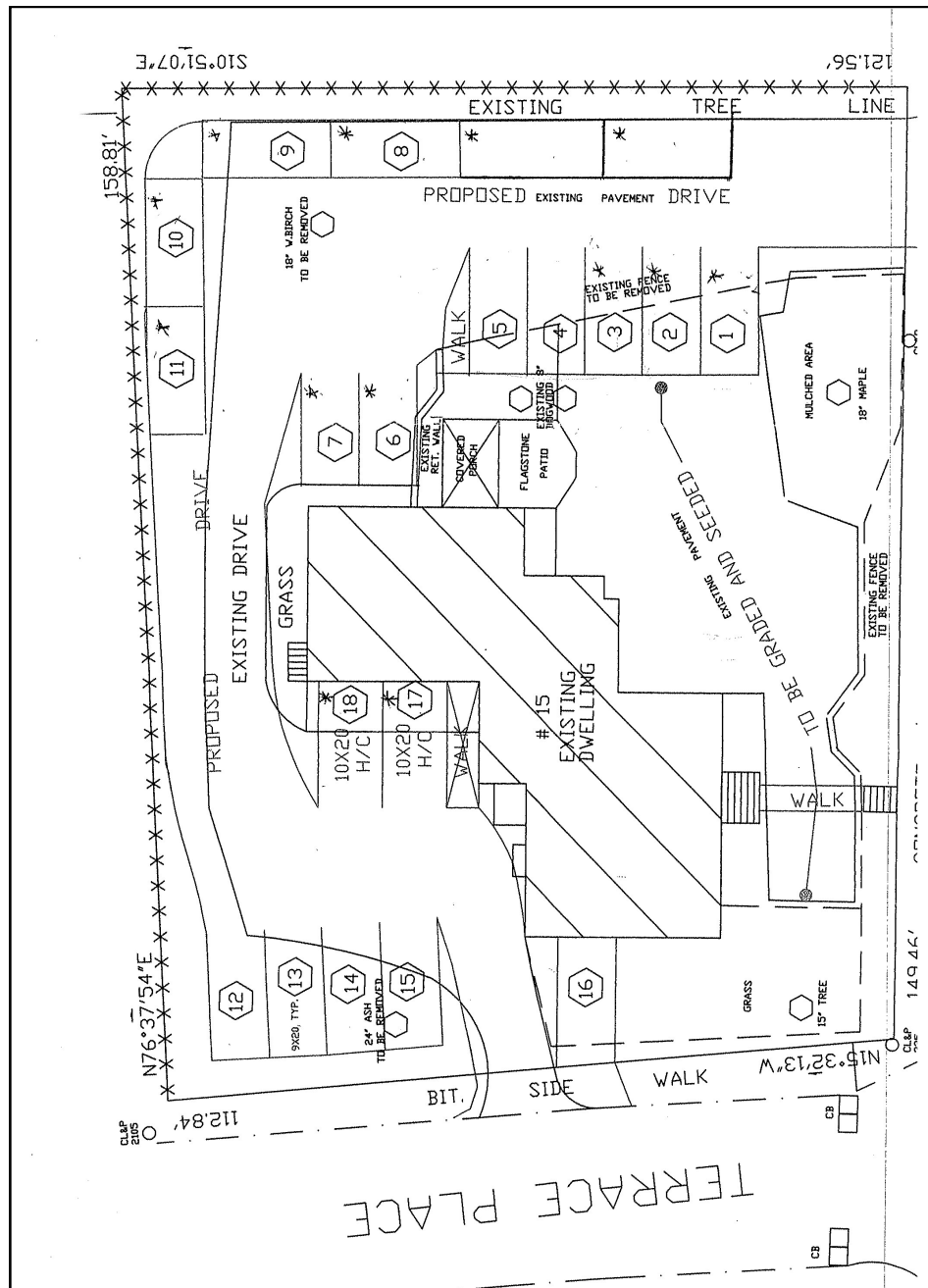
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SITE PLAN

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LOCATION MAP

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