

TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE



**COMMERCIAL BUILDING
WITH POTENTIAL FOR MIXED USE**

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62 BANK STREET NEW MILFORD, CT

Unique opportunity to own a corner property on New Milford's Historic Bank Street! Building is currently fully occupied with a net annual income of \$48,134

Possible option exists to convert second floor and third floor to apartments. Property features include: New furnace, new HVAC, new electrical and repointed bricks. Ideal for investor or owner occupant.

Building size:	+/- 4,464 sq. ft.
Lot size:	.07 acres
First Floor:	Retail Convenience Store
Second & Third floor:	Office/Lab Space
Elevator:	Yes
Heating & Cooling :	Oil heat & Central Air.
Utilities:	City water and sewer
Parking:	Across the street from large public parking lot
Taxes:	\$10,720 per year
Sale Price: Reduced	\$485,000



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

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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