

~ FOR SALE ~

**FREESTANDING INDUSTRIAL WITH FOUR BEDROOM
RESIDENTIAL HOME**



TOWER REALTY CORP.



**48 Pembroke Road,
Danbury, CT**

Sale Price: \$650,000

Very rare opportunity to own your own warehouse/garage space with beautiful 4 bedroom home in excellent condition. 3 bay garage, offices, great exposure for your business. Ideal for electrician, plumber, private car storage!



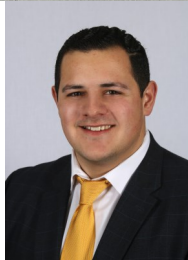
Industrial Building: +/- 3,100 Sq. Ft.
Shop Space: +/- 2,250 Sq Ft
Office: +/- 850 Sq Ft
Ceiling Height: 10-14 Ft.
Loading: 3, 10 Ft. Doors
Frontage: 240 Ft.
Unfin. Basement: +/- 600 Sq Ft

Residential Building: +/- 2,500 Sq Ft
Includes 4 bedrooms, 2 full baths,
2 fire places, hardwood floors and large
walk-out basement.

Land: +/- 1.0 Acres
Zone: RA40
Utilities: Well, Septic
Heat: Oil
Cooling: Central A/C
Taxes: \$11,000



Michael Dimyan
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Joe Dimyan
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~ ADDITIONAL PHOTOS ~

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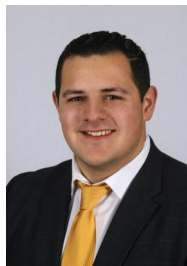
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~ INCOME AND EXPENSE SHEET ~

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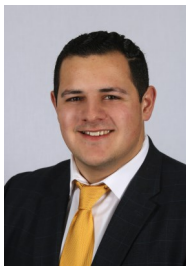


Income and Expense Sheet

Industrial/ Office Tenant:	\$24,000 Per Year (+/- 3 years left on lease)
4 Bedroom Home:	\$21,000 Per Year
Gross Income:	\$45,000
Taxes:	\$11,000 Per Year
Insurance:	\$2,000 per Year
Lawn and Snow:	Tenant Responsibility
Garbage:	Tenant Responsibility
Net Operating Income	\$32,000



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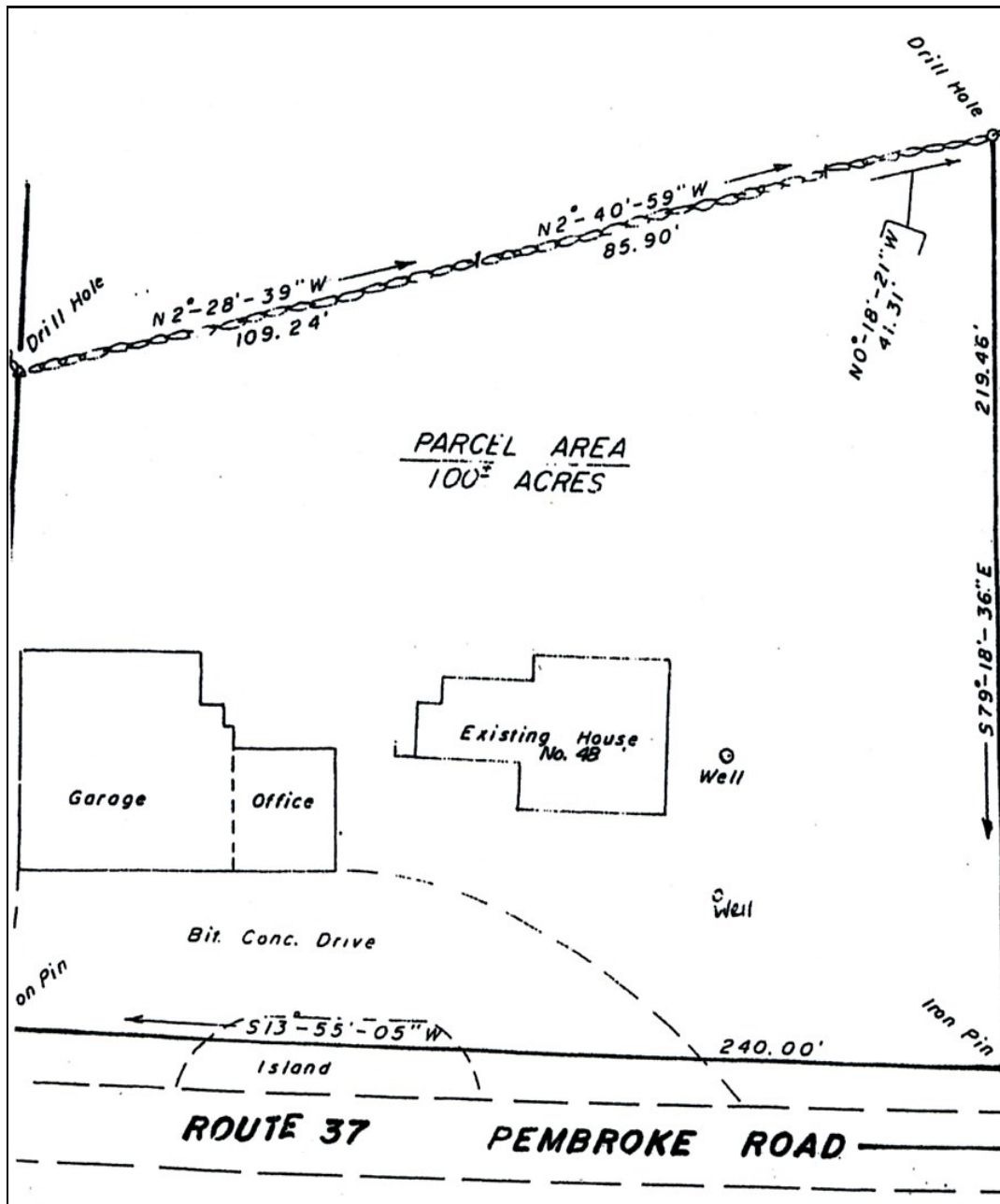
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~ SITE PLAN ~

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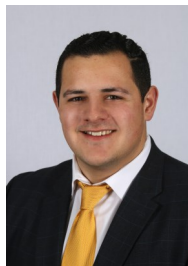


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~ LOCATION MAP ~

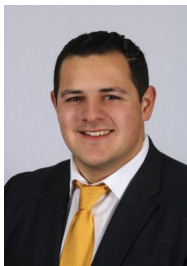
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