

FOR SALE // FREE STANDING MEDICAL/OFFICE BUILDING



LOCATION INFORMATION

Street Address	7 Pickett District Road
City, State, Zip	New Milford, CT 06755
County	Litchfield

BUILDING INFORMATION

Size:	+/- 4,360 Sq. Ft.
Price:	\$695,000

PROPERTY HIGHLIGHTS

- +/- .49 Level Acres
- B-2 Zone
- Three Medical Office Suites
- One Suite is a Fully Equipped Orthodontist Office
- Waiting Rooms
- Exam Rooms/X Ray Rooms
- Private Business Offices
- Record Storage
- Large Level Parking Lot
- Basement and attic storage
- Built 1960
- Electric Heat Pump
- Central A/C
- 3 Baths and Exam Rooms with Sinks
- City Sewer; Well Water (City Water in Street)
- Taxes \$10,025 Yearly



MICK CONSALVO

Broker

203.241.5188

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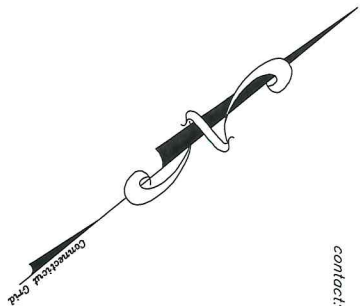
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Important Note:
Additional underground utilities may exist
Prior to any excavation or construction,
contact: "CALL BEFORE YOU DIG" 1-800-922-4455 or 811



Notes:

1. This map represents a Property Survey based on a Dependent Resurvey, and was prepared in accordance with Class A-2 Standards.
2. Refer to Vol. 609 Page 169 of the New Milford Land Records.
3. Refer to Vol. 373 Page 823 (variance granted) & Vol. 384 Pg. 483 (easement agreement) - N.M.L.R.
4. Refer to Map No. 3 232A00, 25640, 3080, 4448, 576, 1413, 2377 & 3974 - N.M.L.R.
5. Refer to map entitled "Map prepared for Dr. Allen S. Phillips, Pickett District Road Town of New Milford, County of Litchfield, State of Connecticut, Scale 1"=20" September 1986 prepared by Arthur H. Howland, L.S. & P.E.
6. Refer to map entitled "Improvement Location Survey prepared for Consumers Petroleum of Ct., Inc. 61 Danbury Road, New Milford, Connecticut" Date: 9-27-12, Scale: 1"=30', Drafter: DB Job No. 5104, Project No. XXXX, prepared by The Huntington Company, LLC.
7. Refer to map entitled "Plan prepared for David & Dana Edelman, LLC, 55 Danbury Road A.R.A. Route 7 & 202, Town of New Milford County of Litchfield State of Connecticut Scale: 1"=40', January 3, 2001" prepared by Arthur H. Howland, L.S. & P.E.
8. Monuments found or set are depicted hereon.



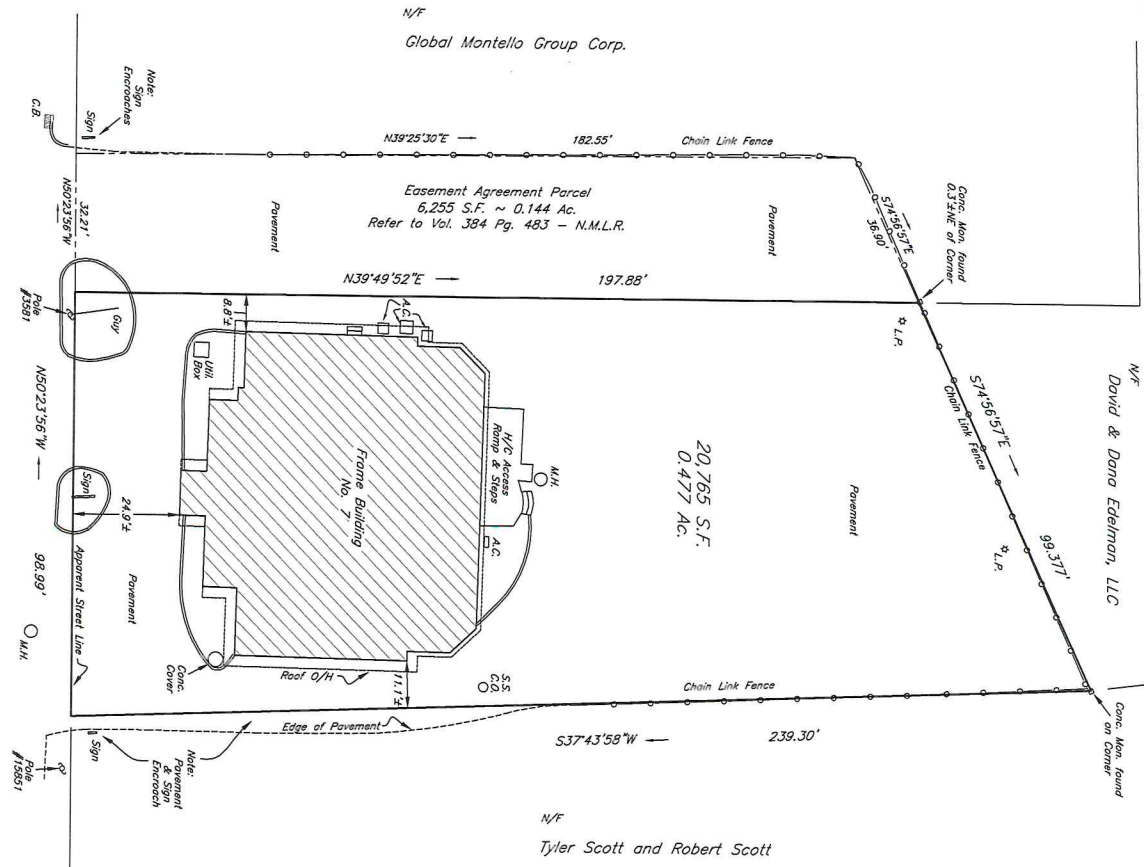
Property Survey Map
Prepared For
The Allan and Diane Phillips
Family limited Partnership
7 Pickett District Road
New Milford, Connecticut

1. HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF THE CONNECTICUT STATE DEPARTMENT OF CONSTRUCTION. I AM A LICENSED SURVEYOR IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

NEW ENGLAND LAND SURVEYING, P.C.
ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT
203-790-5597
Newlandsurvey@aol.com

ROBERT M. BENNISON, L.S. # 12964

Job No. 1152
1152sv2



Pickett District Road

C.O.D.T.
M.H.

NOT VALID WITHOUT A
LIVE SIGNATURE AND
EMBOSSED SEAL

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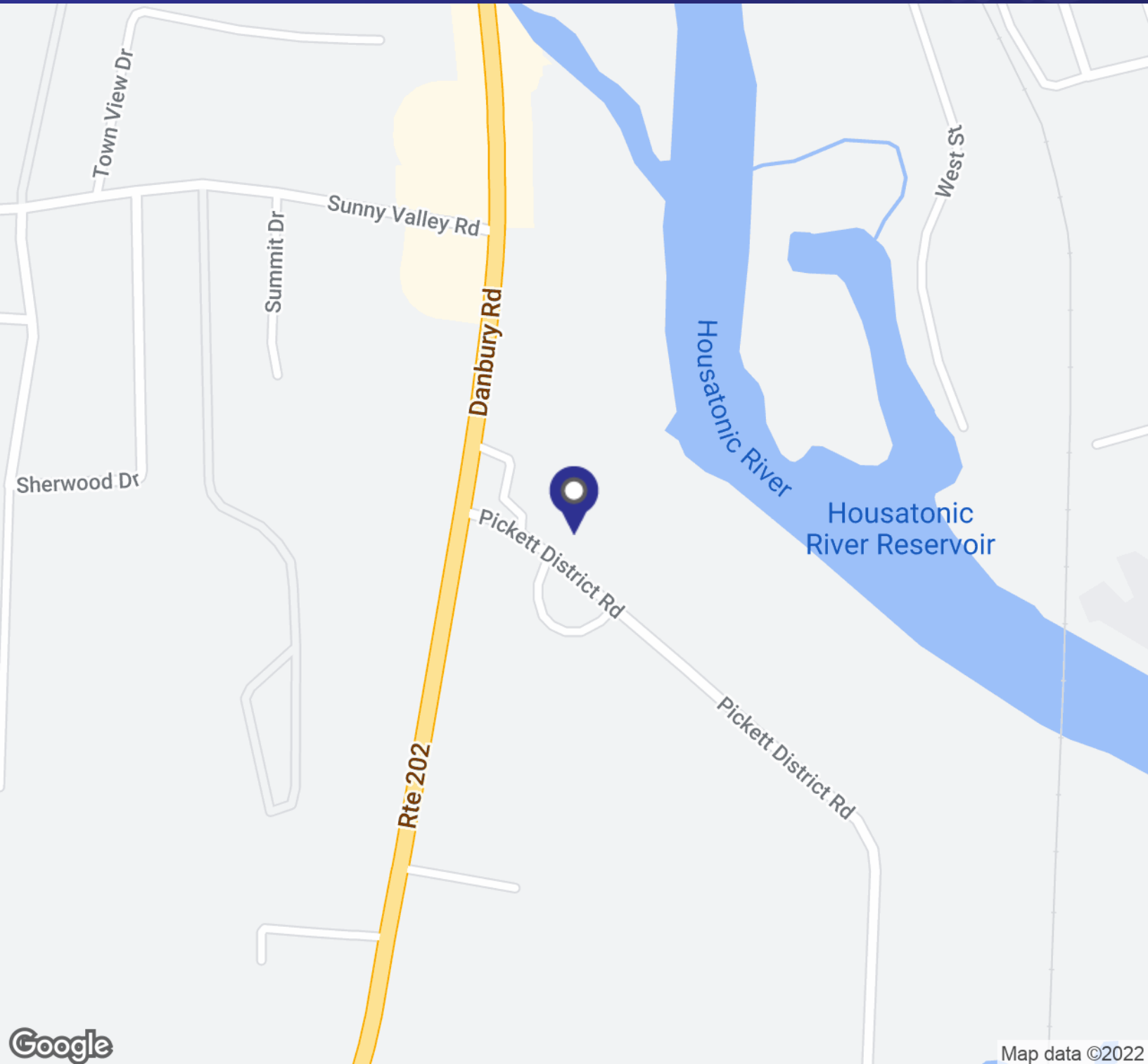
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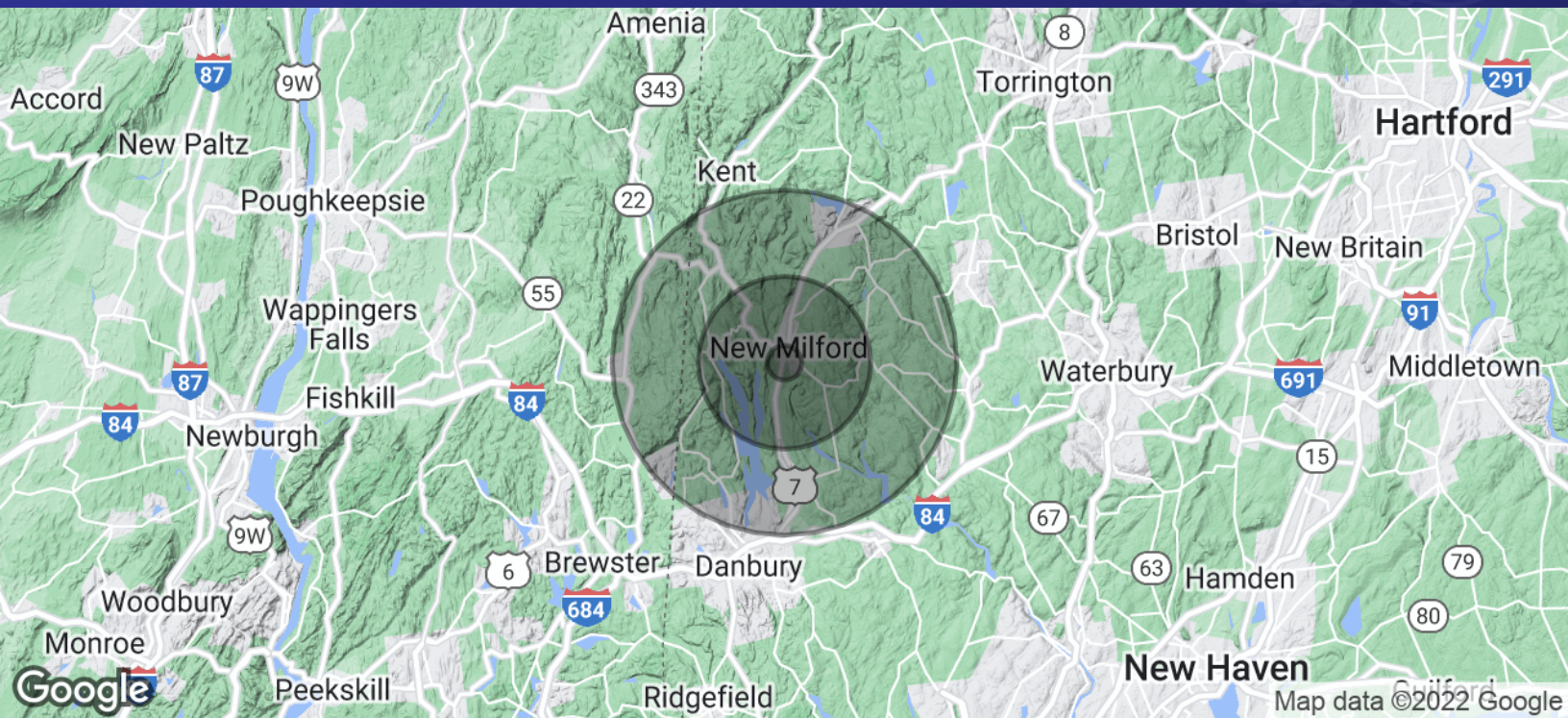
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,797	34,149	111,545
Average Age	38.8	41.3	42.2
Average Age (Male)	38.1	41.2	41.6
Average Age (Female)	40.2	41.5	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	780	13,205	41,244
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$77,936	\$102,744	\$112,696
Average House Value	\$312,664	\$394,287	\$449,471

* Demographic data derived from 2020 ACS - US Census



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