

# FOR SALE // 57 NORTH STREET, DANBURY CT



## PROPERTY DESCRIPTION

Medical investment sale with high quality tenant, 8% cap rate with long term optometrist in place. These two units can be purchased with four other contiguous units leased to the same practice for a net income of over \$41,000. Very professional medical/office building in excellent location. Please contact Michael Dimyan for more information.

## PROPERTY HIGHLIGHTS

- **TAXES: \$5,594 YEARLY**
- **COMMON CHARGES: \$4,368 YEARLY**

## OFFERING SUMMARY

Sale Price:	\$175,000
Unit Size:	1,294 SF
NOI:	\$14,000.00
Cap Rate:	8%
Unit Number:	416 & 417

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,851	18,798	28,088
Total Population	16,584	51,763	76,784
Average HH Income	\$60,812	\$66,697	\$73,483

## MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

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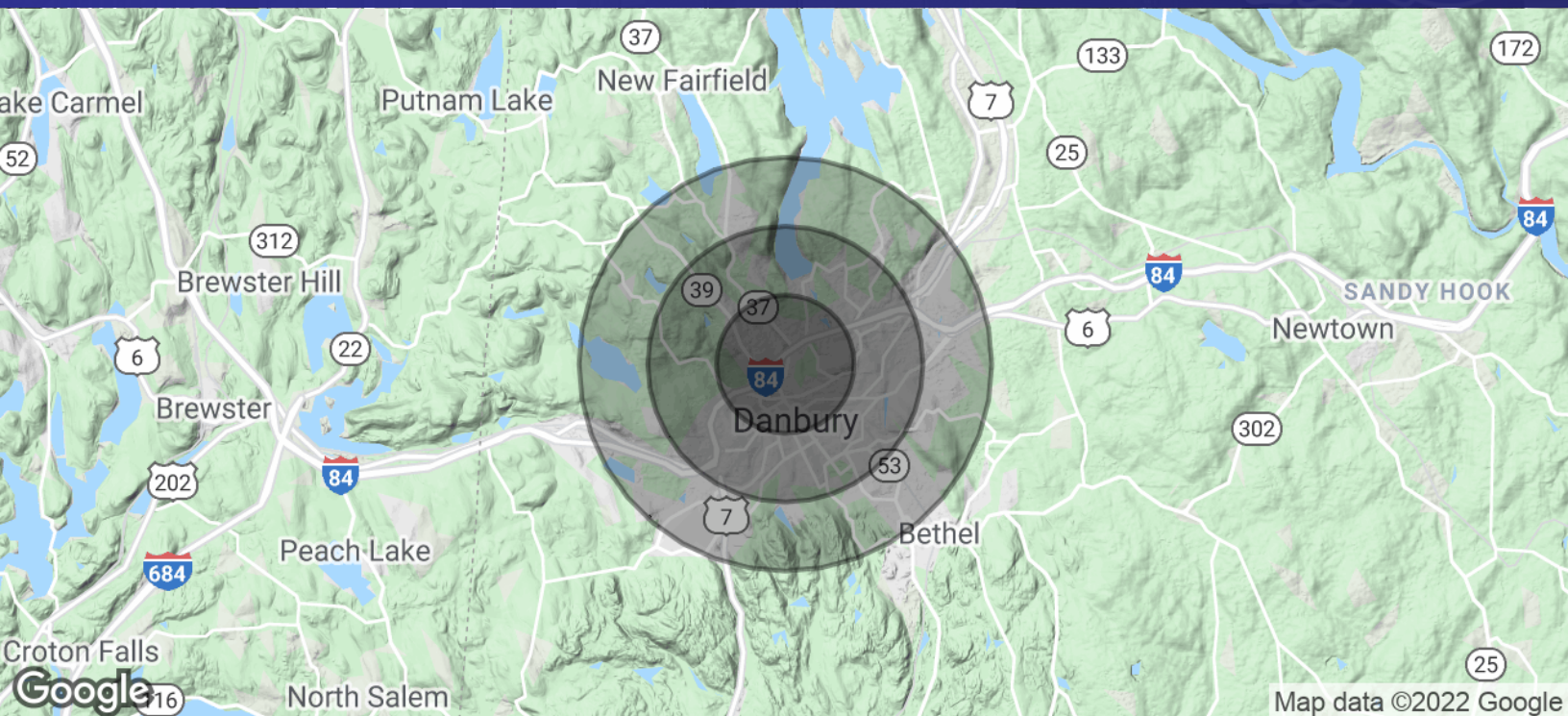
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,584	51,763	76,784
Average Age	33.8	34.3	35.4
Average Age (Male)	34.4	34.3	35.0
Average Age (Female)	32.9	34.5	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,851	18,798	28,088
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$60,812	\$66,697	\$73,483
Average House Value	\$324,842	\$333,339	\$348,608

\* Demographic data derived from 2010 US Census

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