

FOR SALE // 46 SHALVOYS LANE - 56-60 AUSTIN STREET, DANBURY CT



PROPERTY DESCRIPTION

Rare opportunity to own a freestanding industrial building. Sale can include .25 Acre adjacent multi-family lot. Building features; two 12' drive in doors, 14' ceilings, new renovated office, piping for air compressors and 400 amp 3 phase power. Ideal for contractor. Properties can be purchase separately!

OFFERING SUMMARY

46 Shalvoys Lane - Bldg on .34 Acres:	\$695,000
56-60 Austin Street - .225 Lot:	\$150,000
46 Shalvoys /Austin Street - Bldg & Lot :	\$850,000
Building Size:	4,302 SF
Acres:	+/- 0.56

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	254	1,221	6,307
Total Population	717	3,439	16,583
Average HH Income	\$71,668	\$68,542	\$63,307



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PROPERTY HIGHLIGHTS

- RMF4 Zone
- Pre Existing Non-conforming Industrial Building
- 400 Amp
- 3 Phase Power
- Two 12'X10' Drive-In Doors
- 14 Ft Ceilings
- Block Building
- Built 1962
- Two Baths
- Gas Heat
- Wall Unit A/C
- City Water, Sewer and Gas
- Taxes: \$11,093



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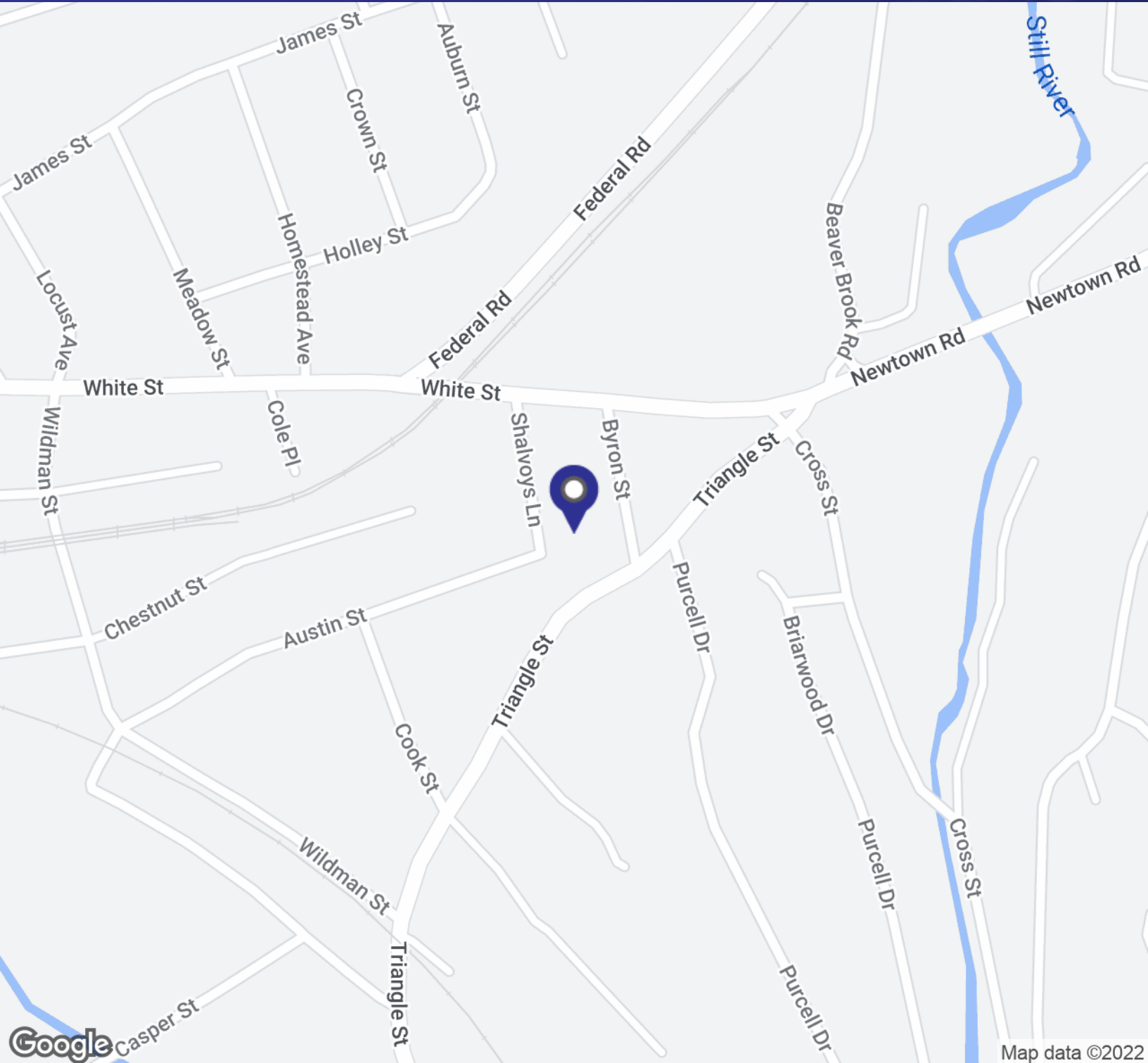
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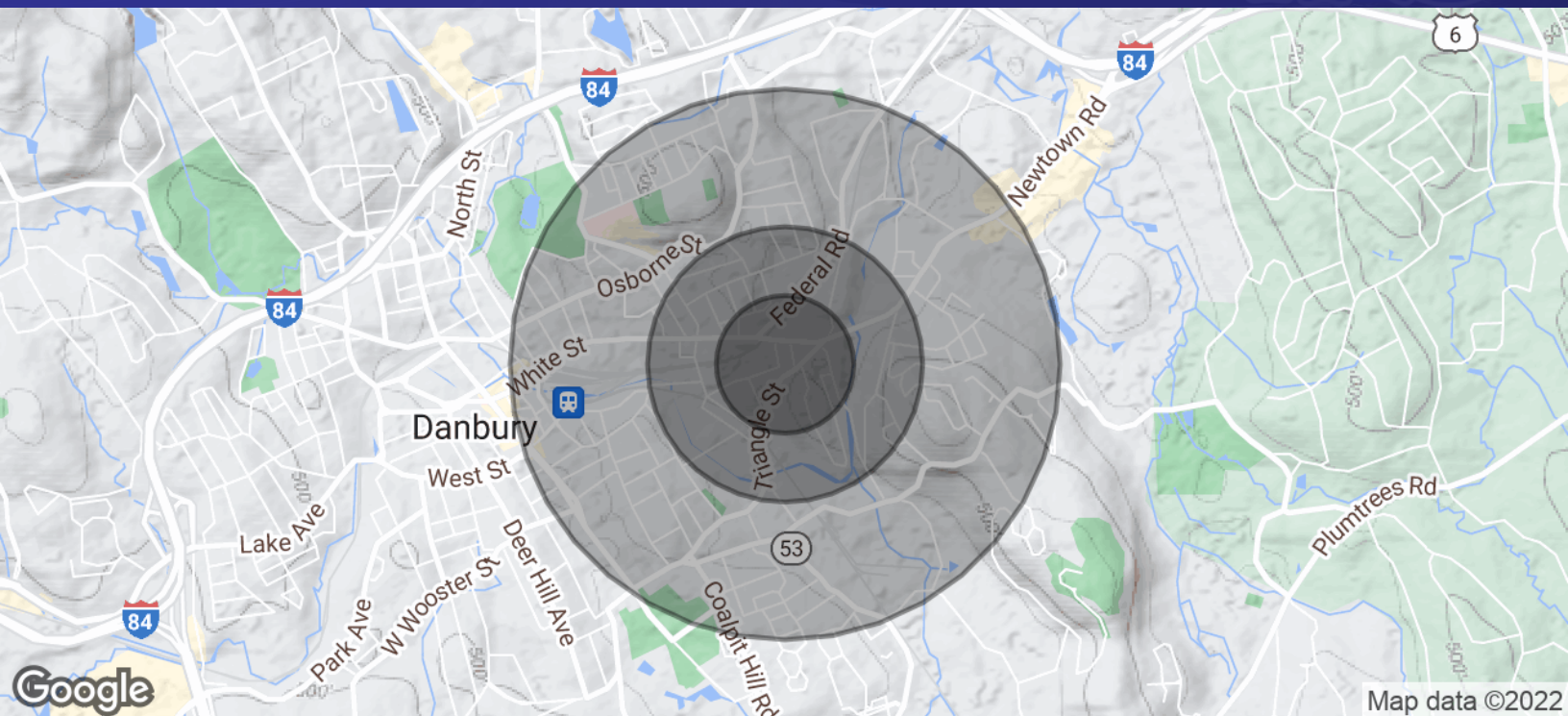
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Map data ©2022

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	717	3,439	16,583
Average Age	37.0	35.8	35.9
Average Age (Male)	36.9	34.5	35.8
Average Age (Female)	35.5	36.1	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	1,221	6,307
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$71,668	\$68,542	\$63,307
Average House Value	\$270,673	\$266,864	\$197,029

* Demographic data derived from 2020 ACS - US Census


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