

FOR SALE AND LEASE // 54 BRIDGE ST, NEW MILFORD, CT



PROPERTY DESCRIPTION

This remodeled freestanding office building has been impeccably maintained. Formerly a bank branch with drive up window still in place. Ideal for any professional or medical office use with great exposure. Ideal downtown location with easy access to dining and shopping. Property features: Drive up window, private windowed offices, conference rooms, Break room, handicap accessibility, full basement for storage, city water & sewer, handicap accessibility, off street parking. Potential to convert 2nd floor to residential.

PROPERTY HIGHLIGHTS

- Annual Taxes: \$10,068
- Central AC
- Oil Heat
- City Water
- Drive Up Window
- Handicap Accessible

OFFERING SUMMARY

Sale Price:	\$595,000
Lease Rate:	\$10 PSF (NNN) + utilities
Available SF:	Total 3,280 SF (1,736 SF 1st floor) (1,544 SF 2nd Floor)
Lot Size:	0.28 Acres
Building Size:	3,280 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	516	1,764	3,194
Total Population	926	3,506	6,722
Average HH Income	\$61,403	\$76,183	\$84,040

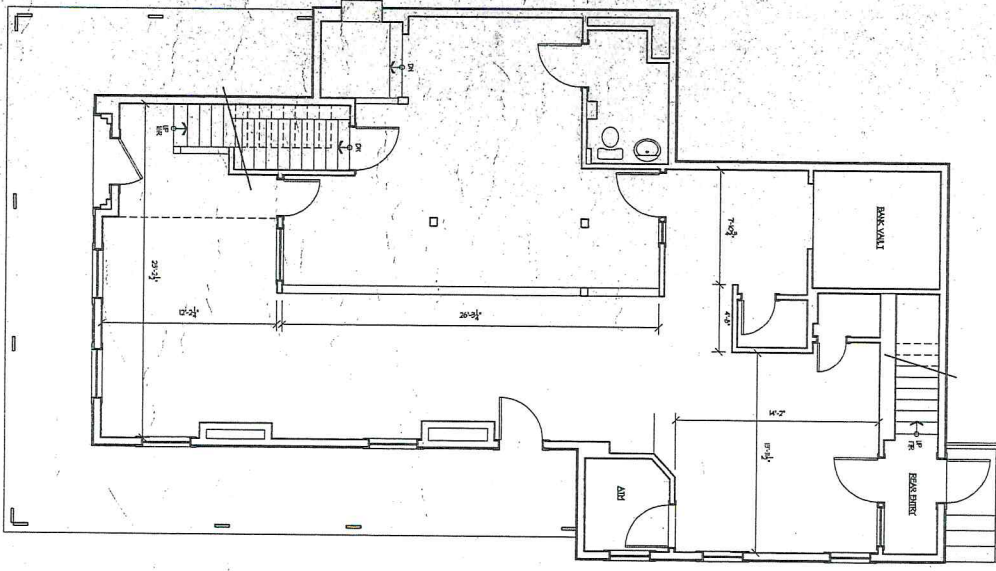


MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com

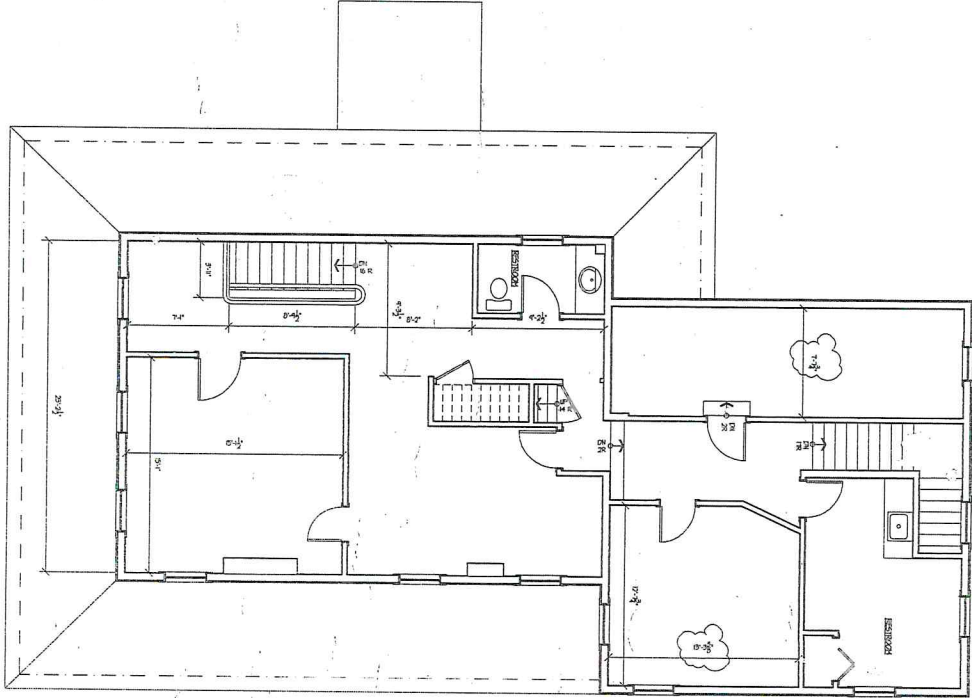


TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

1
EX-1 1/4" = 1'-0" EXISTING FIRST FLOOR PLAN



2
EX-1 1/4" = 1'-0" EXISTING SECOND FLOOR PLAN



SEE PLANS AND EXISTING FIRST FLOOR PLAN FOR DETAILS.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS TO CENTER OF DOOR AND WINDOW ARE PROVIDED.
 DIMENSIONS TO CENTER OF WALL ARE PROVIDED WHERE NECESSARY.

EX-1
 12/15/2006
 1/4" = 1'-0"
 DATE: 12/15/2006
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JAL

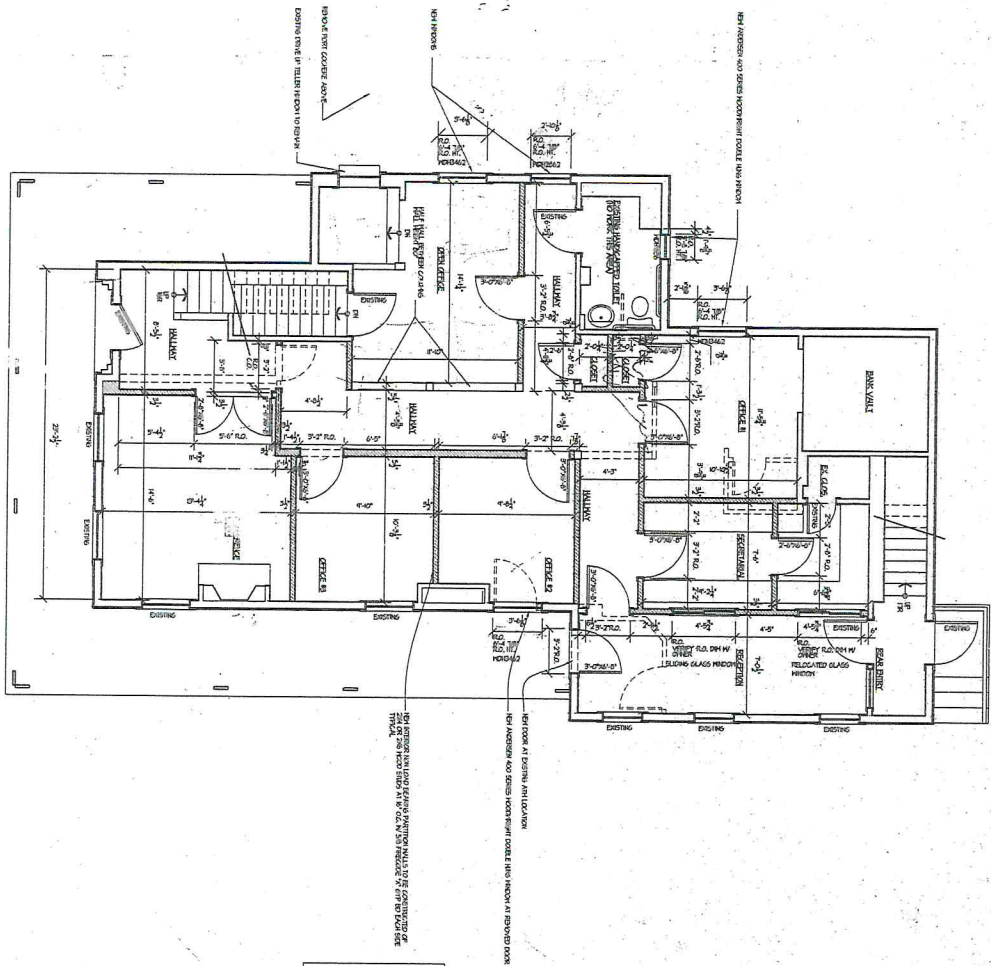
Existing Plans
 Alterations to:
 Allingham Caw
 New Milford - CT 06779



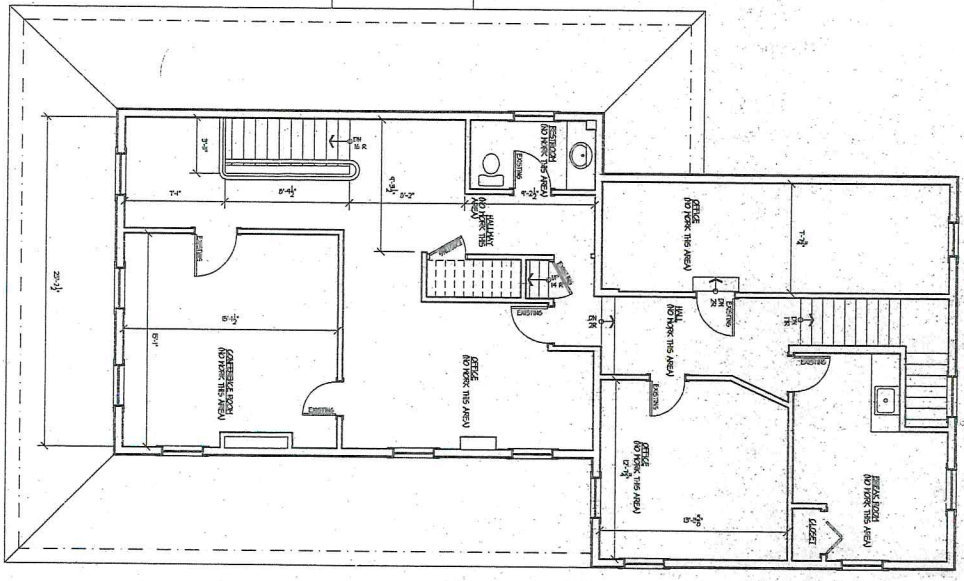
Daniel J. Lamb AIA, Architect
 15 Bostwick Place
 New Milford, Connecticut 06776-3512
 (860) 350-2646 FAX (860) 350-4834

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1
A-1
EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



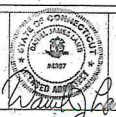
2
A-1
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



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First Floor Plan
Alterations to:
 Allingham Law Offices
 54 Bridge Street
 New Milford - CT 06776



Daniel J. Lamb AIA, Architect
 15 Bostwick Place
 New Milford, Connecticut 06776-3512
 (860) 350-2846 FAX (860) 350-4834

© 2003

NO.	DATE	DESCRIPTION

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PROPERTY HIGHLIGHTS

- VC (Village Center) Zone
- Central AC
- Oil Heat
- City Water
- Drive Up Window
- Handicap Accessible
- Kitchenette/Breakroom
- Reception
- Conference Room
- 2 Half Baths



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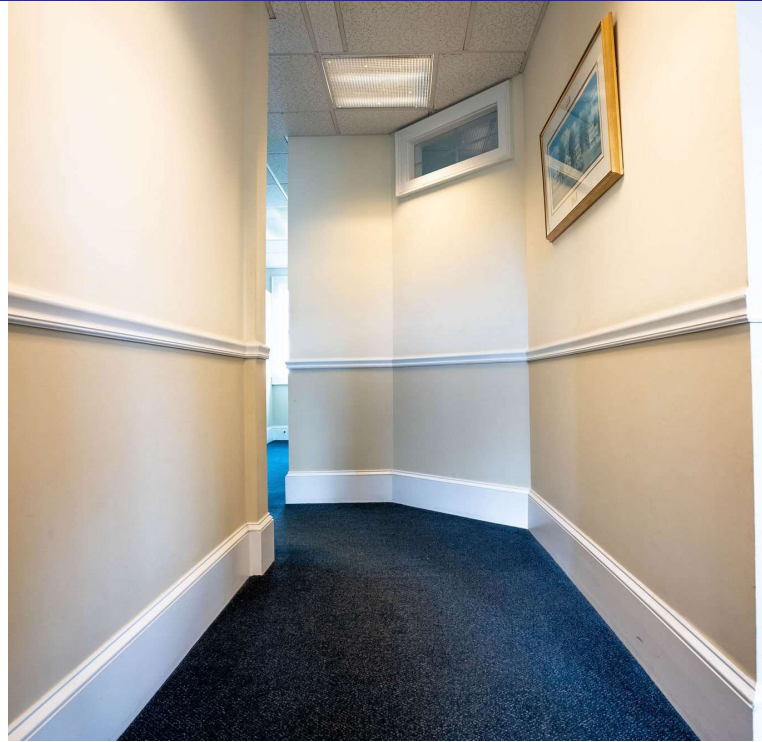
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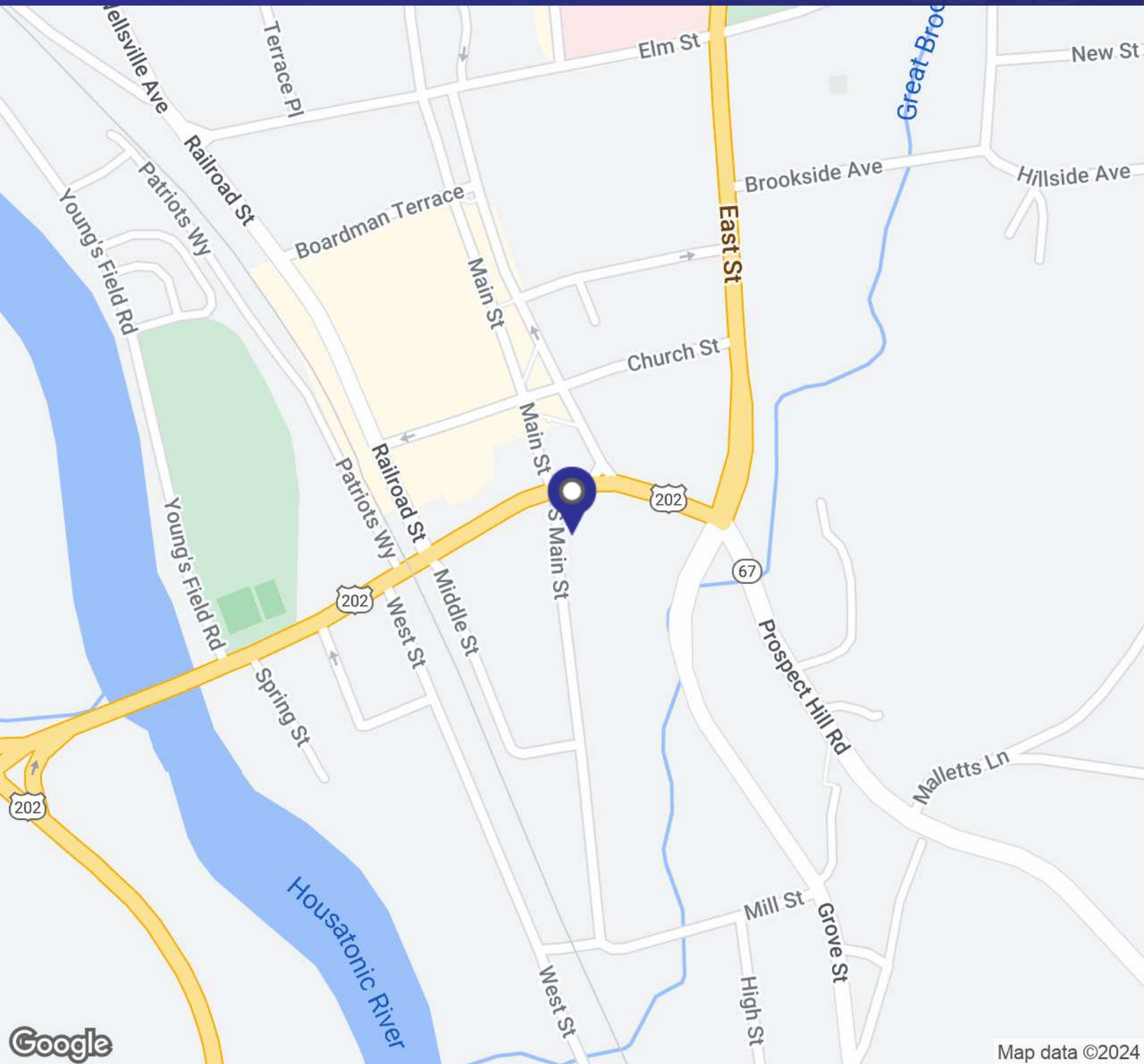


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	926	3,506	6,722
Average Age	38.9	40.6	41.4
Average Age (Male)	35.1	36.8	37.9
Average Age (Female)	42.5	43.5	43.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	516	1,764	3,194
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$61,403	\$76,183	\$84,040
Average House Value	\$232,080	\$253,405	\$268,490

* Demographic data derived from 2020 ACS - US Census



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