

# FOR SALE // 73 RAILROAD STREET, NEW MILFORD CT



## PROPERTY DESCRIPTION

Location, location, location! Rare opportunity to own a liquor store and the real estate. This sale includes all inventory, liquor licenses, caboose and building. Located on bustling Railroad Street, you are surrounded by many restaurants/bars and apartments. Call Joe Dimyan for more information.

## PROPERTY HIGHLIGHTS

- Inventory Included
- Liquor Licenses Included
- Ample Parking
- Direct Access to Train Station
- City Water, Sewer
- Built 1890
- Renovations Done in 2020
- VC Zone
- Central AC
- Oil Heat

## OFFERING SUMMARY

Sale Price:	PRICE REDUCED: \$350,000
Building Size:	1,290 SF
Lot Size:	.06 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,801	4,659	7,534
Total Population	3,563	10,369	17,297
Average HH Income	\$73,638	\$88,453	\$95,253



### JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

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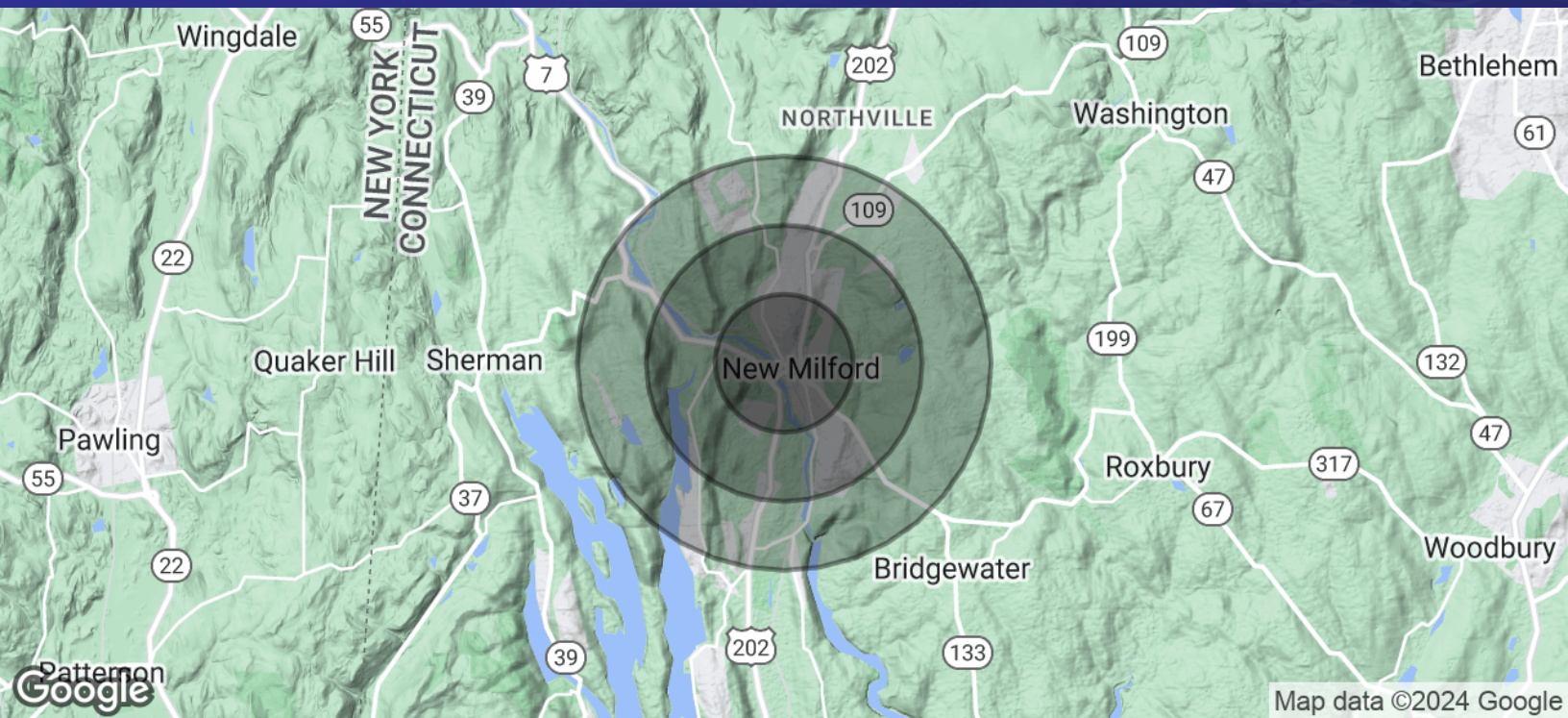
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,563	10,369	17,297
Average Age	40.2	41.9	43.0
Average Age (Male)	37.0	39.0	41.7
Average Age (Female)	43.2	42.7	43.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,801	4,659	7,534
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$73,638	\$88,453	\$95,253
Average House Value	\$244,975	\$278,070	\$294,970

\* Demographic data derived from 2020 ACS - US Census



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