

# FOR SALE OR LEASE // 27 HOSPITAL AVE, UNIT 206 DANBURY CT



## PROPERTY DESCRIPTION

Former medical office space located directly across from Danbury Hospital. Suite features reception, waiting room, private offices, exam rooms, one bath, ample parking and storage. Ideal for any medical or professional office use.

## PROPERTY HIGHLIGHTS

- CG-20 Zone
- Directly Across From Danbury Hospital
- Built 1988
- Central A/C
- Electric Heat Pump
- City Water, Sewer
- Ample Parking

## OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month NNN
Sale Price:	\$135,000
Taxes:	\$7,040 Yearly
Common Charges:	\$828.84 Monthly
Available SF:	1,195 SF

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	11,571	33,890	44,555
Total Population	32,191	92,994	120,309
Average HH Income	\$84,813	\$115,562	\$127,951



### JOE DIMYAN

Broker

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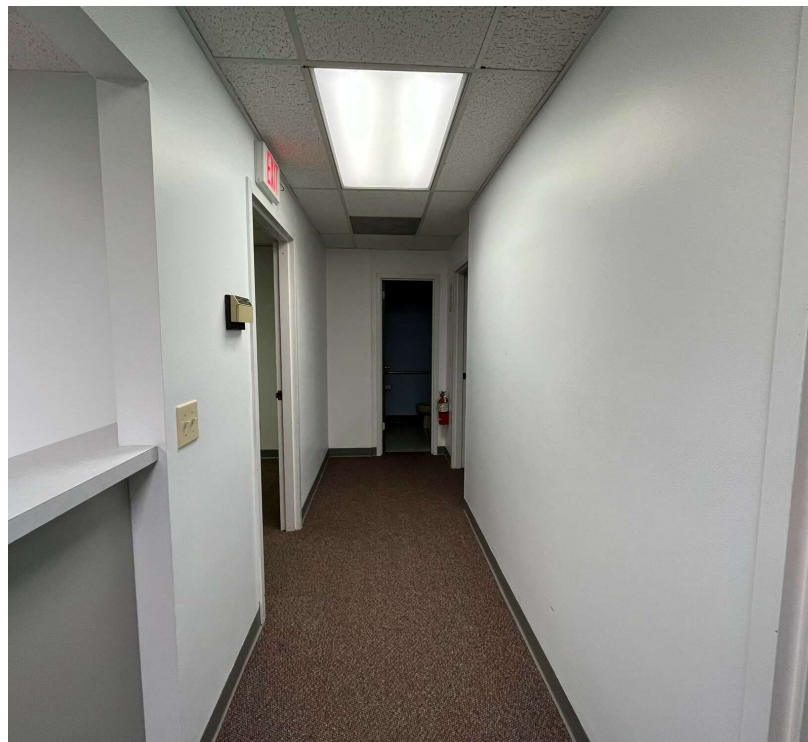
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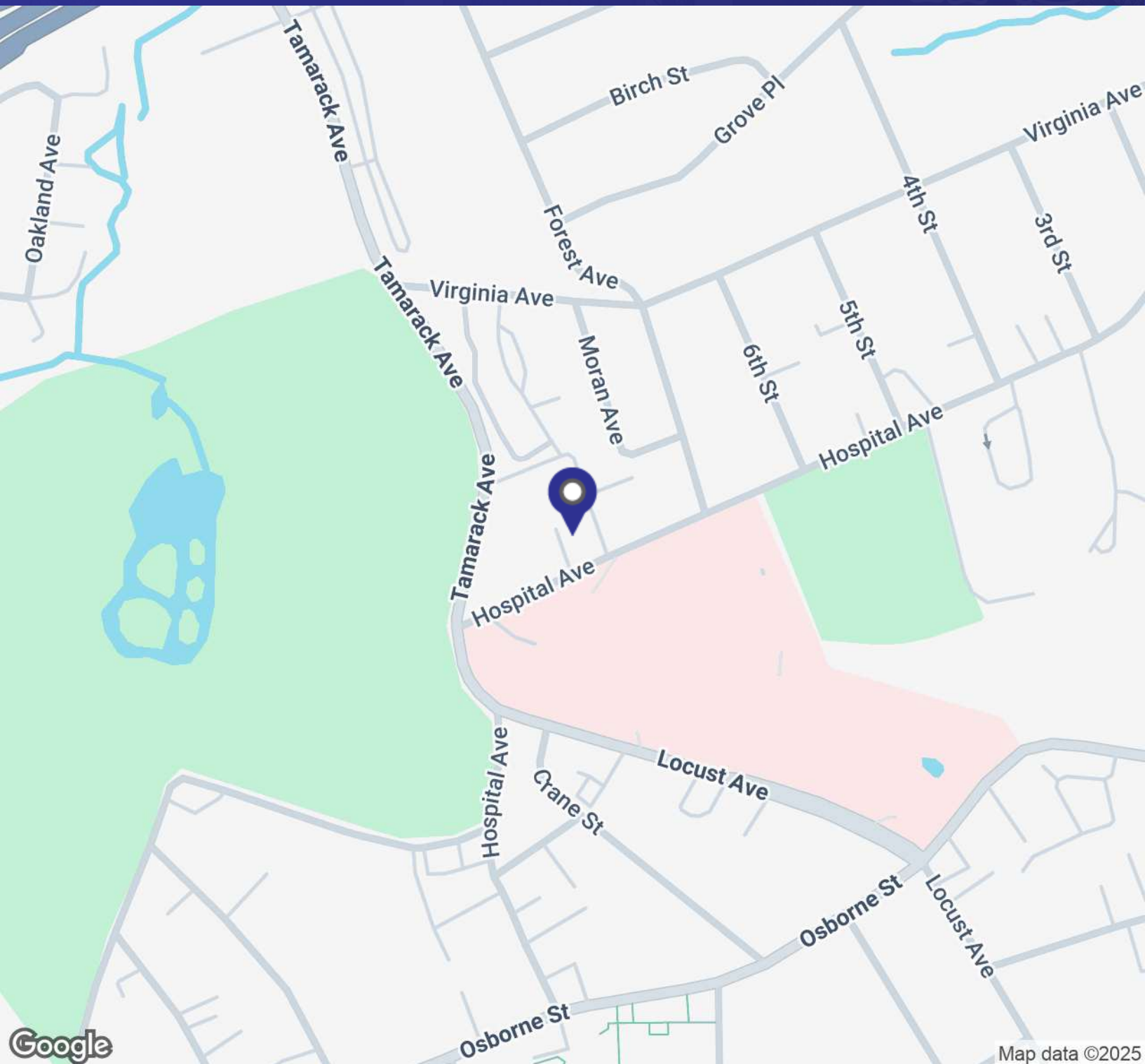
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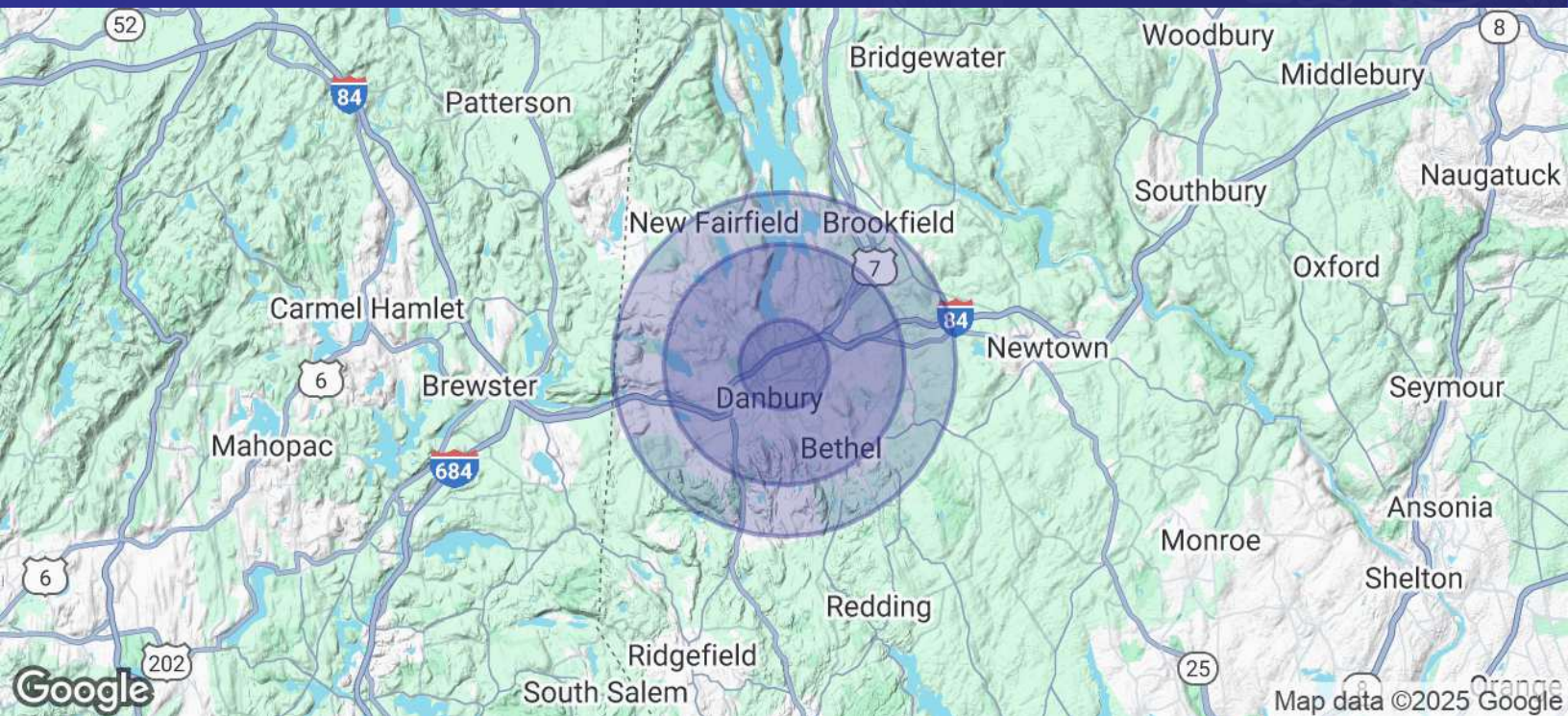
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	32,191	92,994	120,309
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	11,571	33,890	44,555
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$84,813	\$115,562	\$127,951
Average House Value	\$329,107	\$405,721	\$436,461

Demographics data derived from AlphaMap



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