

FOR SALE // 23 SOUTH MAIN ST, NEW MILFORD, CT



PROPERTY DESCRIPTION

Great opportunity to own a well-maintained residential/office property. Building was updated in 2016. It is currently leased with a law firm, 2 bedroom apartment, 1 bedroom, and a garage. Office will be delivered vacant at closing. 7 car off-street parking. This property is ideal for investor or owner/occupant. Great location with easy access to the village green and Route 7.

PROPERTY HIGHLIGHTS

- Year Built: 1879
- Year Renovated: 2016
- Zoning: R8-2/B1
- Parking: 7 Off-Street Parking Spaces and Street Parking
- Heating: Oil Heat
- Cooling: Windowed A/C
- Plumbing: 3 Baths
- Utilities: City Water and Sewer
- Taxes: \$4,013

OFFERING SUMMARY

Sale Price:	\$489,900
Number of Units:	3
Main House:	+/- 2,923 SF
Building 2:	+/- 864 SF
Garage:	+/- 244 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	542	1,658	3,193
Total Population	933	3,302	6,738
Average HH Income	\$58,993	\$76,620	\$84,877



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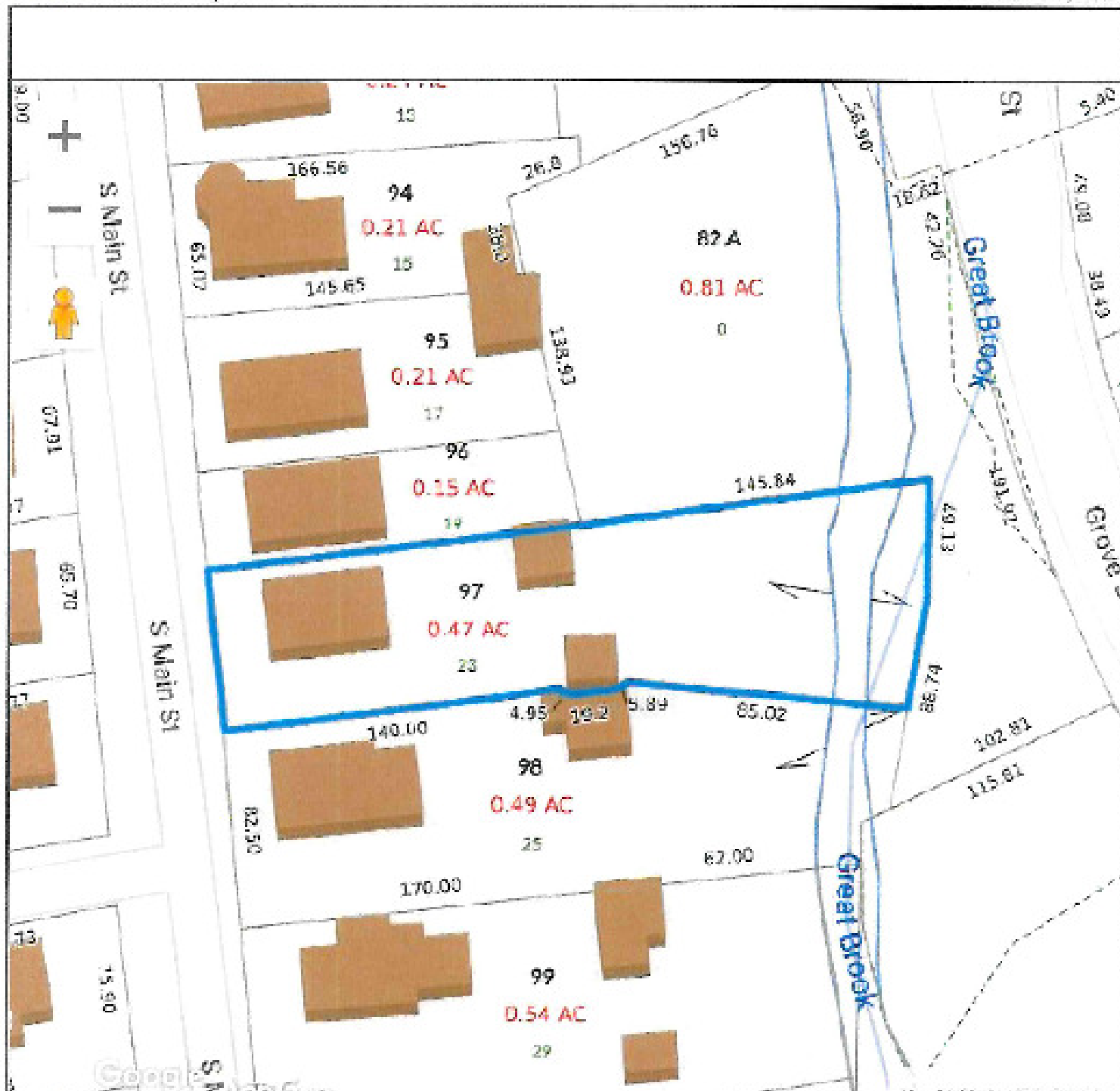
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Town of New Milford, CT

March 3, 2023



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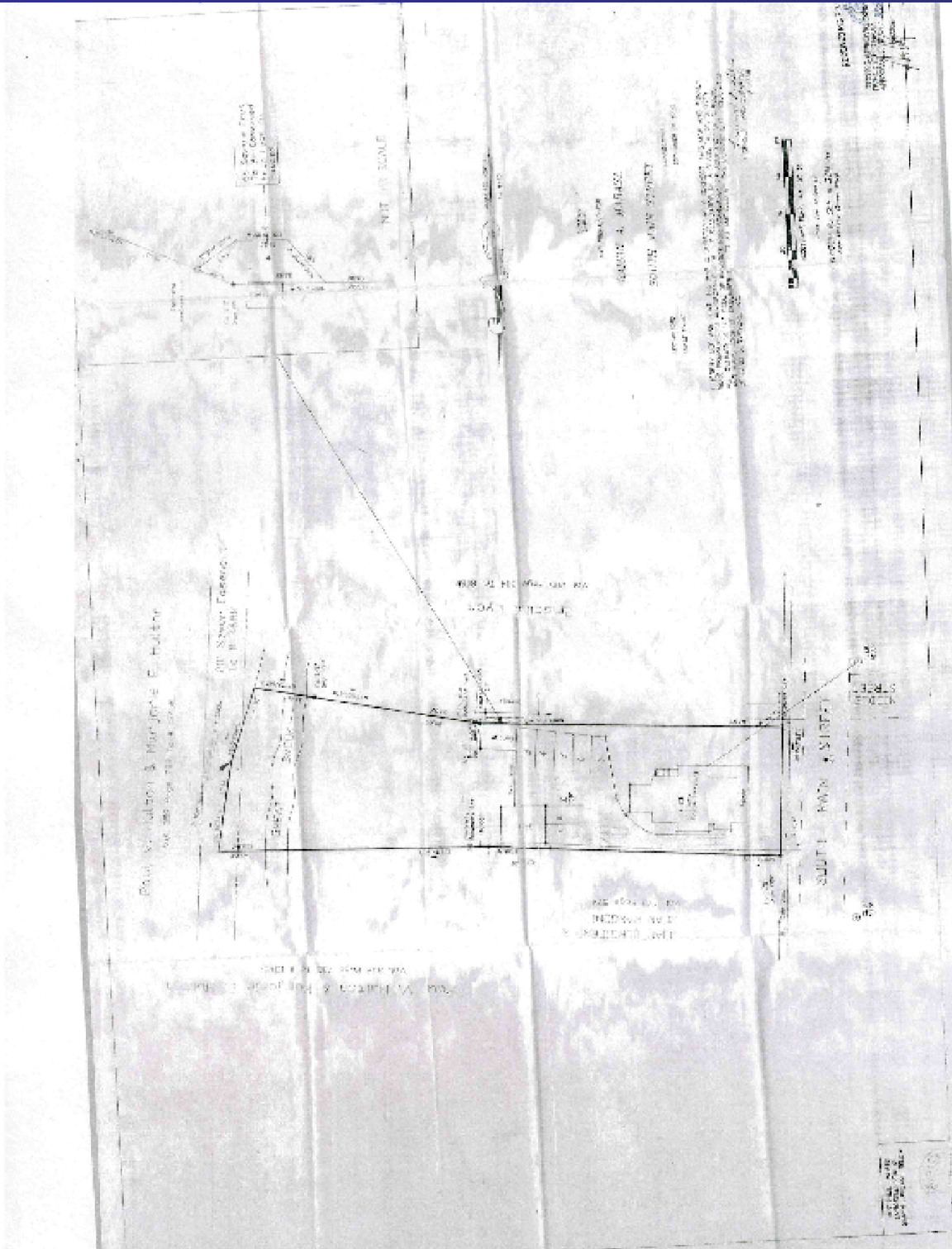
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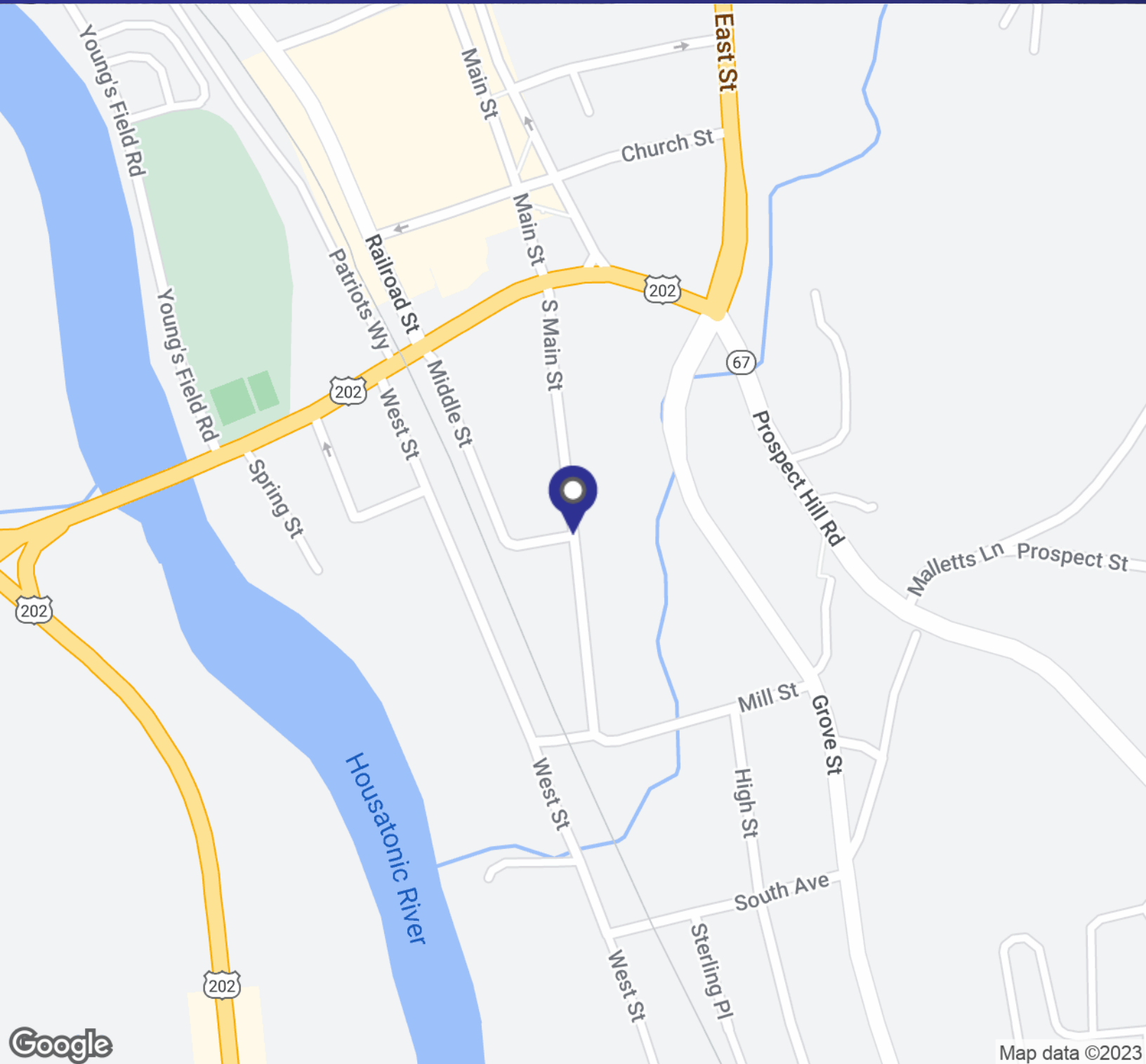
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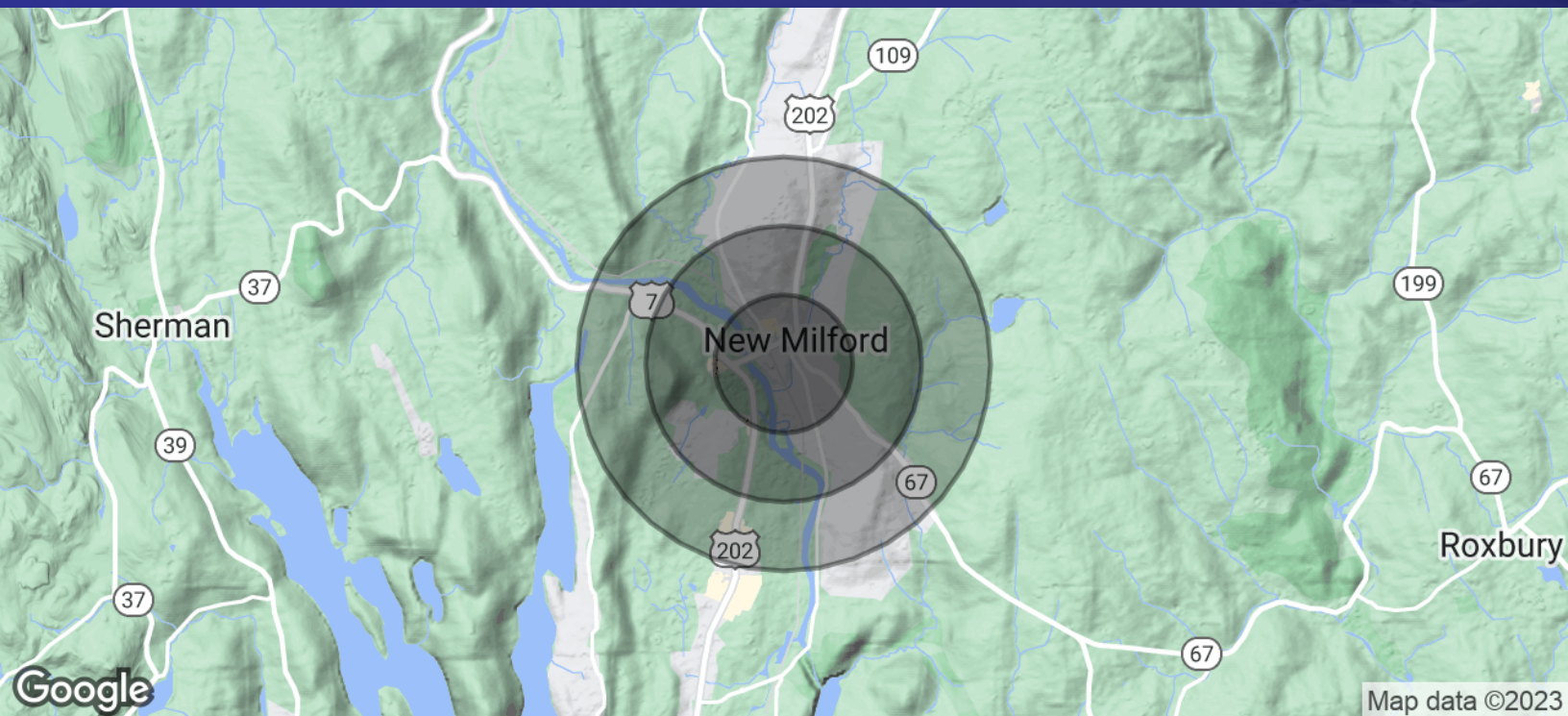
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	933	3,302	6,738
Average Age	37.8	40.5	41.2
Average Age (Male)	34.2	36.6	38.0
Average Age (Female)	41.2	43.1	42.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	542	1,658	3,193
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$58,993	\$76,620	\$84,877
Average House Value	\$227,617	\$254,131	\$267,358

* Demographic data derived from 2020 ACS - US Census



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