

FOR SALE // BROWNSTONE OFFICE BUILDING



PROPERTY DESCRIPTION

Very rare opportunity to own Danbury's only brownstone office building. Very visible downtown location with direct parking garage access. Offering beautiful second floor office space with large windows, private offices, conference room, fire place and open work areas. First and third floors currently rented to excellent tenants. Please contact Michael Dimyan for more information.

PROPERTY HIGHLIGHTS

- First Floor 2,125 Sq Ft
- Second Floor 2,166 Sq Ft
- Third Floor 1,934 Sq Ft
- Basement 2,387 Finished
- Direct access to parking garage abutting building
- City Water, Sewer

248 MAIN STREET, DANBURY CT

Sale Price:	\$779,000
Building Size:	8,612 SF
Taxes:	\$15,300

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,702	18,897	27,784
Total Population	23,884	51,586	74,369
Average HH Income	\$57,316	\$65,435	\$72,372



MICHAEL DIMYAN

Broker

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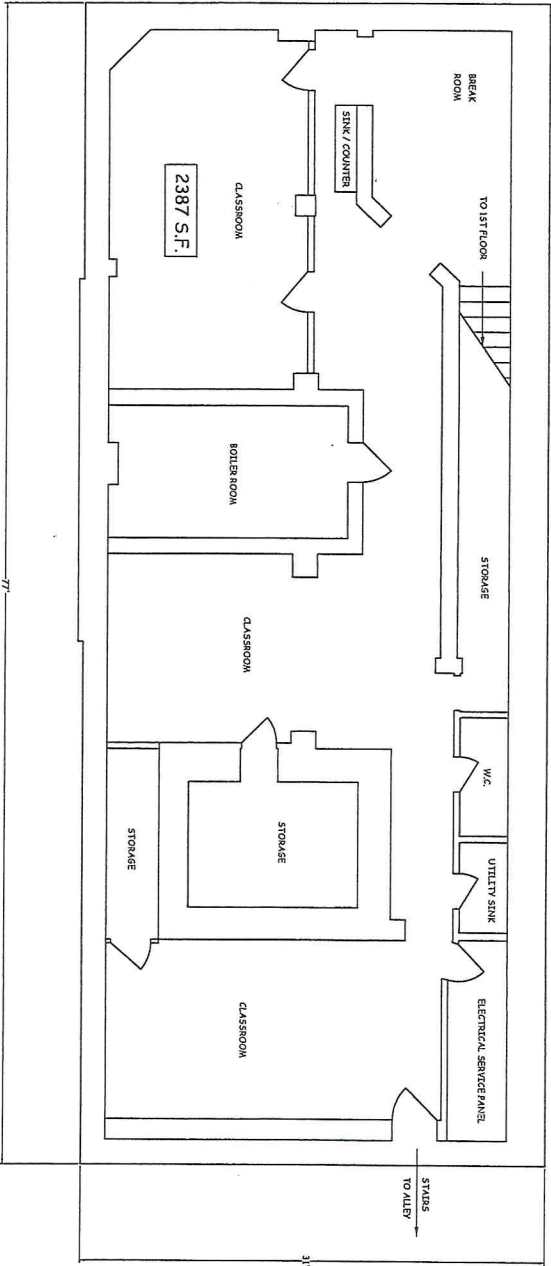
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MAIN STREET

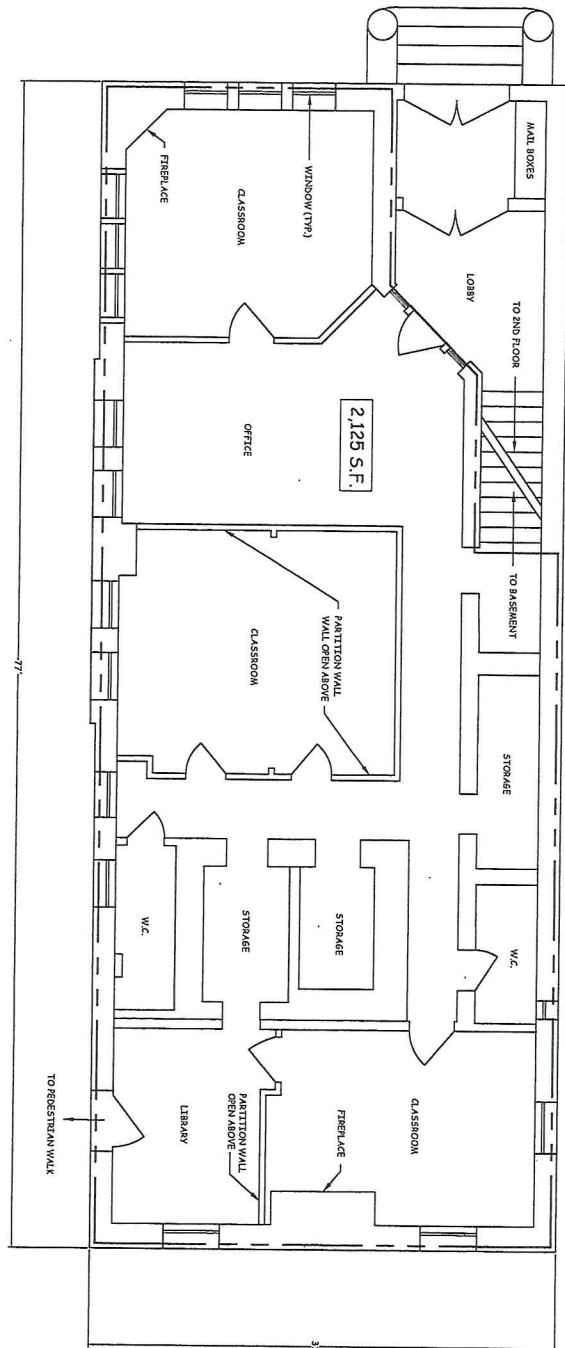
BASEMENT PLAN

1/8" = 1' - 0"



REVISIONS		BROWN/STONE MANAGEMENT, LLC	
		248 MAIN STREET	
		DANBURY, CONNECTICUT	
		SCALE: 1/8" = 1' - 0"	DRAWN BY: ers
		DATE: March 1, 2023	APPROVED BY: bvd
		EXISTING BASEMENT FLOOR PLAN	
		DRAWING NUMBER: A4	

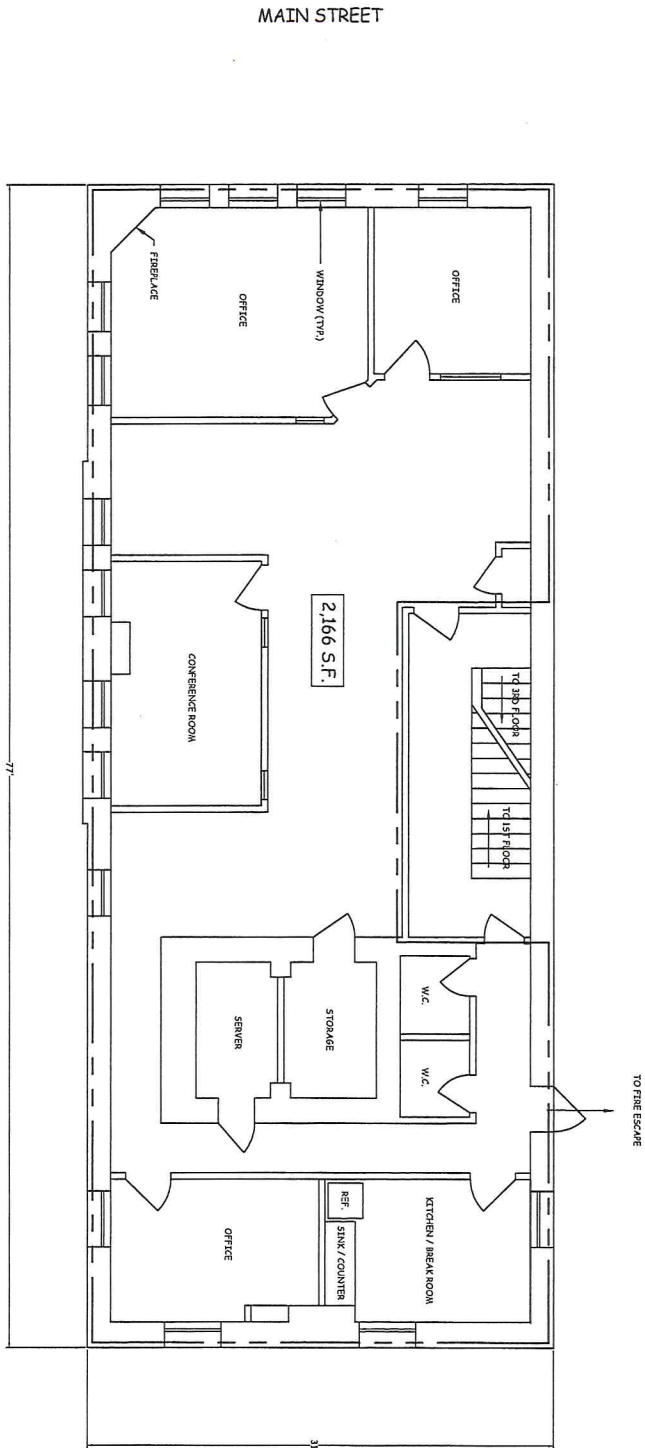
FIRST FLOOR PLAN
1/8" = 1' - 0"



REVISIONS		BROWNSTONE MANAGEMENT, LLC	
		248 MAIN STREET	
		DANBURY, CONNECTICUT	
		SCALE: 1/8" = 1' - 0"	DRAWN BY: bwd
		DATE: March 1, 2023	APPROVED BY: bwd
		EXISTING 1ST FLOOR PLAN	
		DRAWING NUMBER:	
		A1	

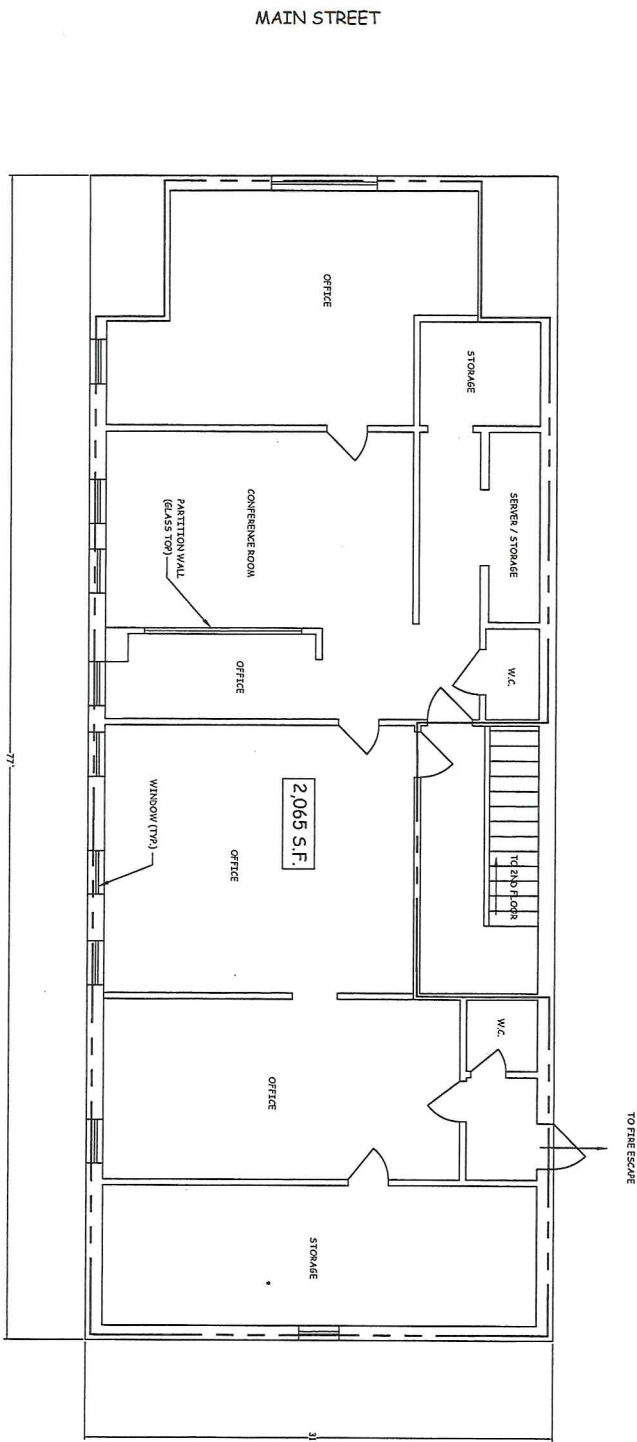
SECOND FLOOR PLAN

1/8" = 1' - 0"



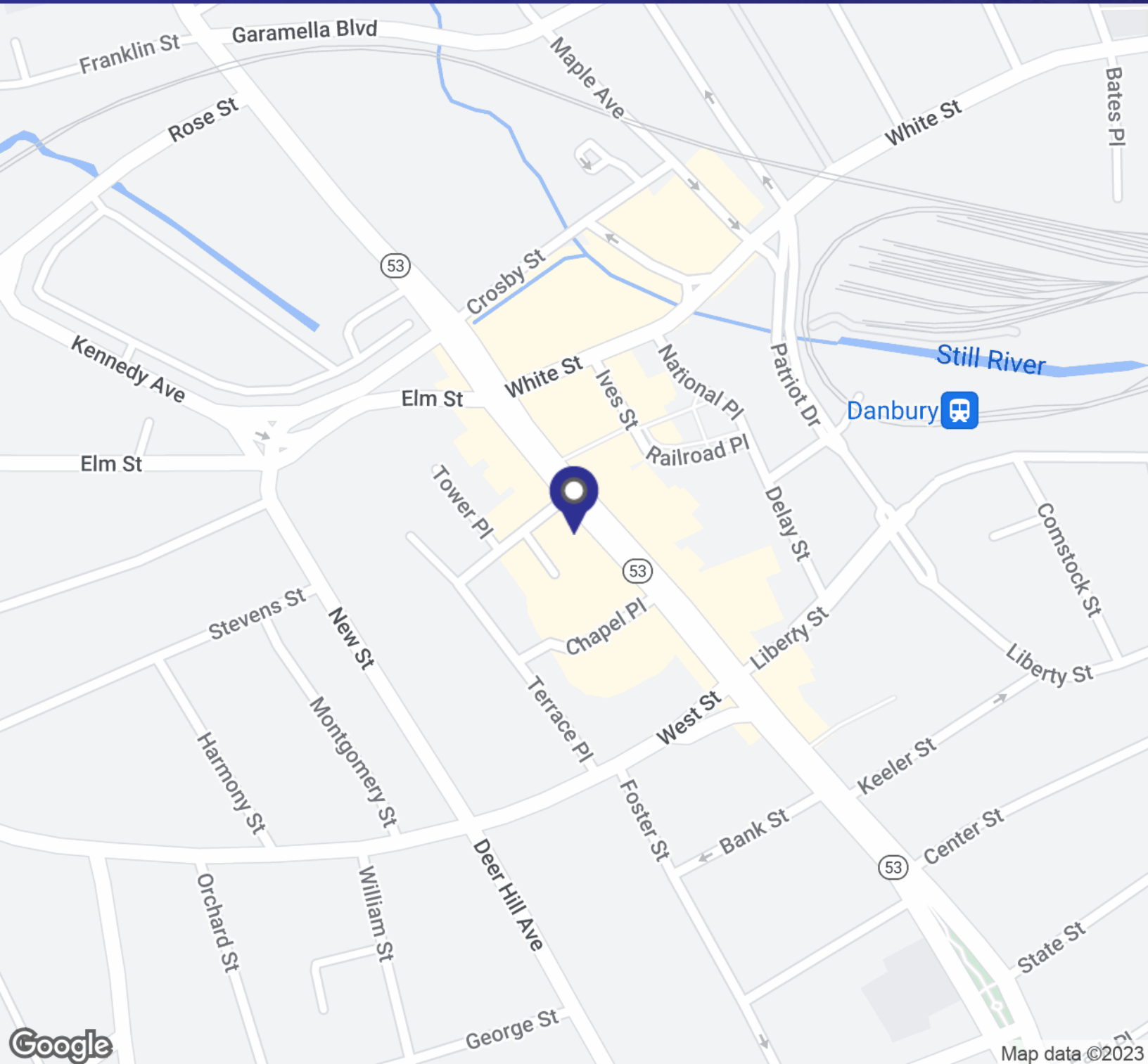
REVISIONS		BROWNSTONE MANAGEMENT, LLC	
		248 MAIN STREET	
		DANBURY, CONNECTICUT	
		SCALE: 1/8" = 1' - 0"	
		DATE: March 1, 2023	
		DRAWN BY: bvd	
		APPROVED BY: bvd	
		EXISTING 2ND FLOOR PLAN	
		DRAWING NUMBER:	
		A2	

THIRD FLOOR PLAN
1/8" = 1' - 0"



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		DANBURY, CONNECTICUT	
		SCALE: 1/8" = 1' - 0"	DRAWN BY: es
		DATE: March 1, 2023	APPROVED BY: bvd
EXISTING 3RD FLOOR PLAN		DRAWING NUMBER:	
		A3	

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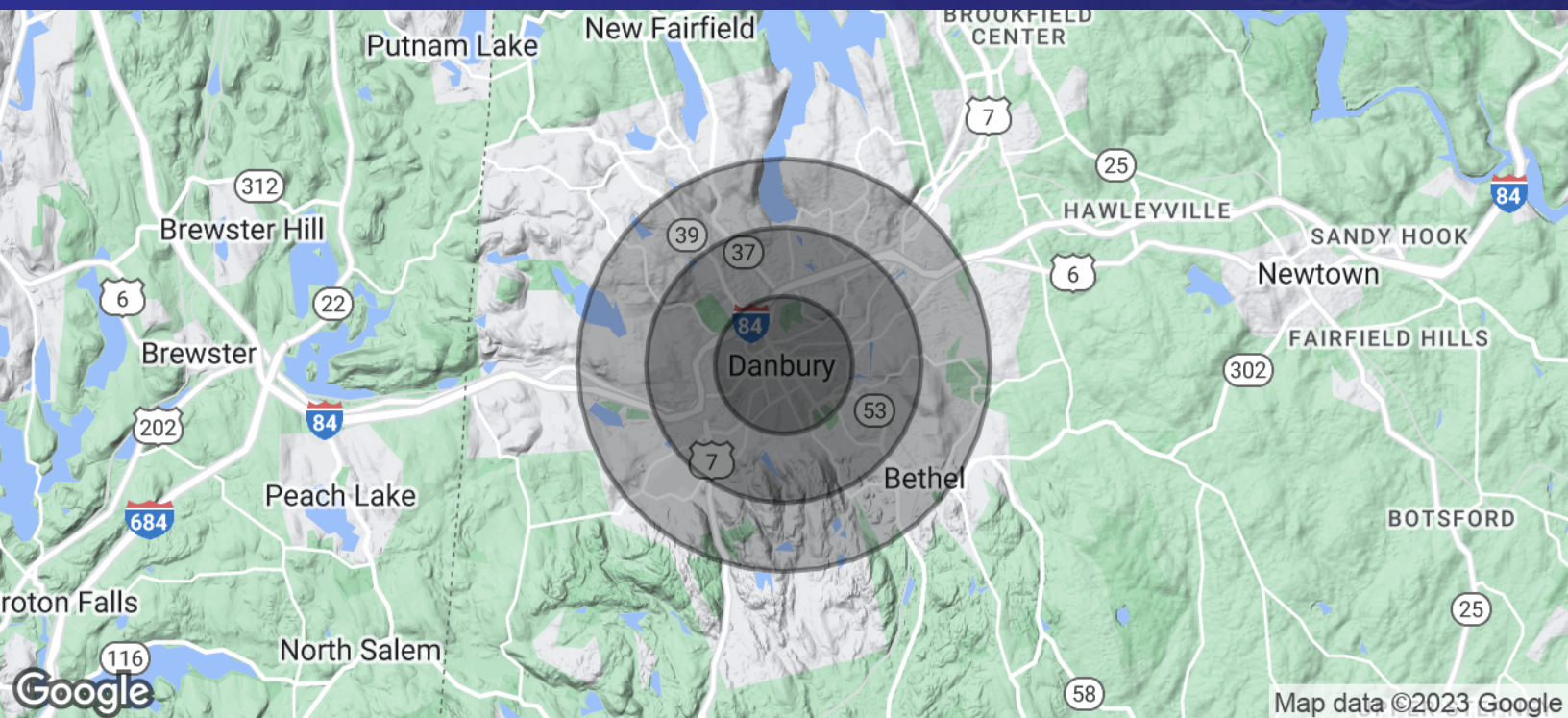
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,884	51,586	74,369
Average Age	33.3	33.9	35.1
Average Age (Male)	33.1	33.6	34.6
Average Age (Female)	33.6	34.4	35.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,702	18,897	27,784
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$57,316	\$65,435	\$72,372
Average House Value	\$319,750	\$328,714	\$344,863

* Demographic data derived from 2020 ACS - US Census



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