

# FOR SALE // 14 ALLEN DRIVE, NEW MILFORD CT



## PROPERTY DESCRIPTION

Very rare opportunity to own free standing industrial building with drive in doors, high bay warehouse, level lot, offices, and break room. Property is a condominium shared with one other building. Ideal for car storage, automobile work or any industrial use.

## PROPERTY HIGHLIGHTS

- I Zone
- AC in Office
- Gas Heat
- 3 Drive in Doors
- 10,624 Sq Ft First Floor
- 2,200 Sq Ft Second Floor
- Taxes \$12,500+/-
- Common Charges \$650 Per Month

## OFFERING SUMMARY

Sale Price:	\$1,249,000
Building Size:	12,824 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	269	1,872	6,437
Total Population	597	4,205	14,871
Average HH Income	\$132,529	\$133,189	\$108,930



### MICHAEL DIMYAN

Broker

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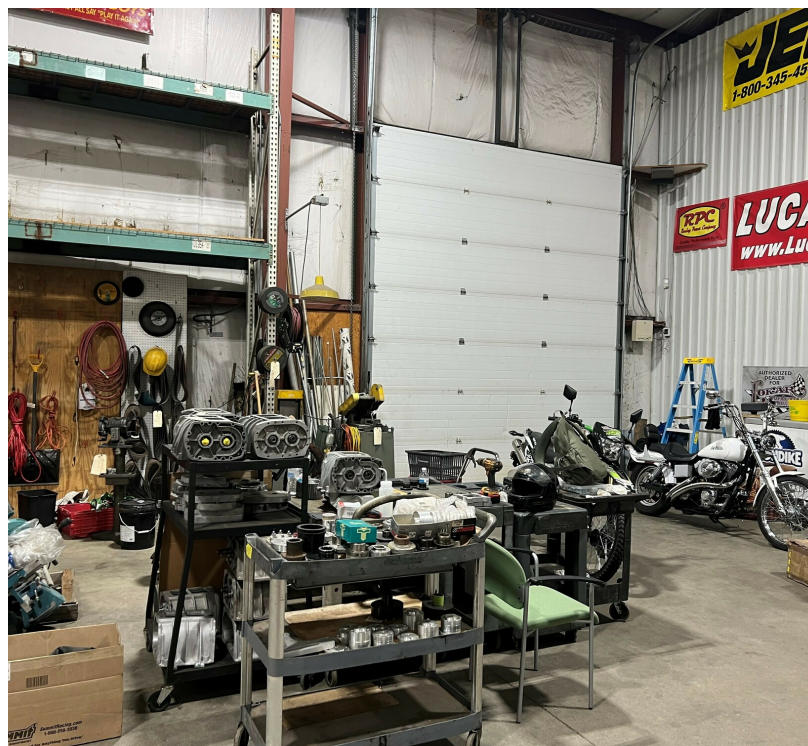
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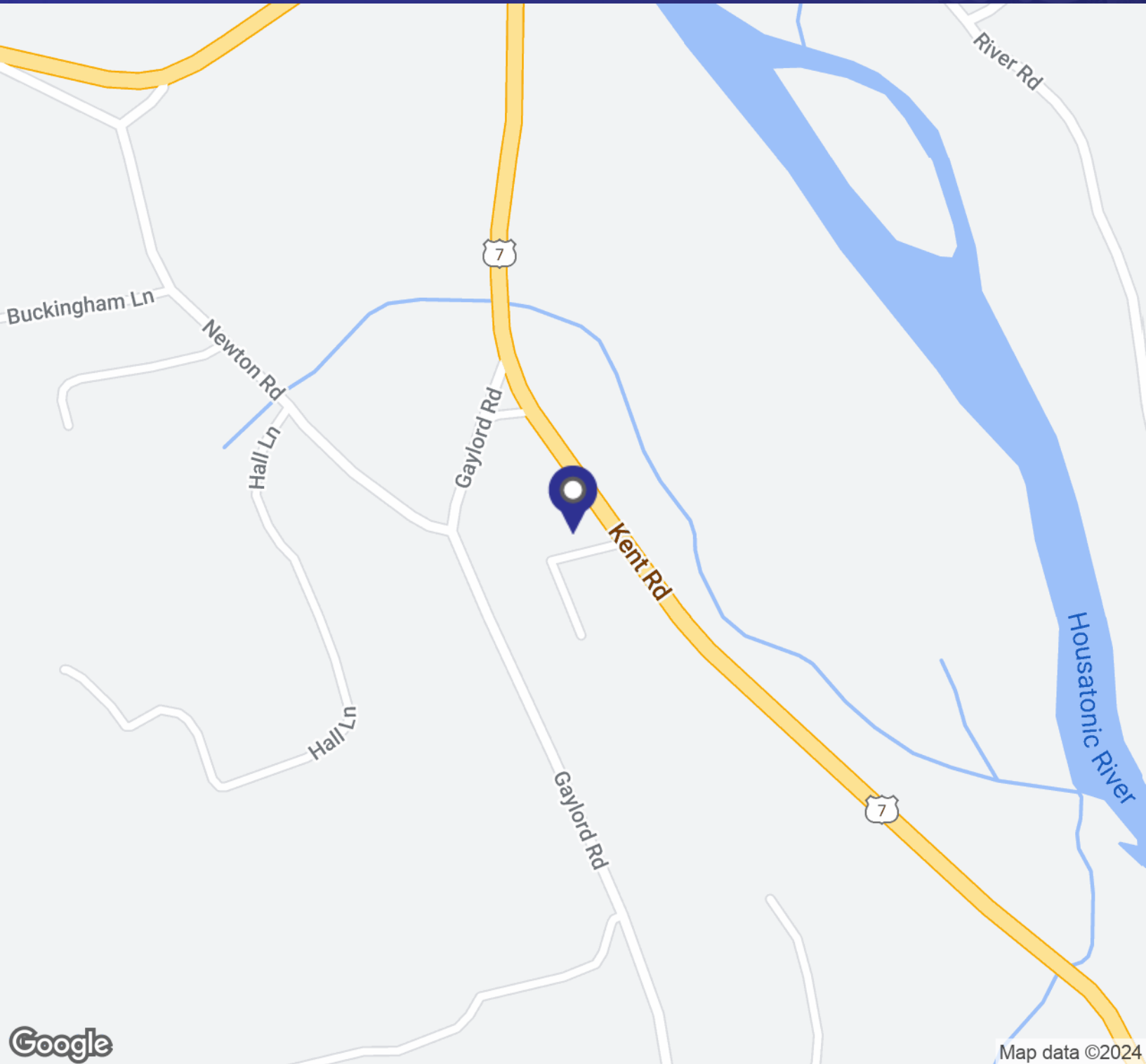
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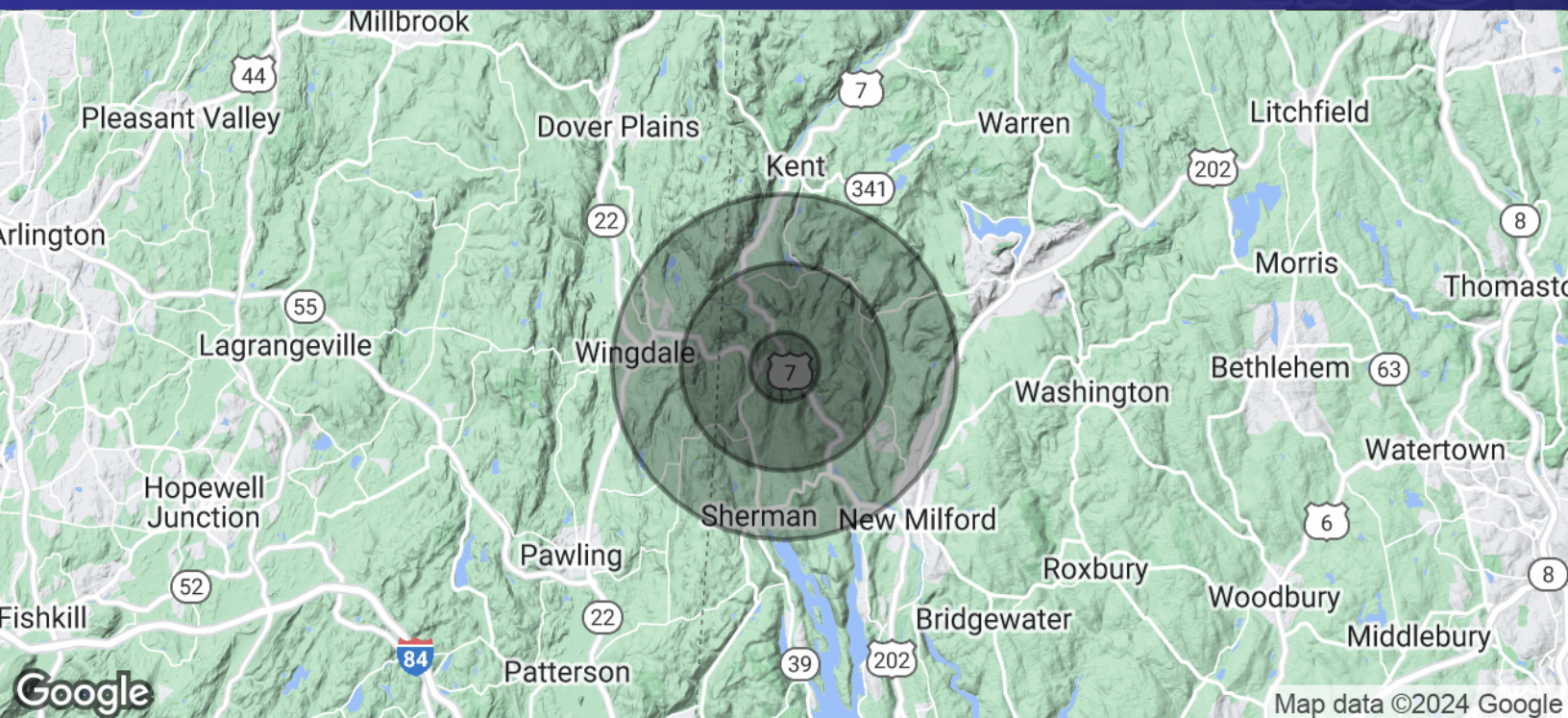
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	597	4,205	14,871
Average Age	52.6	50.0	46.8
Average Age (Male)	56.7	51.3	46.3
Average Age (Female)	49.9	49.5	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	269	1,872	6,437
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$132,529	\$133,189	\$108,930
Average House Value	\$350,501	\$379,307	\$348,570

\* Demographic data derived from 2020 ACS - US Census



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