

FOR SALE // COMMERCIAL CONDOMINIUM - NEWTOWN, CT



PROPERTY DESCRIPTION

Unit M5: 1,120 Sq Ft of First Floor Office Space with Private Office, Open Bullpen Area, Excellent storage, private bath.

Unit can be delivered vacant for an owner occupant.

103 SOUTH MAIN ST, NEWTOWN, CT

Sale Price:	M5: \$139,000
Available SF:	M5: +/- 1,120SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	522	2,637	5,589
Total Population	1,691	7,412	15,109
Average HH Income	\$144,280	\$138,891	\$139,598

Seller Financing Available!



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com

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PROPERTY HIGHLIGHTS

- Current Rental Income: M5- \$1,600
- Total Income: \$1,600/month x 12 = \$19,200/year
- New LED Lighting
- Heat: Gas
- Full A/C
- Basement Storage Available
- M5 Taxes: \$2,739.72/year
- M5 Common Charges: \$440/month
- Special Assessments: \$974.50/year



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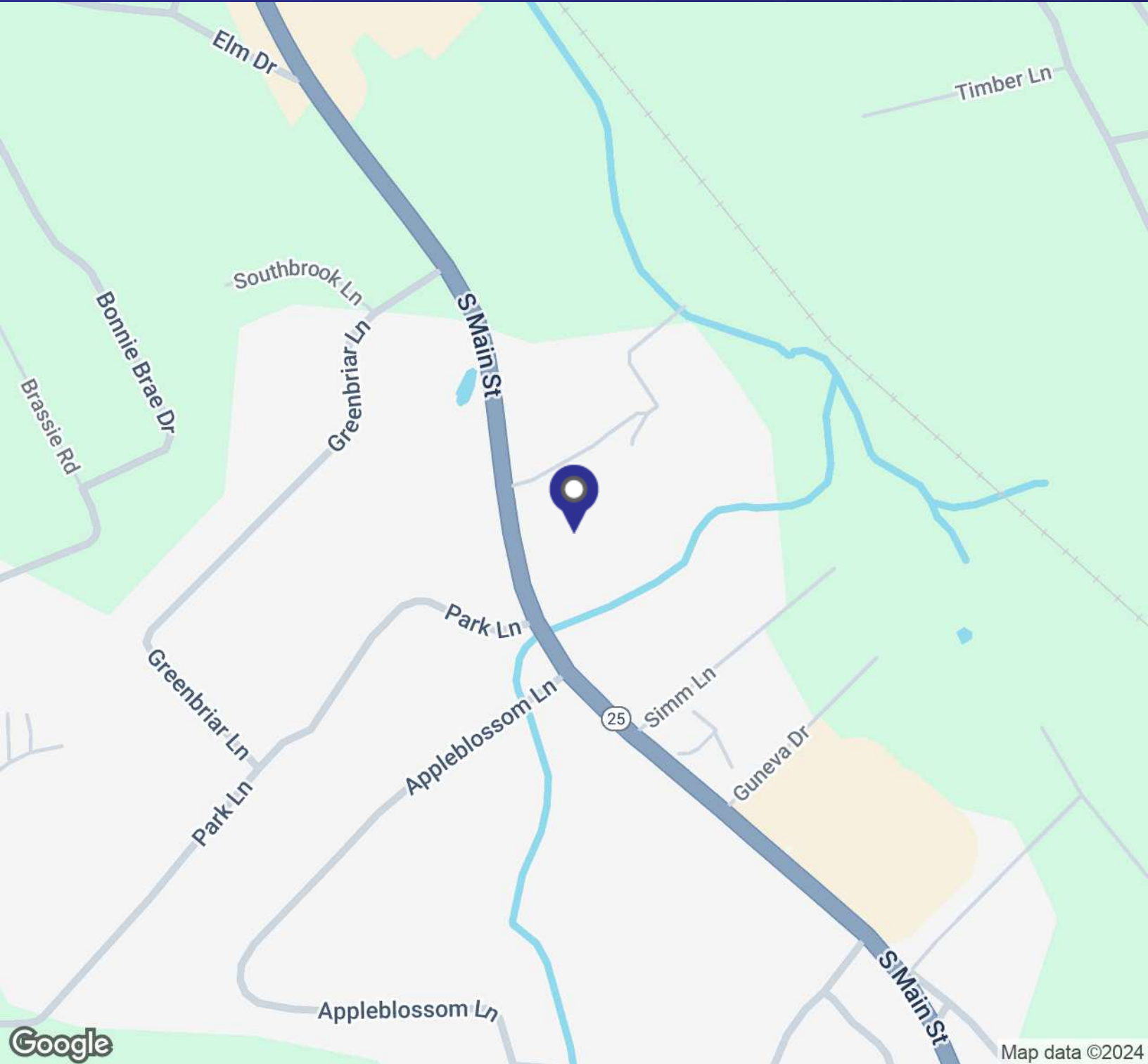
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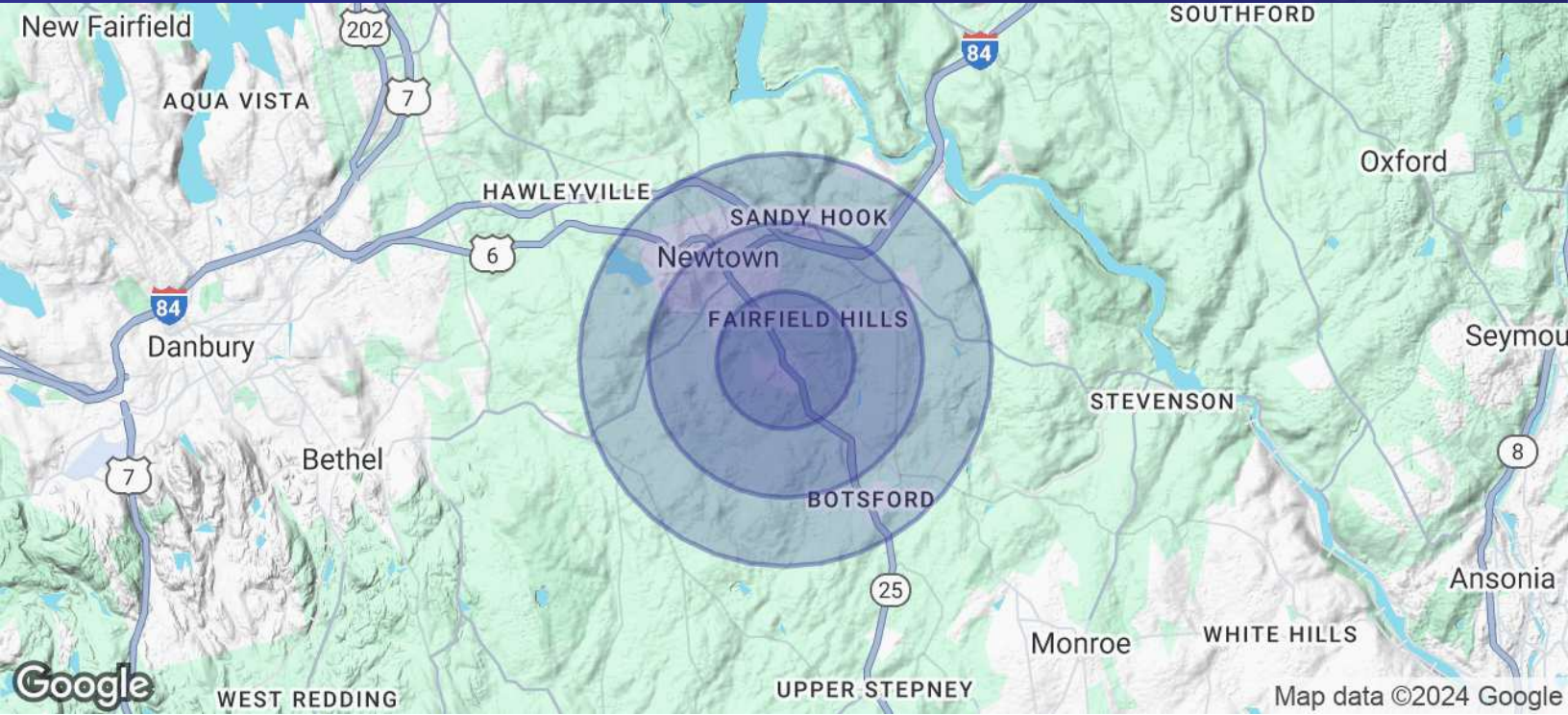
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,691	7,412	15,109
Average Age	38.9	42.2	44.8
Average Age (Male)	35.7	39.2	42.3
Average Age (Female)	42.1	45.6	47.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	522	2,637	5,589
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$144,280	\$138,891	\$139,598
Average House Value	\$378,319	\$377,035	\$386,585

2020 American Community Survey (ACS)



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