

**FOR SALE // COMMERCIAL CONDOMINIUMS - NEWTOWN, CT**



**PROPERTY DESCRIPTION**

Unit M6-M7: 2,016 SF of Open Retail Space currently rented to tile shop.

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

\* Both units can be delivered vacant for an owner occupant.\*

**Seller Financing Available!**

**103 SOUTH MAIN ST, NEWTOWN, CT**

|               |                      |
|---------------|----------------------|
| Sale Price:   | M5: \$125,000        |
|               | M6/M7: \$250,000     |
|               | All Units: \$350,000 |
| Available SF: | M5: +/- 1,120SF      |
|               | M6/M7: +/-2,016SF    |

| 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 |



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## PROPERTY HIGHLIGHTS

- Current Rental Income: M5- \$1,600
- Current Rental Income: M6, M7 - \$3,000
- Total Income: \$4,600/month x 12 = \$55,200/year
- New LED Lighting
- Heat: Gas
- Full A/C
- Basement Storage Available
- M5 Taxes: \$2,739.72/year
- M6/M7 Taxes: \$4,856.52/year
- M5, M6, M7 Common Charges: \$15,866.75/year (\$1,322.33/year)
- Special Assessments: \$2,923.56/year



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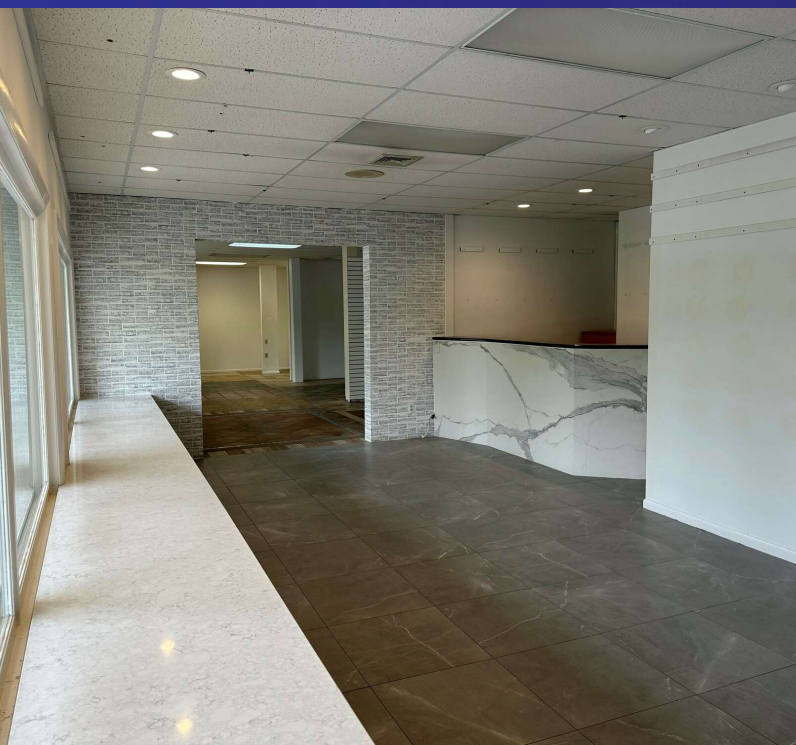
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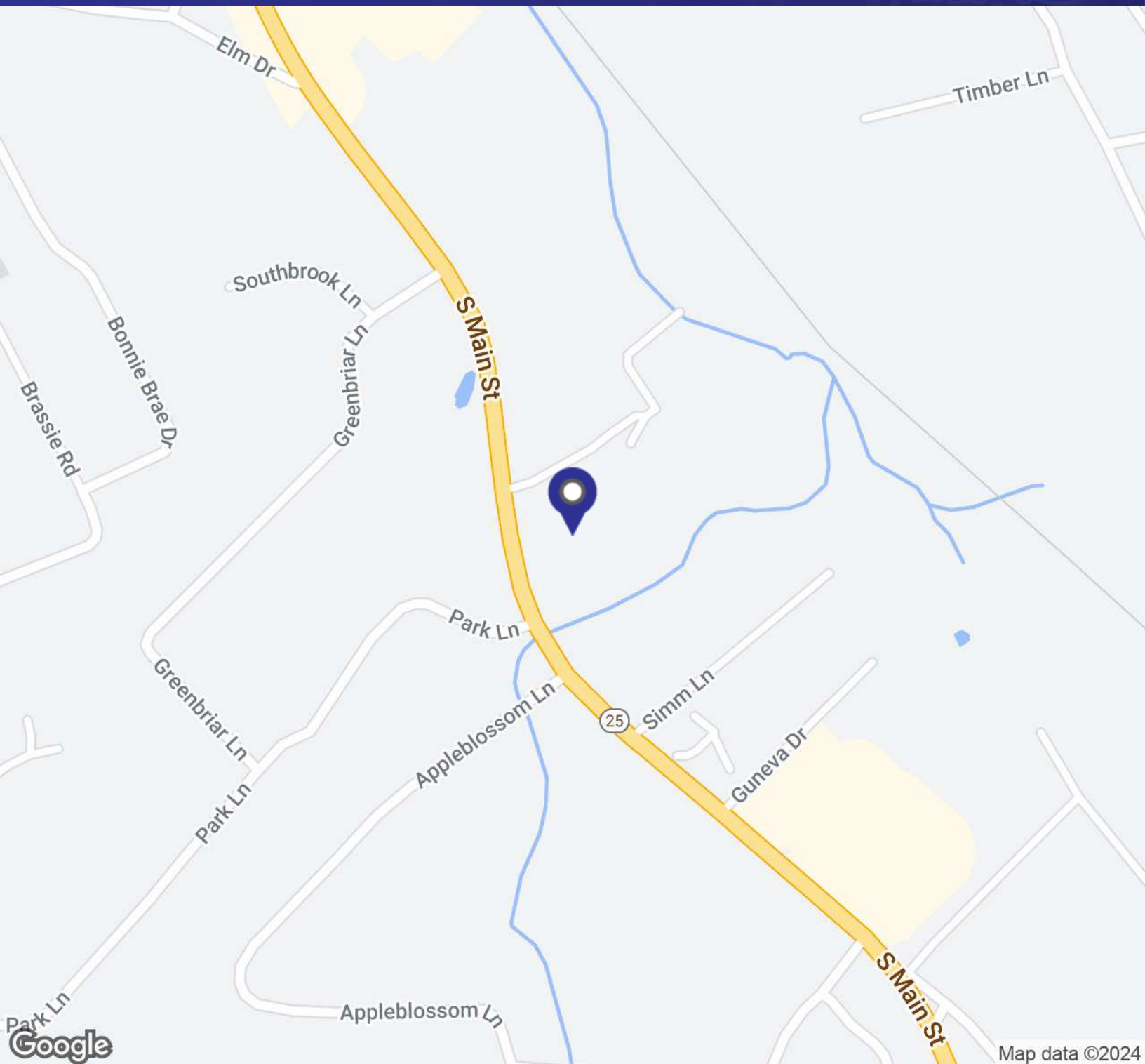
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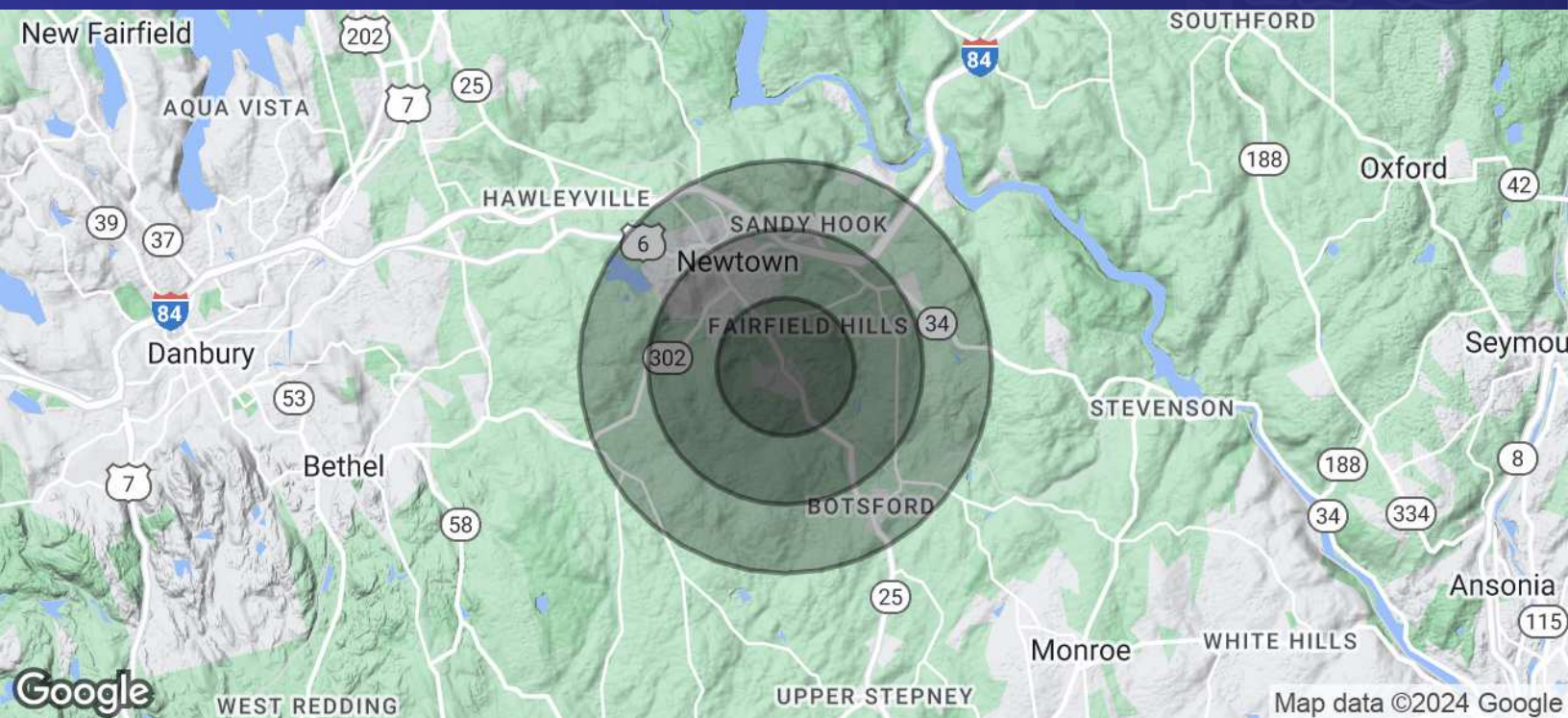
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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,691  | 7,412   | 15,109  |
| Average Age          | 38.9   | 42.2    | 44.8    |
| Average Age (Male)   | 35.7   | 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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