

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.

103 SOUTH MAIN ST, NEWTOWN, CT

Sale Price:	M5: \$139,000
	M6/M7: \$259,000
	All Units: \$395,000
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



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

FOR SALE // COMMERCIAL CONDOMINIUMS - NEWTOWN, CT



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



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

FOR SALE // COMMERCIAL CONDOMINIUMS - NEWTOWN, CT



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



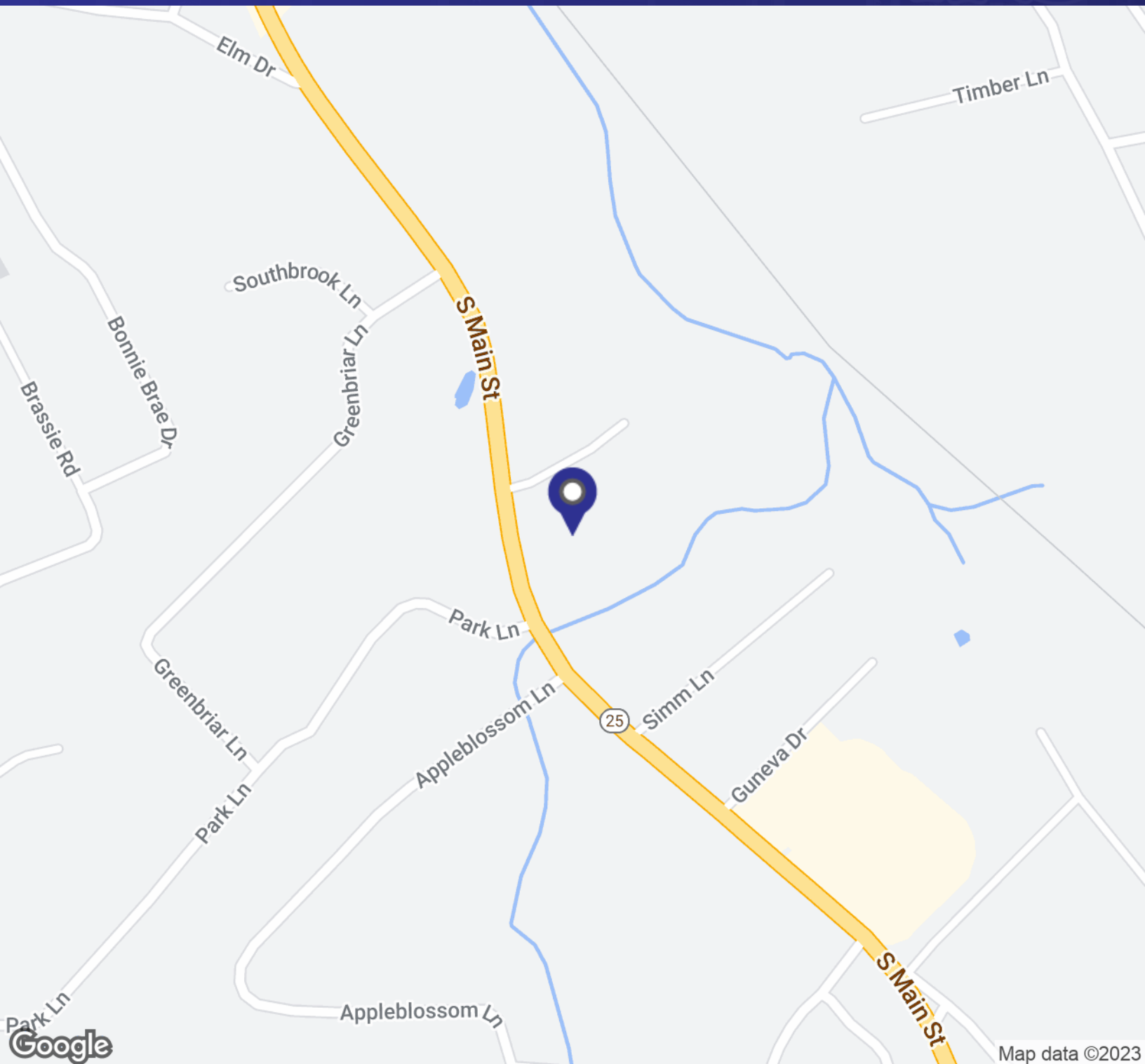
MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

FOR SALE // COMMERCIAL CONDOMINIUMS - NEWTOWN, CT



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



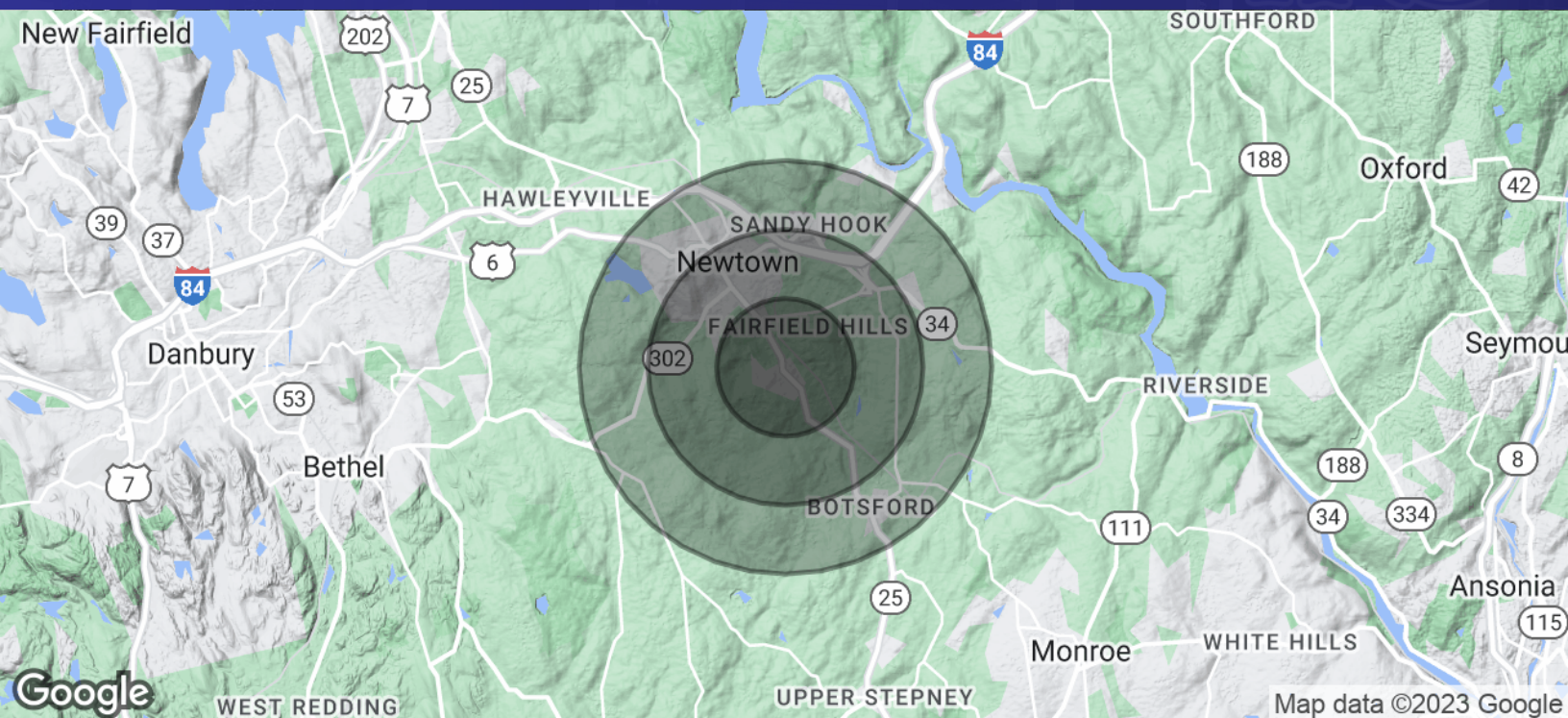
MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

FOR SALE // COMMERCIAL CONDOMINIUMS - NEWTOWN, CT



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

* Demographic data derived from 2020 ACS - US Census



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com