

FOR SALE // MEDICAL CONDO INVESTMENT// 27 HOSPITAL AVENUE, DANBURY CT


PROPERTY DESCRIPTION

Investment opportunity! Two fully leased medical condos for sale. These units have been completely remodeled and leased to medical professionals. There are +/- 3 years left on both leases with options to renew. Directly across from Danbury hospital these condos are in the heart of Danbury Medical Center. Can be sold separately or together.

PROPERTY HIGHLIGHTS

- Unit 101: Novella OI Infusion Services
- Unit 201: Samaritan Health Services
- Can be Sold Sperate or Together
- Completely renovated in 2022 and 2024
- City Water, Sewer, Gas

OFFERING SUMMARY

Package:	\$430,000
Unit 101:	\$210,000
Unit 201:	\$240,000
Unit 101:	+/- 1,468 SF
Unit 201:	+/- 1,136 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	1,645	7,462
Total Population	1,042	5,263	21,019
Average HH Income	\$81,213	\$82,404	\$88,190


MICK CONSALVO
Broker

203.241.5188

mconsalvo@towercorp.com


JOE DIMYAN
Broker

203.313.3920

jdimyan@towercorp.com

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27 Hospital Ave, Unit 101 & 201 Financials

Unit 101 - +/- 1,468 sf

- +/- 3-year lease with options- \$29,360 per year
- Common charges - \$811 per month
- Taxes - \$3,600 per year

Rent - \$29,360
 Less common charges - \$9,732
 Less taxes - \$3,600
 Net operating income - \$16,028

Unit 201 - +/- 1,136 sf

- +/- 3-year lease with options - \$28,800 per year
- Common charges - \$628 per month
- Taxes - \$2,969 per year

Rent - \$28,800
 Less common charges - \$7,536
 Less taxes - \$2,969
 Net operating income - \$18,295

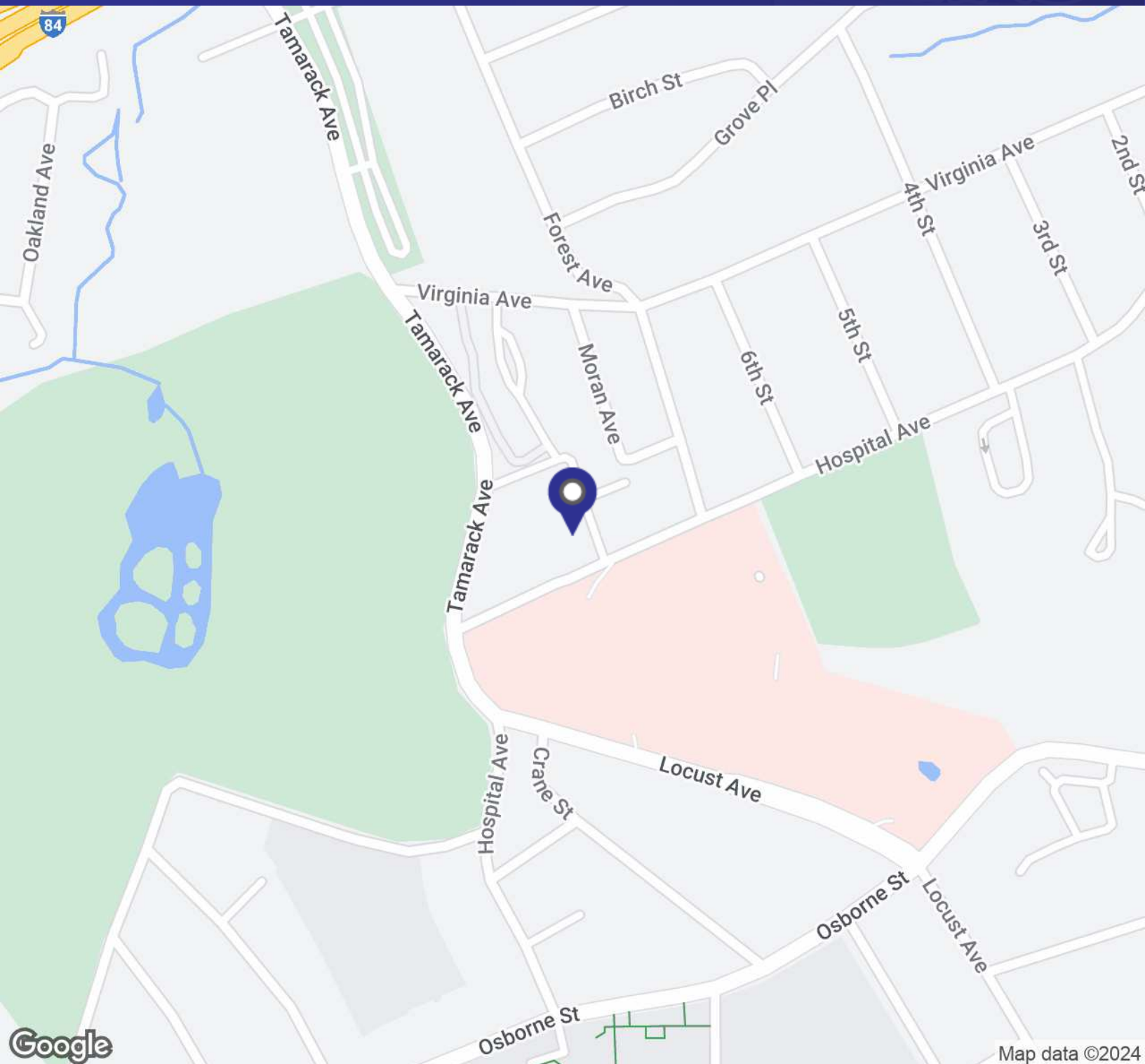


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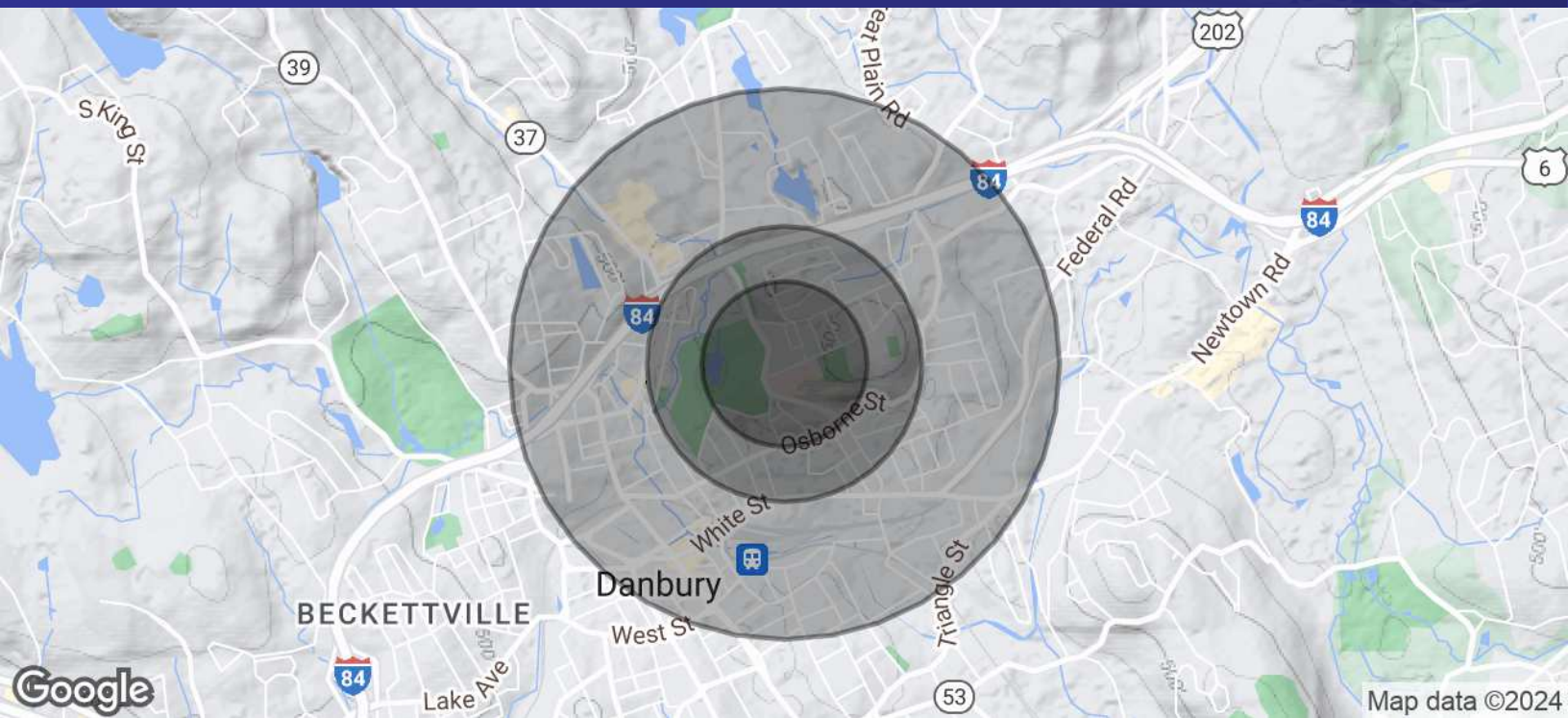
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,042	5,263	21,019
Average Age	38	36	37
Average Age (Male)	37	36	36
Average Age (Female)	40	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	1,645	7,462
# of Persons per HH	3	3.2	2.8
Average HH Income	\$81,213	\$82,404	\$88,190
Average House Value	\$287,226	\$282,955	\$314,320

Demographics data derived from AlphaMap



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