

FOR SALE // 48 NORTH ST, DANBURY CT



PROPERTY DESCRIPTION

This freestanding office building has been well maintained. Ideal for professional or medical office use with great exposure. Ideal location with easy access to I-84. Property features: private windowed offices, conference room, full attic, walk out basement storage, signage on the road, city water and sewer and ample on site parking.

PROPERTY HIGHLIGHTS

- Annual Taxes: \$7,805
- Central AC
- Gas Heat
- City Water, Sewer and Gas
- CG-20 Zone (General Commercial)

OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	2
Building Size:	3,031 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,695	7,285	14,638
Total Population	5,048	19,588	38,010
Average HH Income	\$66,331	\$69,005	\$68,921



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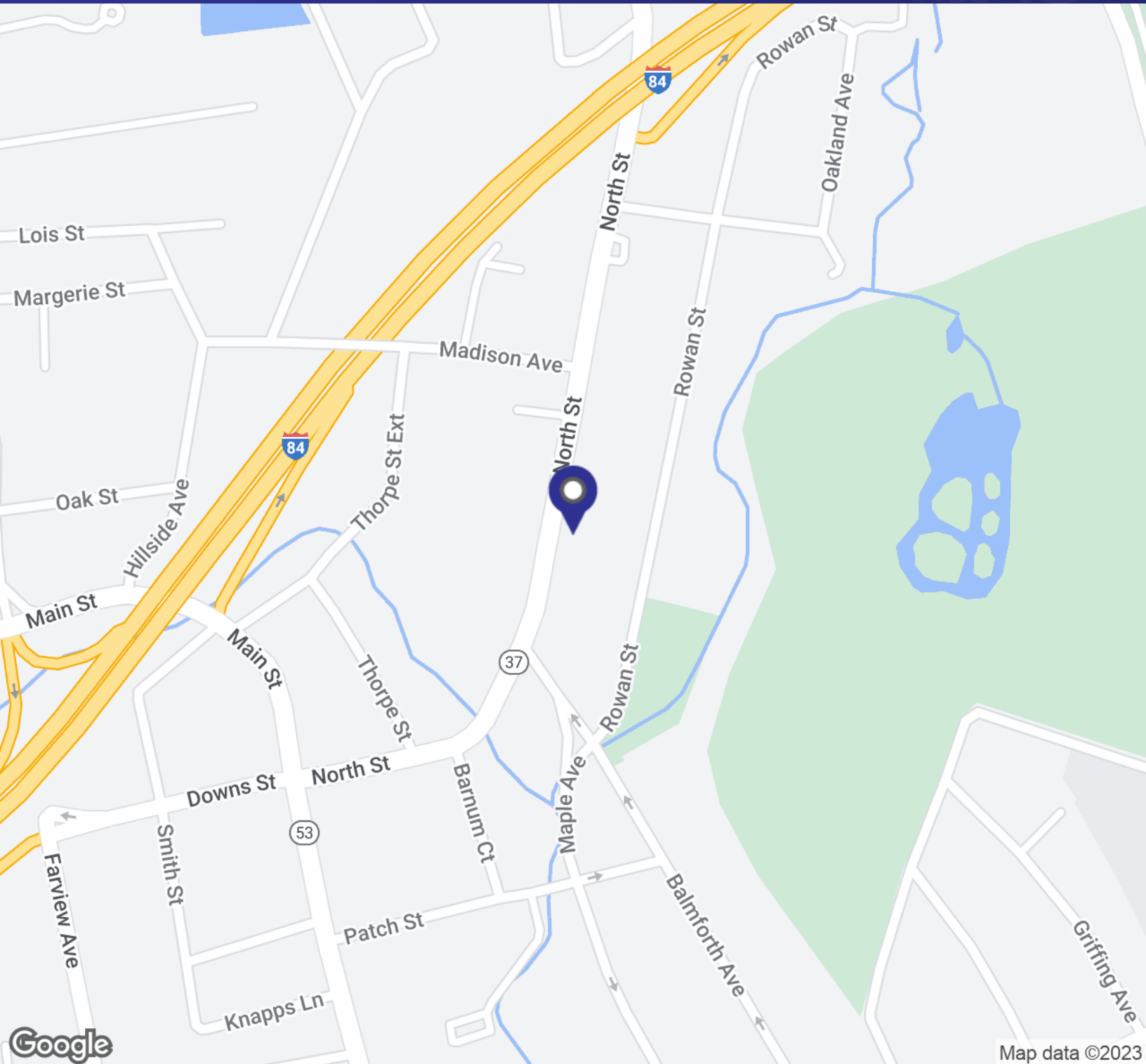
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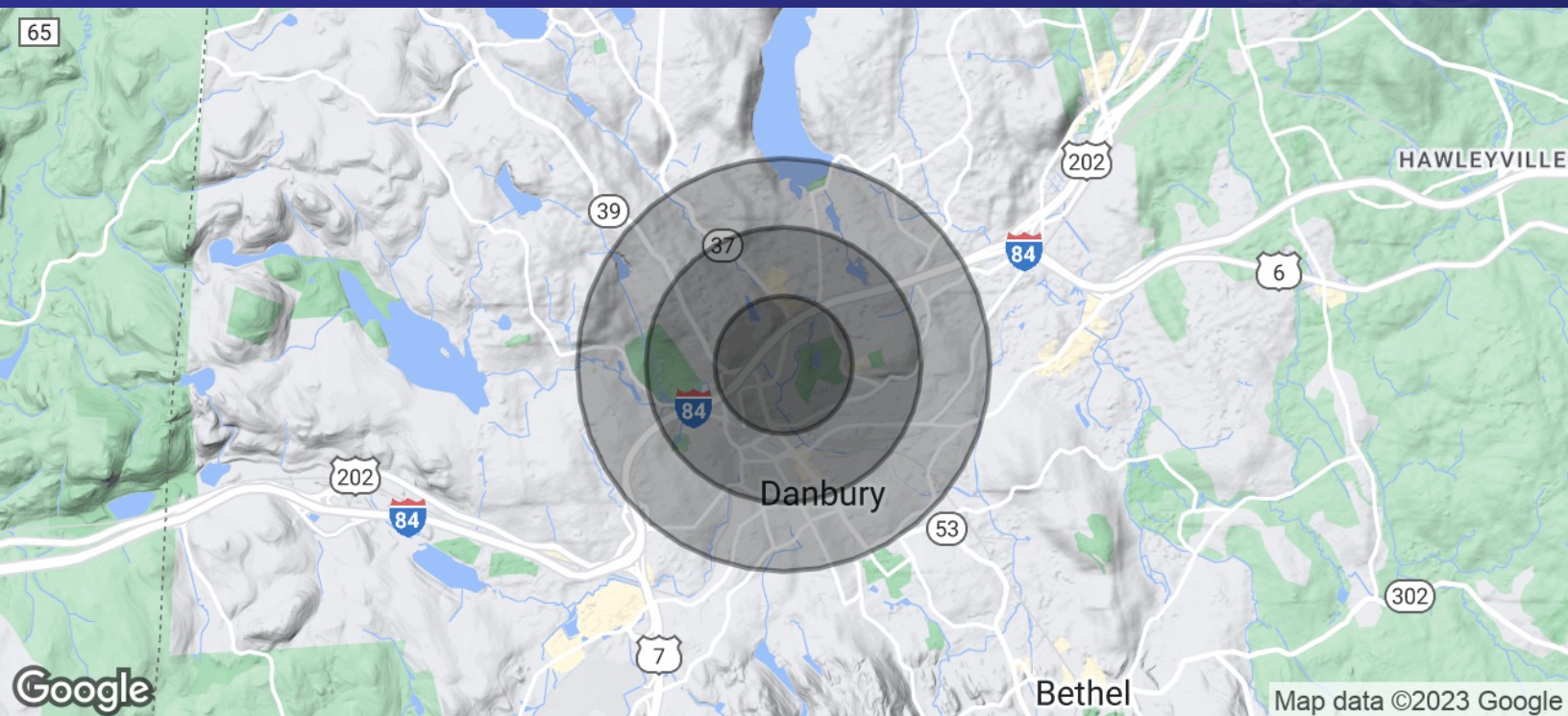
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	5,048	19,588	38,010
Average Age	32.8	36.9	37.7
Average Age (Male)	34.5	37.0	37.2
Average Age (Female)	27.5	36.1	38.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,695	7,285	14,638
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$66,331	\$69,005	\$68,921
Average House Value	\$156,138	\$173,653	\$203,730

* Demographic data derived from 2020 ACS - US Census



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