

# FOR SALE // 77 RAILROAD ST, NEW MILFORD, CT



## PROPERTY DESCRIPTION

This freestanding +/- 6,415 Sq ft building is an Ideal Downtown Location! The property is adjacent to municipal parking and is a short walk to shops and restaurants. This building is currently used as a dance studio and music academy and would be ideal for any retail, office, or medical use. Current owners fully renovated the building in 2012/2013.

## PROPERTY HIGHLIGHTS

- B1 (retail/office)
- Adjacent to municipal parking
- +/- 6000 Sq ft of Retail Space
- +/- 3000 Sq ft full basement for Storage
- Handicap Accessible
- 3 Bathrooms: 2 Handicap Accessible + 1 Additional
- City Water + City Sewer
- Propane Heat
- Updated Sprinkler System

## OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	+/- 6,415 SF
Taxes	\$9,315 Per Year

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	1,806	3,222
Total Population	870	3,575	6,846
Average HH Income	\$64,095	\$73,525	\$82,897



### MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



### TOMMY CONSALVO

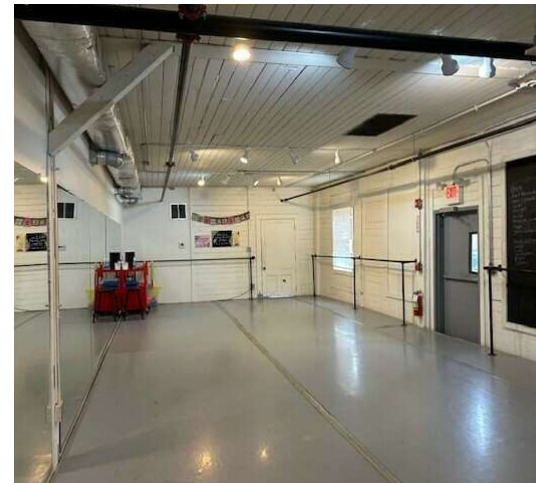
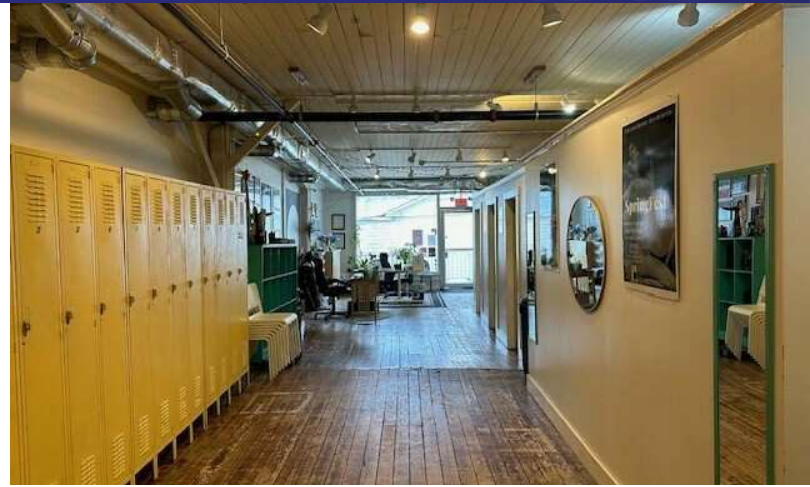
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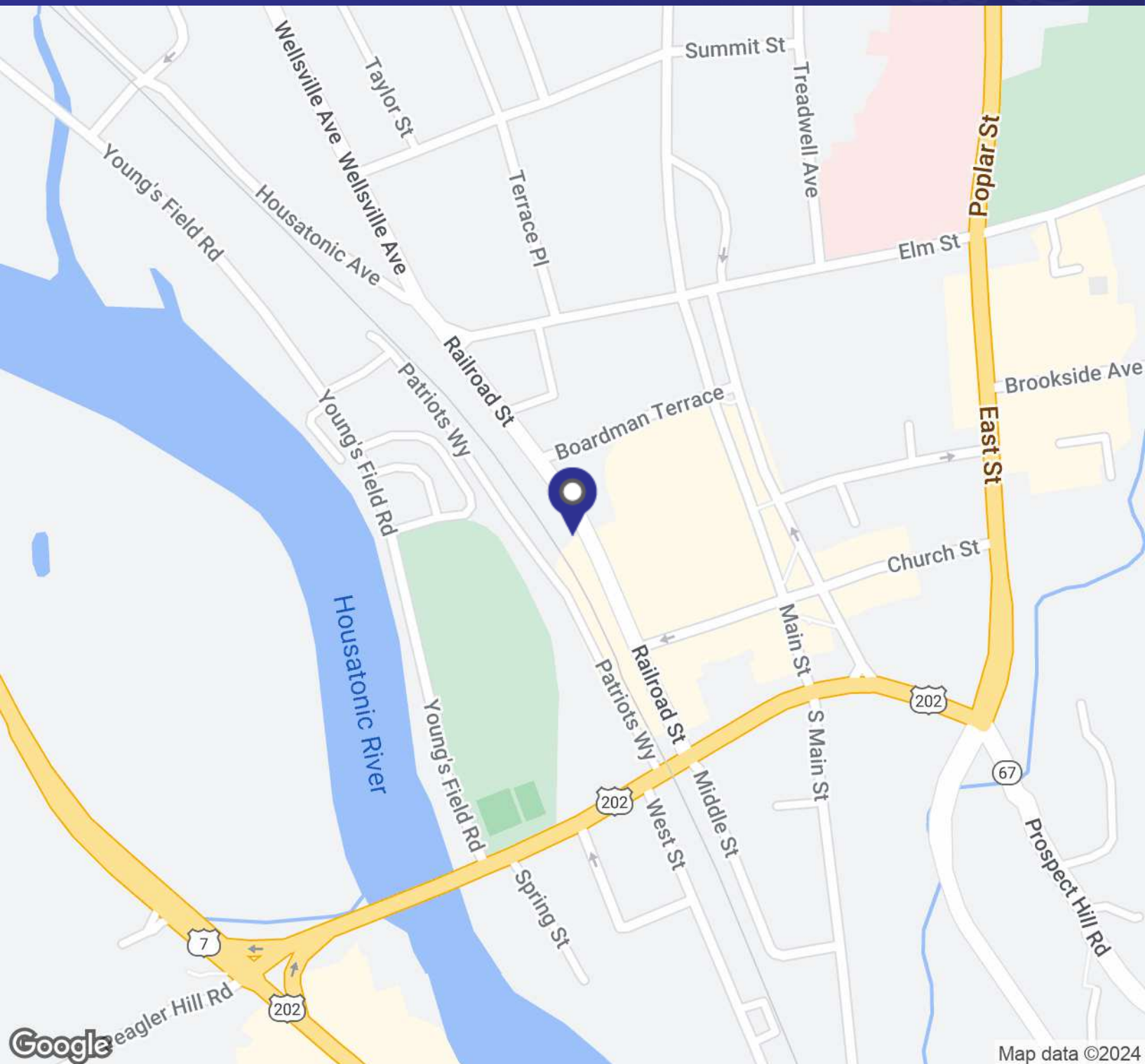
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	870	3,575	6,846
Average Age	39.5	40.2	41.3
Average Age (Male)	35.4	37.0	38.0
Average Age (Female)	43.3	43.2	43.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	1,806	3,222
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$64,095	\$73,525	\$82,897
Average House Value	\$228,082	\$244,685	\$266,364

2020 American Community Survey (ACS)



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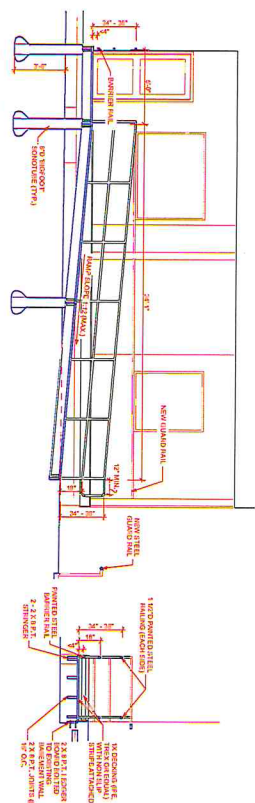
## TOMMY CONSALVO

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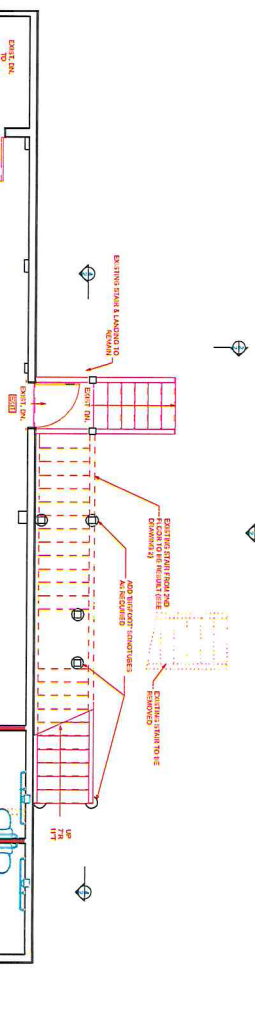
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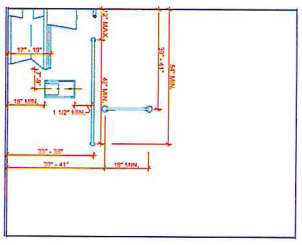


2 Ramp/Railing Section  
SCALE: 1/4" = 1'-0"

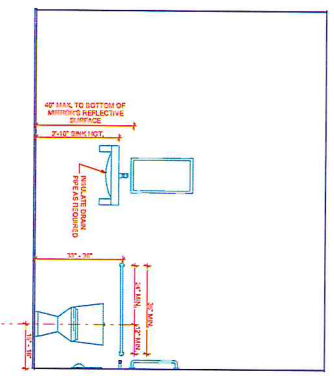
NOTE:  
P.T. - PRESSURE TREATED



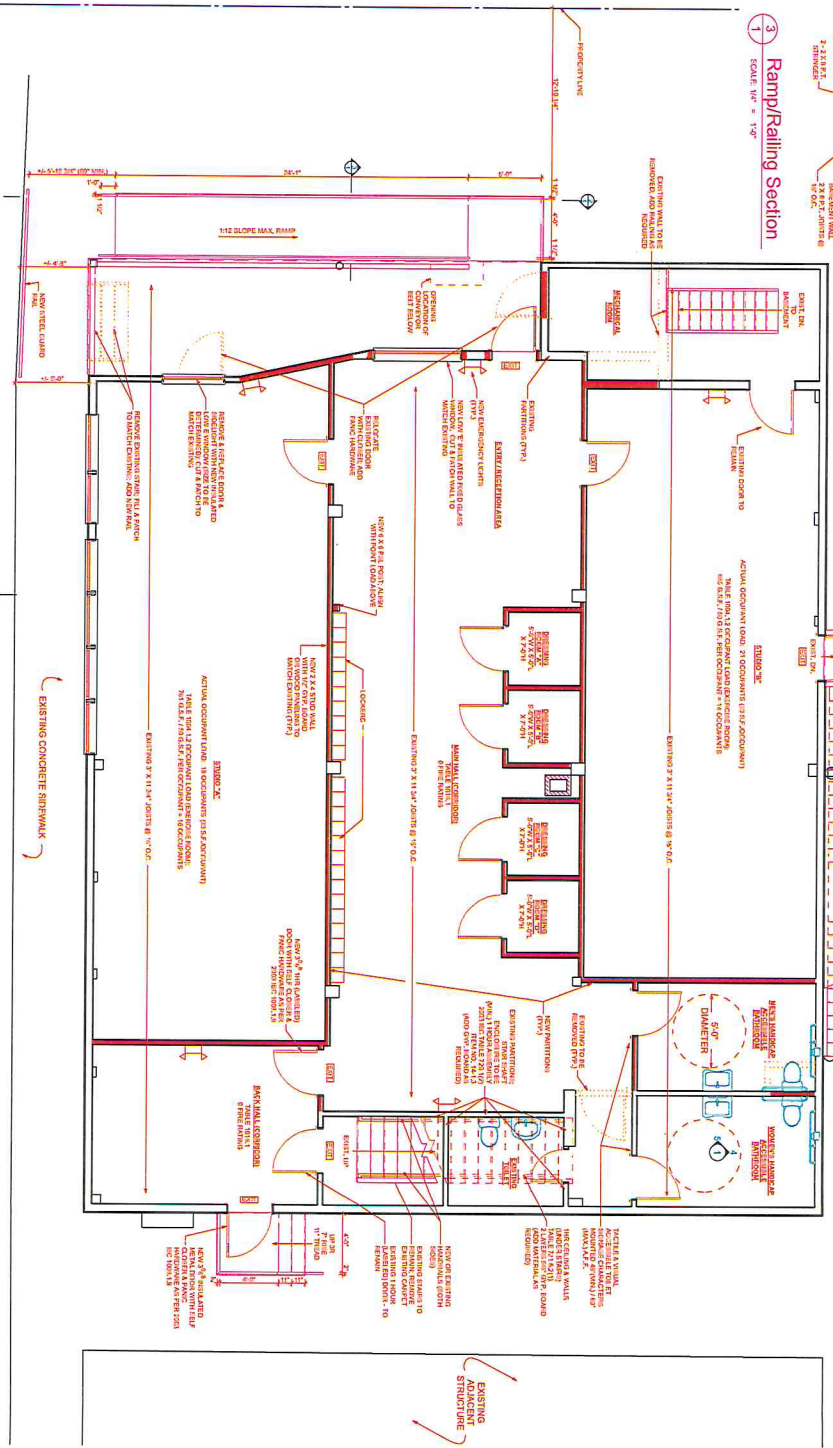
3 Ramp/Railing Section  
SCALE: 1/4" = 1'-0"



4 Bathroom Elevation  
SCALE: 1/4" = 1'-0"  
NOTE:  
PROVIDE BLOCKING IN WALLS FOR GRABBARS AS REQUIRED



5 Bathroom Elevation  
SCALE: 1/4" = 1'-0"



1 First Floor Plan  
SCALE: 1/4" = 1'-0"

Dance Studios Building Conversion  
77 RAILROAD STREET

New Milford

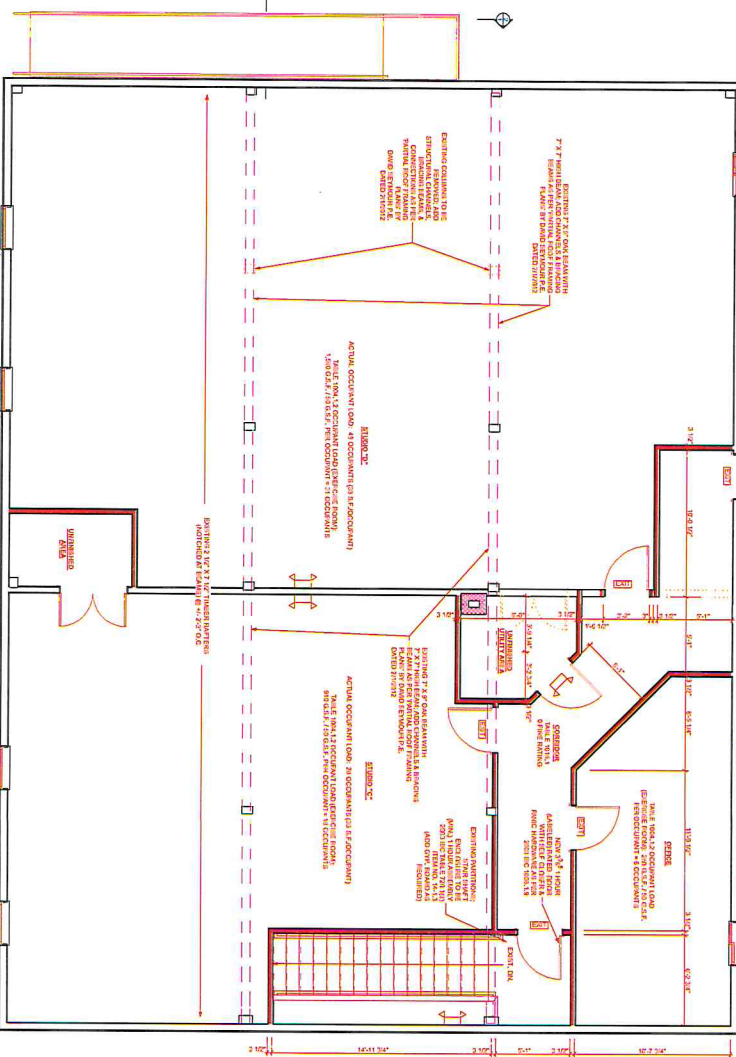
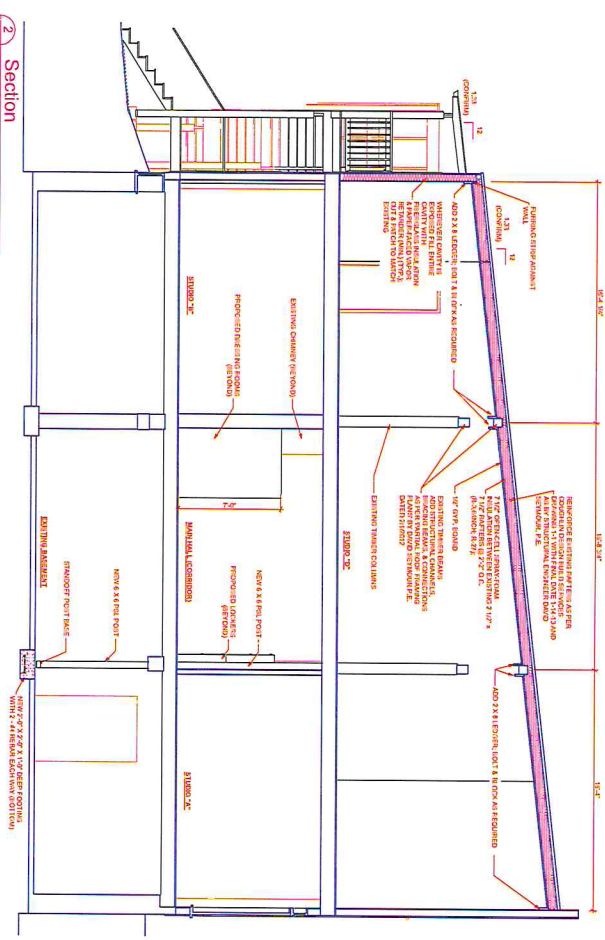
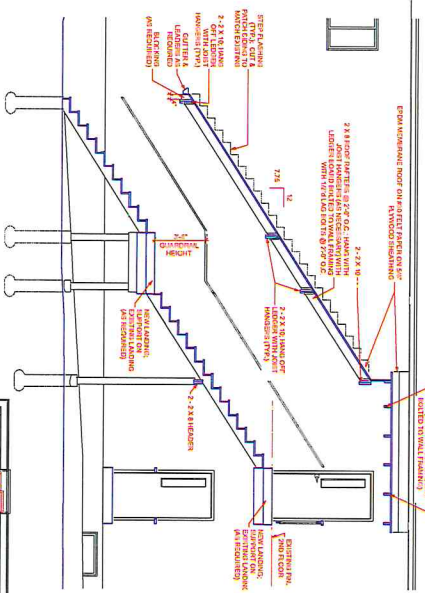
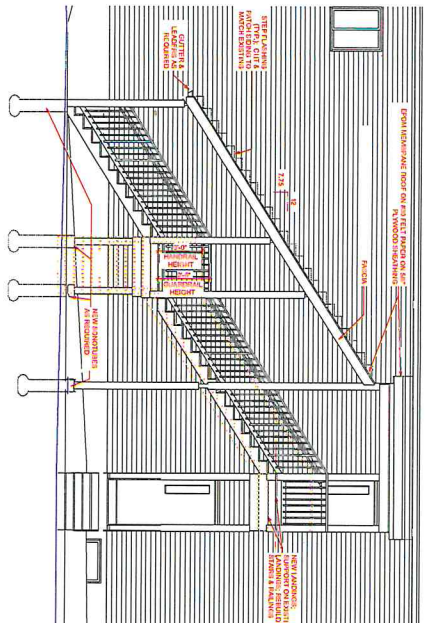
CT

First Floor Plan, Ramp/Railing Sections & Bathroom Elevations

STEPHEN  
LASAR  
ARCHITECTS  
AIA

DATE: 1-28-13  
REV: 2-12-13  
SCALE: AS SHOWN  
SHEET: 1

20 BROAD STREET  
NEW MILFORD, CT 06455  
TEL: 860.382.3332  
WWW.STEPHENLASARARCHITECTS.COM

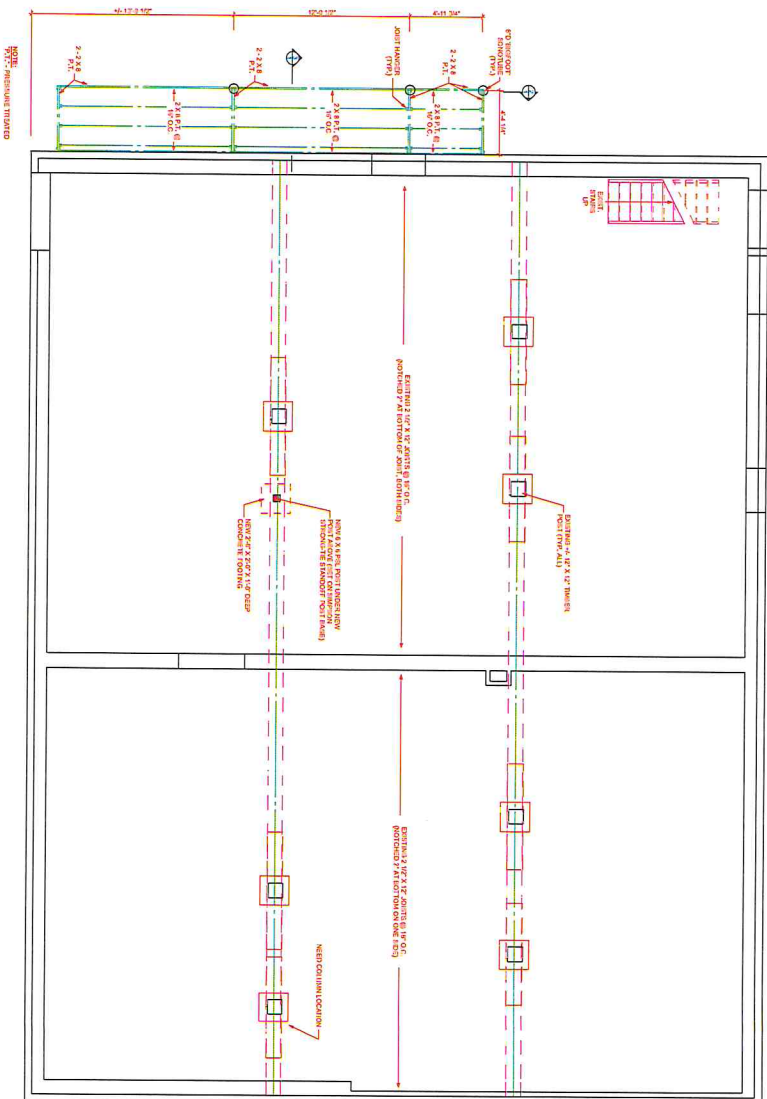


Dance Studios Building Conversion  
77 RAILROAD STREET

Second Floor Plan, Section, Ext. Stair Section & Elev.

JOINED SCALE  
DATE 2/17/16 1/8" = 1'-0"  
REV. 2/12/16 spt

STEPHEN LASAR ARCHITECTS AIA  
RENAISSANCE OF FORM  
PHOTOGRAPHY: ARCHITECTS.COM



1 Existing Unfinished Basement Floor Plan/Ramp Framing Plan  
 3 SCALE: 1/4" = 1'-0"  
 NO STORAGE PERMITTED

Dance Studios Building Conversion  
 77 RAILROAD STREET

New Milford

CT

Existing Unfinished Basement Plan & Ramp Framing Plan

DATE: 8-21-12  
 REV: 2-12-13  
 SCALE: 1/4" = 1'-0"  
 1st

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