

**FOR SALE // 34 & 34.5 BENEDICT STREET, NORWALK CT**



**PROPERTY DESCRIPTION**

Rare opportunity to own side by side homes in Norwalk, CT. New siding and roofs 2 years ago. Interior remodeled 6 years ago with new floors, fresh paint, granite counter tops, stainless steel appliances, washer dryer and split units. These homes are in immaculate condition with value add potential in the below market rents.

\*\* Owner prefers to hold mortgage at current bank rates\*\*

**PROPERTY HIGHLIGHTS**

- 34 Benedict St - 3 Bedroom SF Home
- 34.5 Benedict St - 2 Family (4 Bedrooms)
- New Siding
- New Roof
- Complete Remodel of Units
- Split Unit Heat/AC
- Below Market Rents
- Detached Garage - Rented

**OFFERING SUMMARY**

Sale Price:	\$1,350,000
Number of Units:	3
34 Benedict Street:	+/- 1,439 SF
34.5 Benedict Street:	+/- 1,746 SF

DEMOGRAPHICS	1.3 MILES	2.5 MILES	3 MILES
Total Households	13,984	31,728	36,565
Total Population	34,753	80,807	93,443
Average HH Income	\$117,414	\$138,303	\$153,159



**JOE DIMYAN**

Broker

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## **34 – 34.5 Benedict St, Norwalk CT:**

### **34 Benedict (4Bedroom) 1,439 Sq Ft**

4 bedroom 2 full bath - \$3,400 monthly

Taxes: \$10,133 Yearly

Insurance: +/- \$1,800 Yearly

Lawn Snow: Handled by owner

Maintenance: Handled by owner

### **34 1/2 Benedict (2 family) 1,746 Sq Ft 5 Beds**

1st floor 2 bedroom \$1,800 Monthly

2nd floor 2 bedroom \$1,600 Monthly

Detached one car garage \$600 Monthly

Taxes:\$10,755 Yearly

Insurance: +/- \$2,200 Yearly

Lawn/snow/maintenance: Handled by tenant



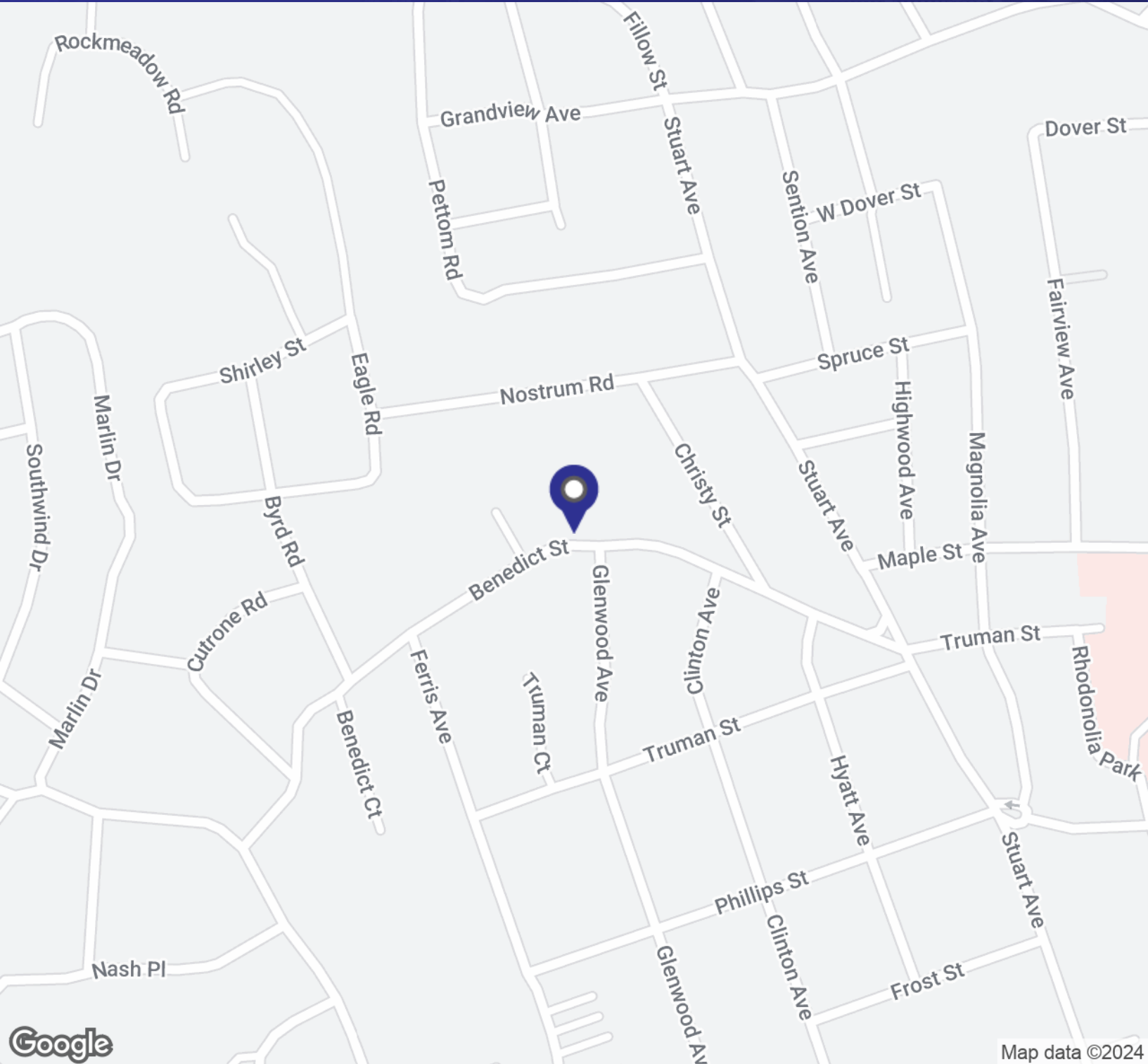
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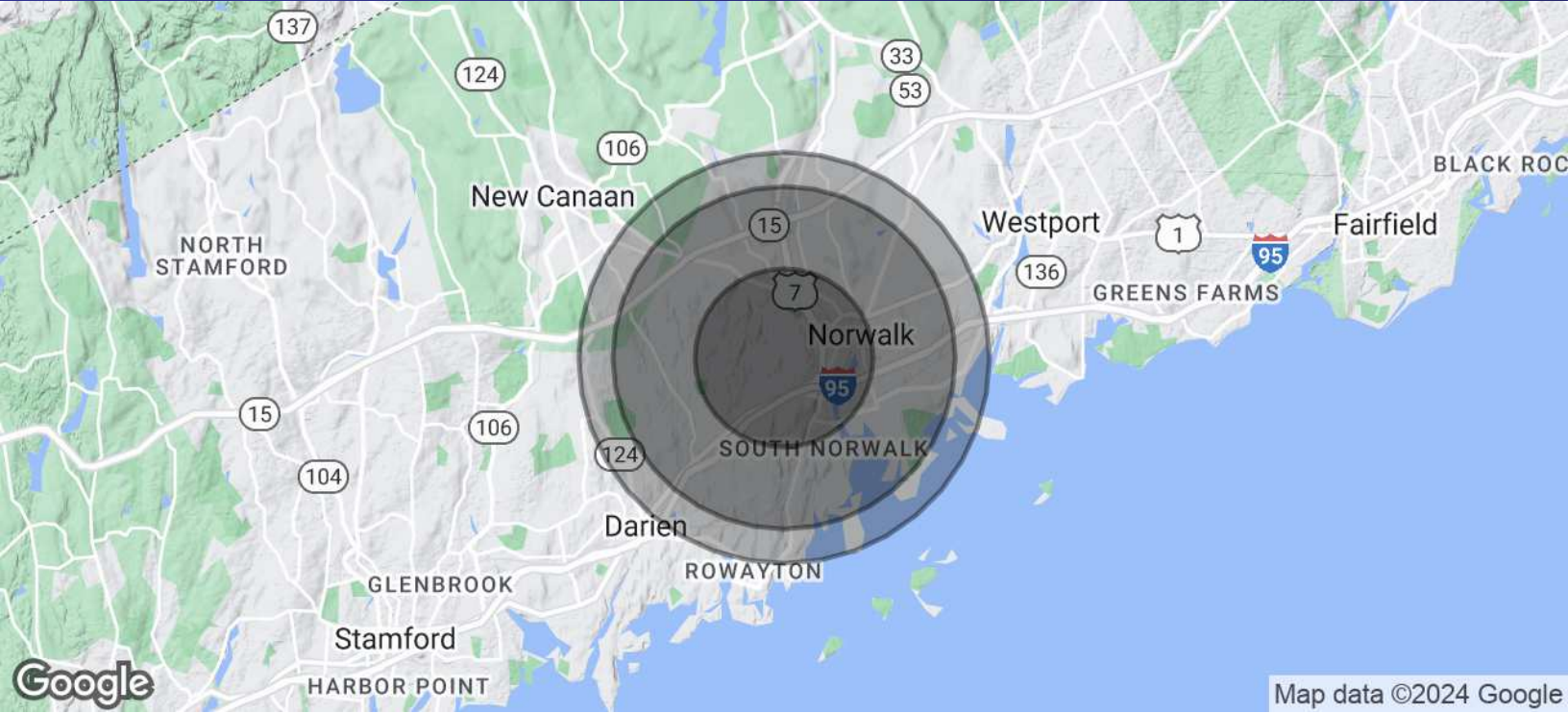
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POPULATION	1.3 MILES	2.5 MILES	3 MILES
Total Population	34,753	80,807	93,443
Average Age	40	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1.3 MILES	2.5 MILES	3 MILES
Total Households	13,984	31,728	36,565
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$117,414	\$138,303	\$153,159
Average House Value	\$486,847	\$608,028	\$679,161

Demographics data derived from AlphaMap



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