

FOR SALE // 10 STILL RIVER DR, NEW MILFORD, CT



PROPERTY DESCRIPTION

Welcome to a well built, 21,450 square-foot versatile building on 1.84 level acres! This site is currently a state of the art fitness facility with 100 car parking and is ideal for a variety of uses, including: warehouse, manufacturing, assembly, distribution, food processing, motor vehicle repair, kennels, professional office, medical office, and physical therapy. This property has a perfect southern New Milford location with easy access to RT. 7 and I 84!

OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	25,158 SF
	1.84 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	222	842
Total Population	208	559	2,131
Average HH Income	\$122,097	\$128,991	\$132,721

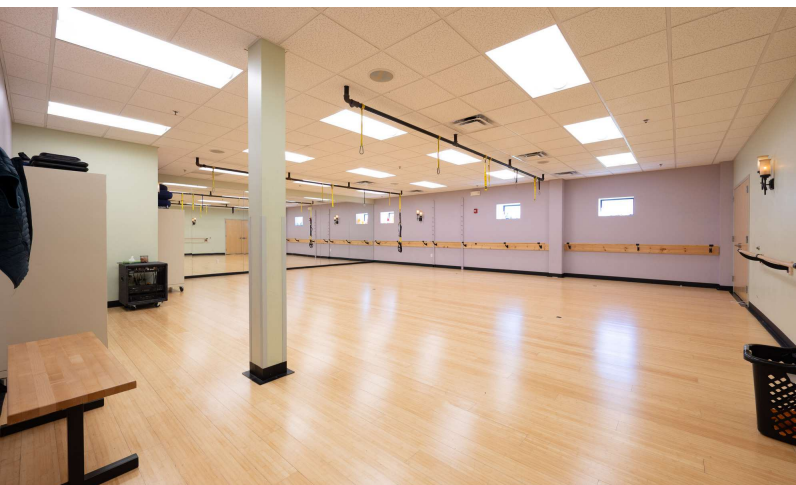


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PROPERTY HIGHLIGHTS

- Built in 2010
- Fully sprinklered
- Full AC
- 400 Amp, 3 phase power.
- 100 car parking
- 5 Bathrooms, including 2 full locker rooms with sauna and steam rooms.
- Ceiling height: From 11' to 23' clear
- Elevator
- Steel and metal construction
- City water, sewer, and gas
- LED lighting inside and parking lot
- Day care area
- 3 large activity rooms
- Golf simulator.
- 6" concrete slab floors on first and second floor.
- 100 car parking.
- 200+ Feet of road frontage.
- Eight roof top HVAC units, totaling 65 Tons.



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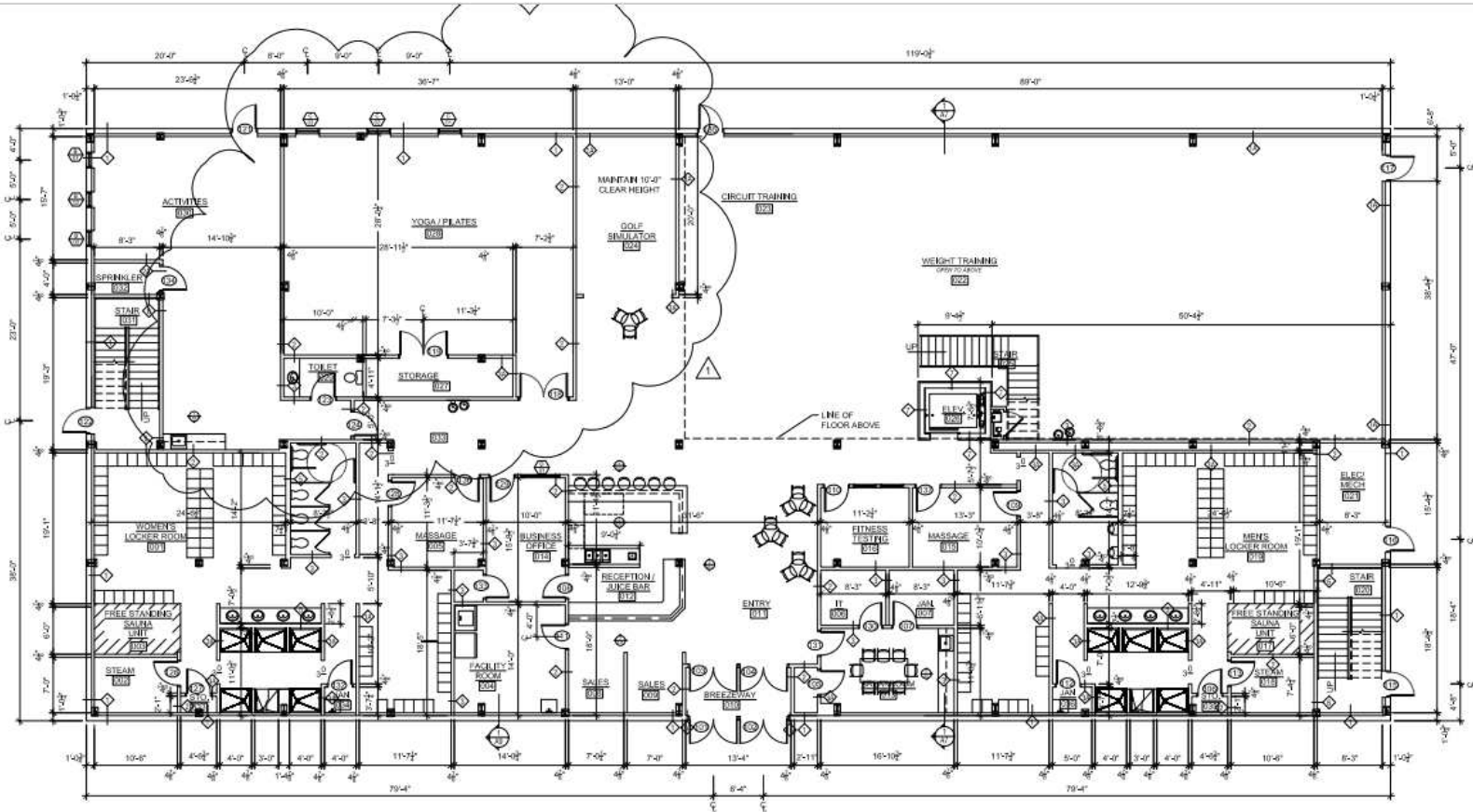


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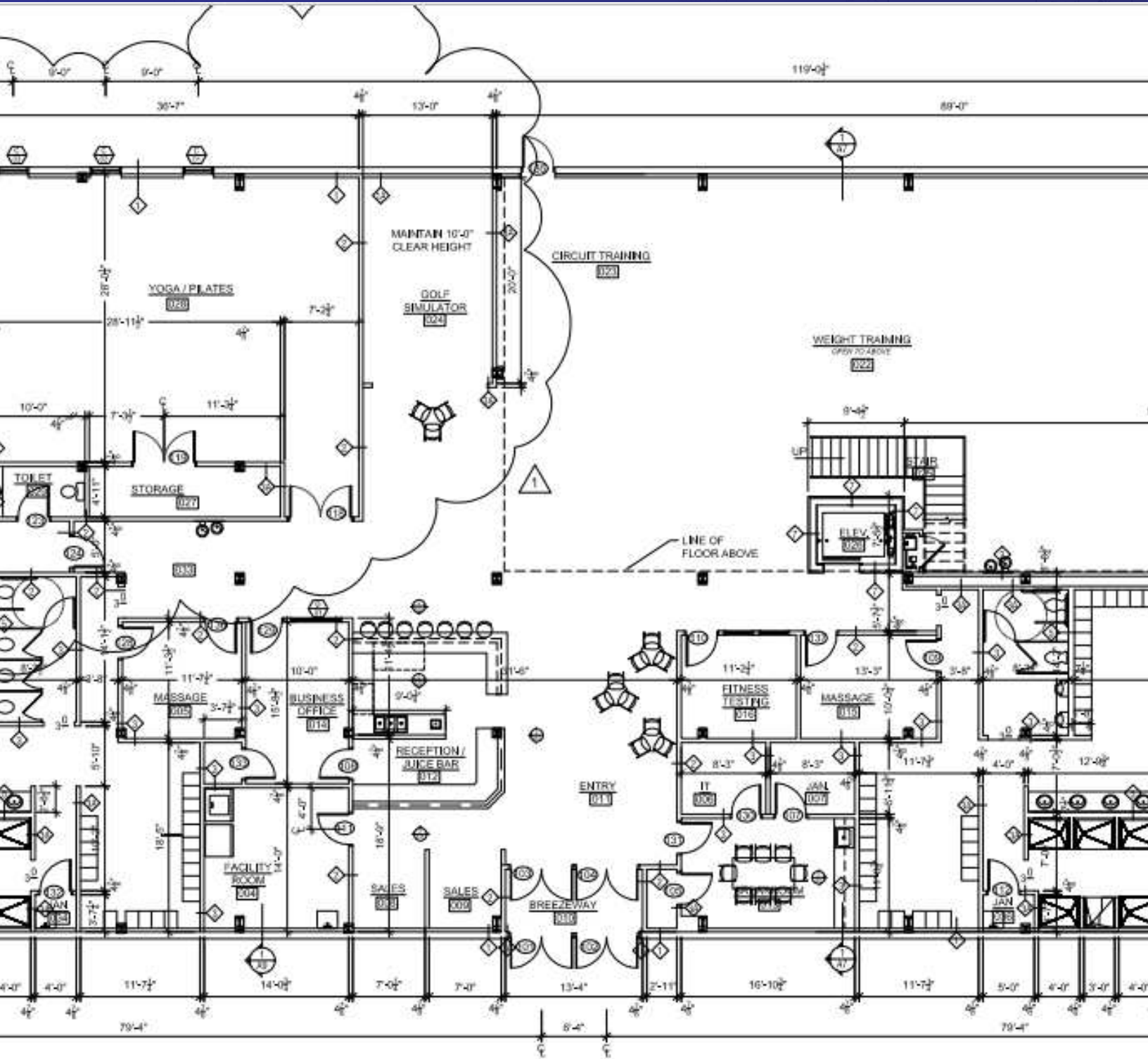


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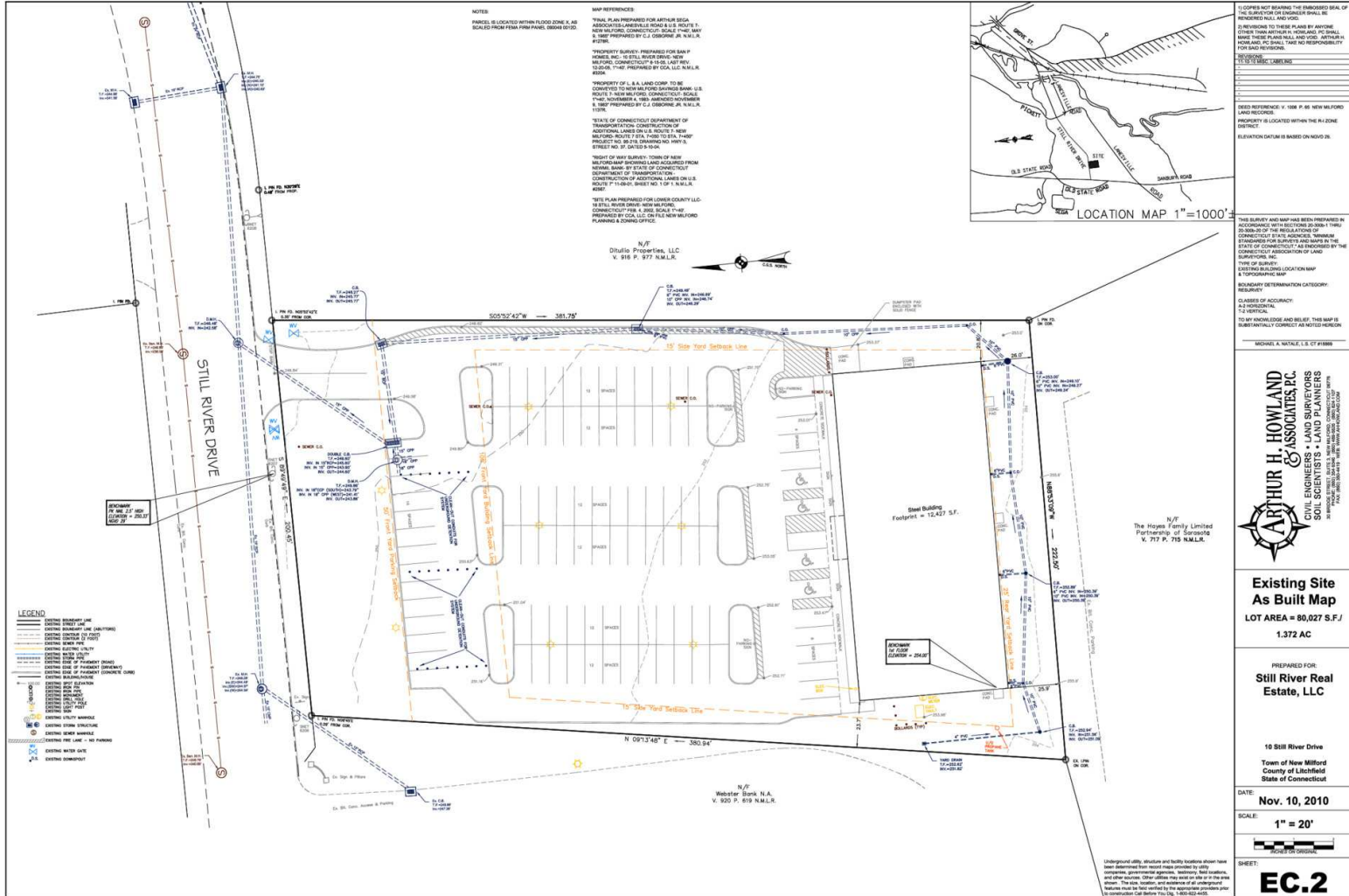
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2. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT DEPARTMENT OF LAND SURVEYING.

3. THIS SURVEY AND MAP IS A LOCATION MAP AND A TOPOGRAPHIC MAP.

4. BOUNDARY DETERMINATION CATEGORY: RESIDENTIAL.

5. CLASSIFICATION OF ACCURACY: A2 - MODERATE.

6. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL A. WATKINS, L.S. & C.T. #1886

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
 CIVIL ENGINEERS - LAND SURVEYORS
 1000 STATE STREET, SUITE 100, NEW MILFORD, CT 06455
 TEL: 203.261.1111 FAX: 203.261.1112

Existing Site As Built Map
 LOT AREA = 80,027 S.F. / 1.372 AC

PREPARED FOR:
Still River Real Estate, LLC

10 Still River Drive
 Town of New Milford
 County of Litchfield
 State of Connecticut

DATE: **Nov. 10, 2010**
 SCALE: **1" = 20'**

SHEET: **EC.2**

Underground utility, structure and facility locations shown have been determined from recent maps provided by utility companies, governmental agencies, testimony, field studies, and other sources. Other utility lines may be located on the ground. The location of utility lines shown on this map is not guaranteed. The location of utility lines shown on this map is not guaranteed. The location of utility lines shown on this map is not guaranteed.



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Map data ©2024 Google



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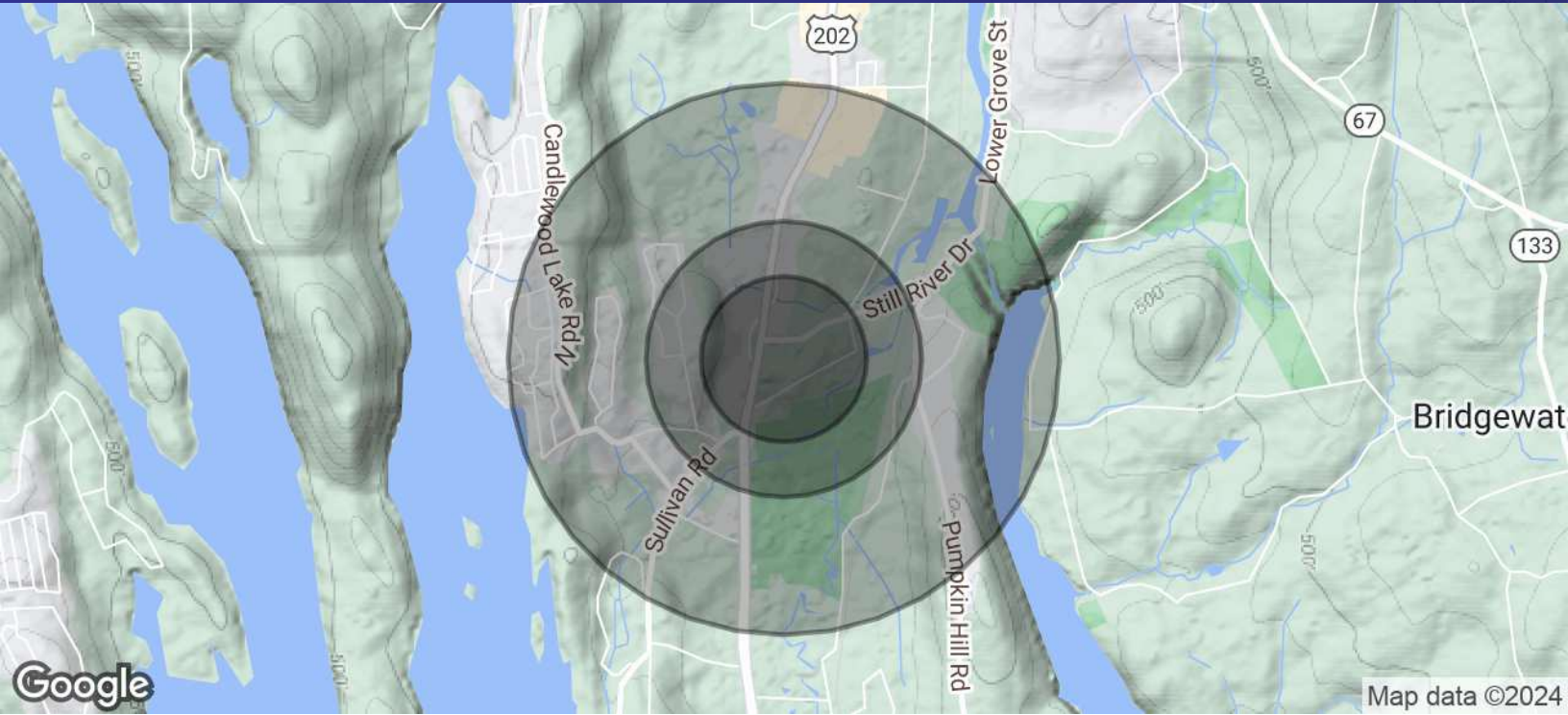
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	208	559	2,131
Average Age	41	41	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	222	842
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$122,097	\$128,991	\$132,721
Average House Value	\$384,830	\$403,293	\$437,115

Demographics data derived from AlphaMap



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