

FOR SALE // 65 MAIN STREET, DANBURY, CT



PROPERTY DESCRIPTION

This freestanding, well-maintained office building with garage is ideal for professional office, medical, retail or contractor use with great exposure. Property features: great downtown location, two separately metered units, private windowed offices, conference room, full attic, basement storage, signage, city water and sewer, 2-car garage, 17+ parking spaces, and wired for alarm. Possible residential conversion.

PROPERTY HIGHLIGHTS

- CLCB Zone
- Central AC
- Gas Heat
- City Water Sewer and Gas
- Great Downtown Location
- Ample Parking
- Taxes - \$11,803 per year
- Currently a law office. Ideal for many office, medical, retail or contractor uses with possible residential conversion.

OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	3,008 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	963	3,313	9,542
Total Population	2,386	8,634	26,287
Average HH Income	\$60,973	\$73,199	\$83,004



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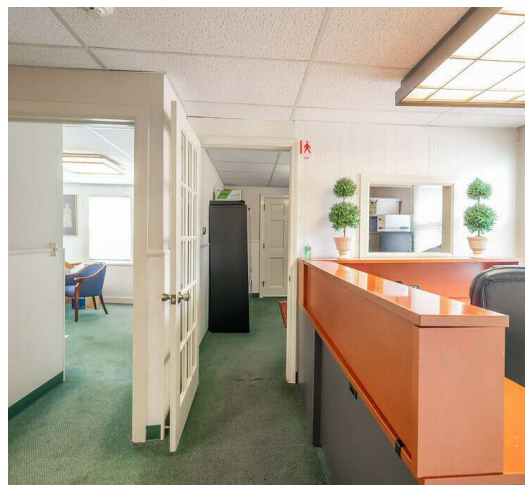
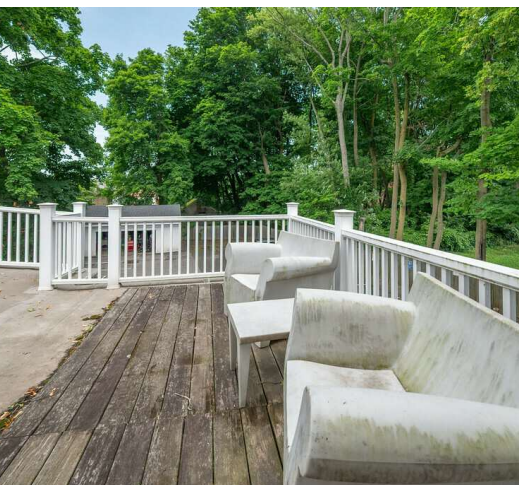


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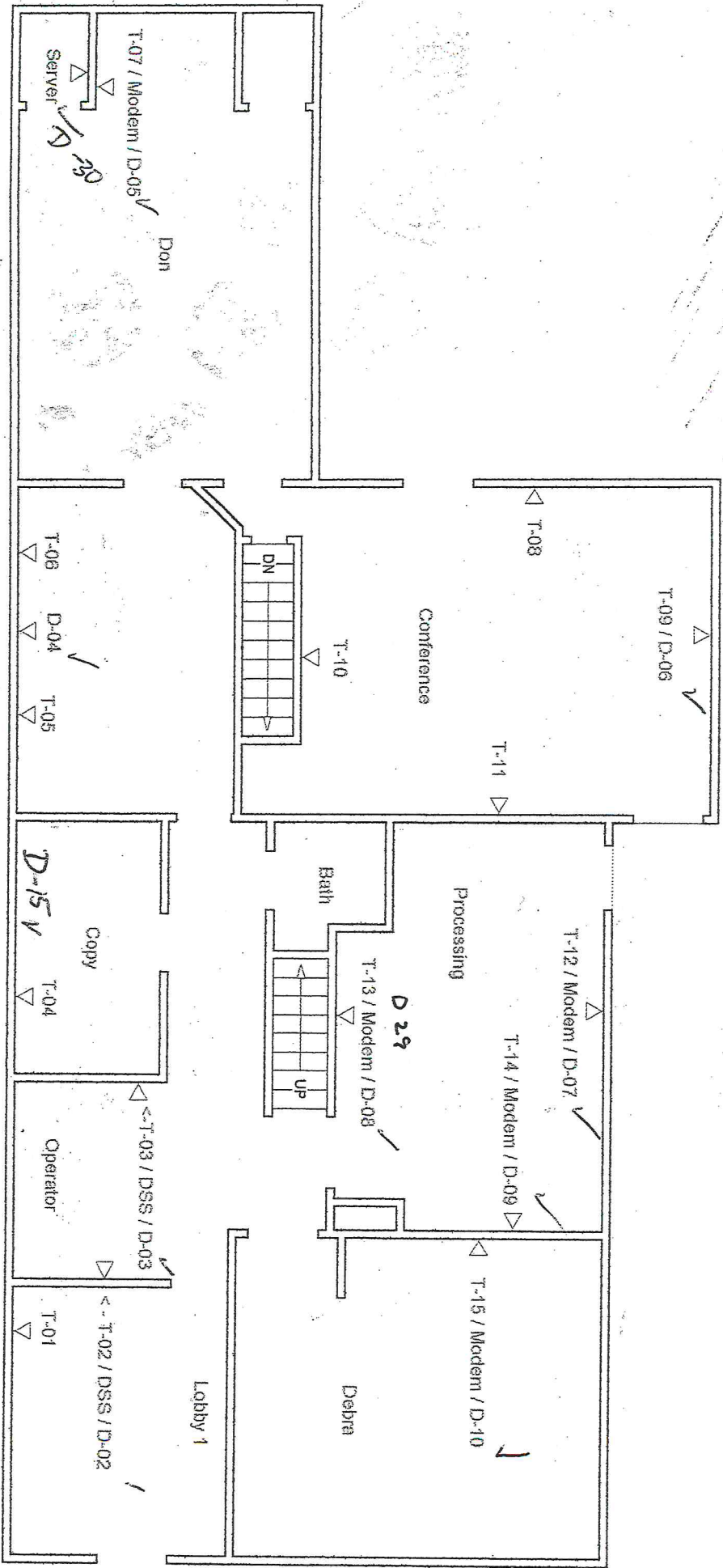
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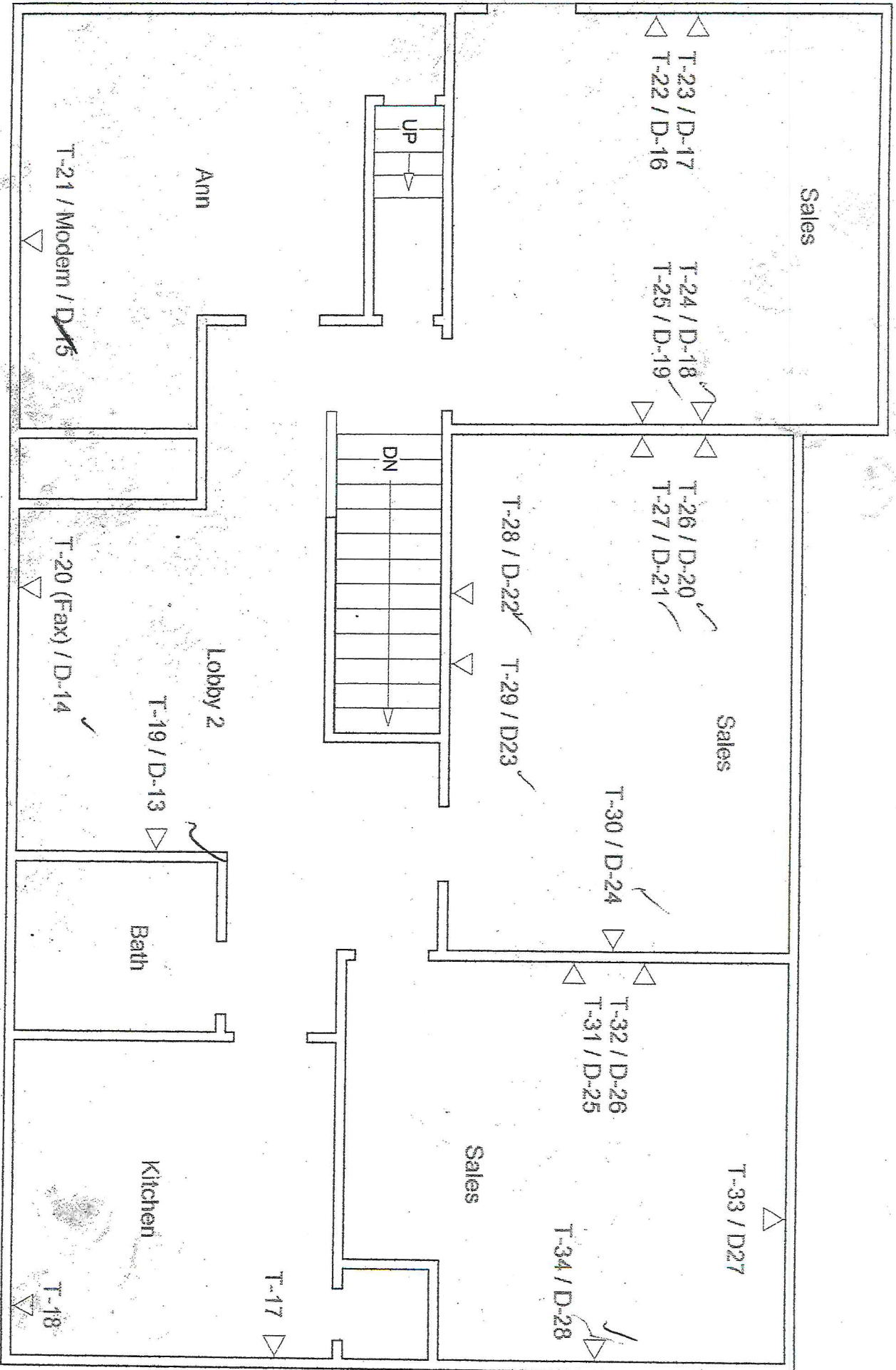
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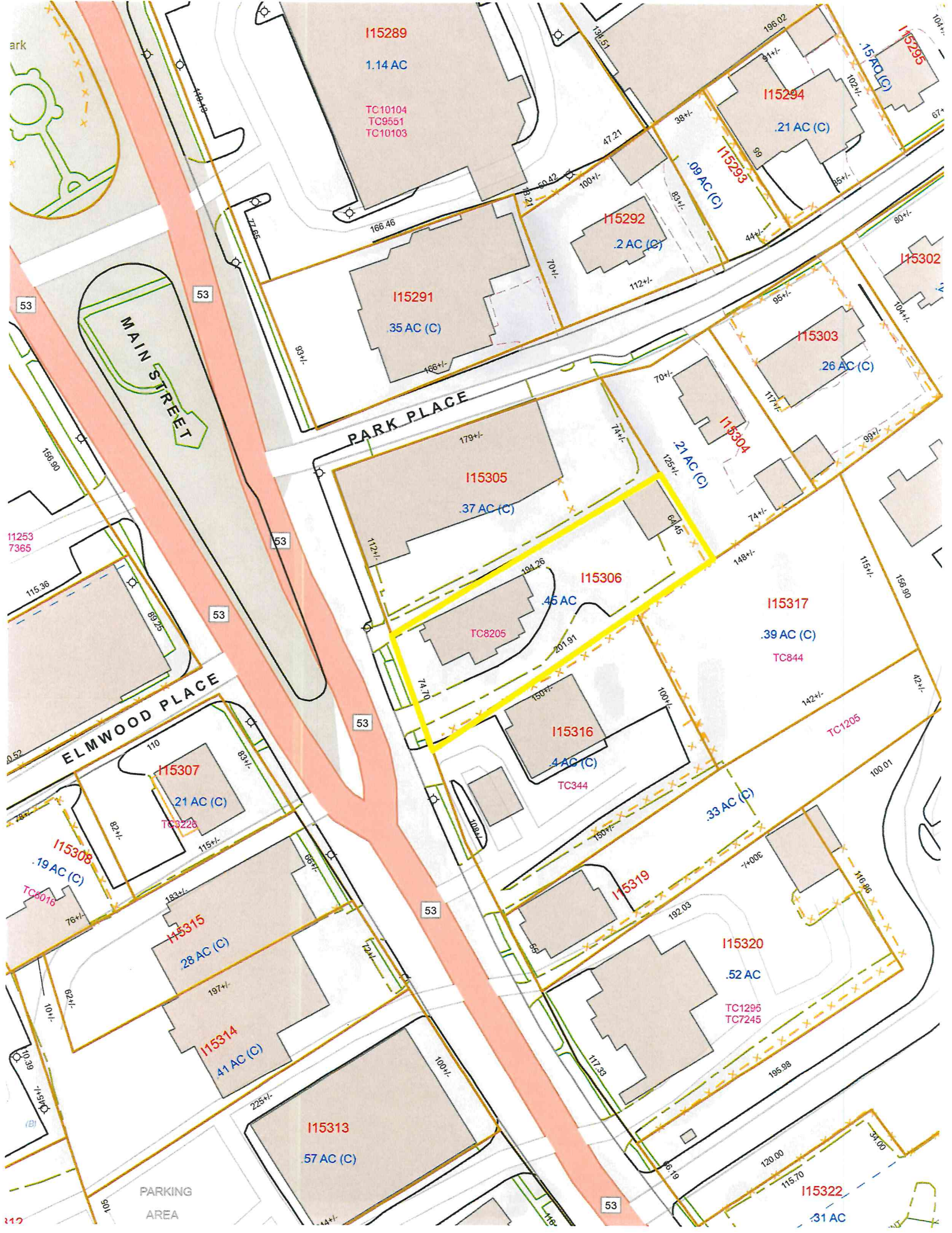
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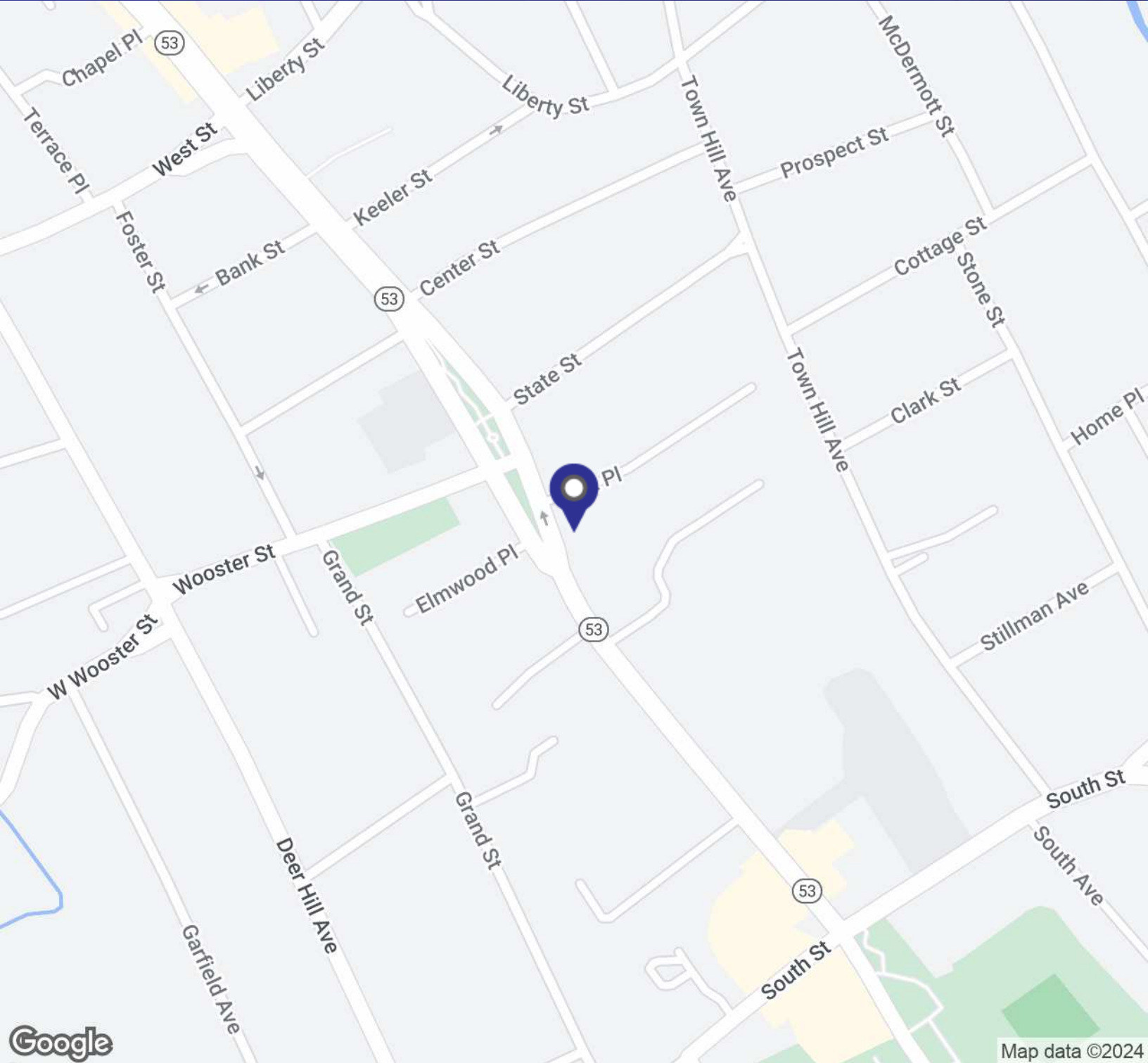
1st Floor
1519 sq ft



2nd Floor
1284 sq ft



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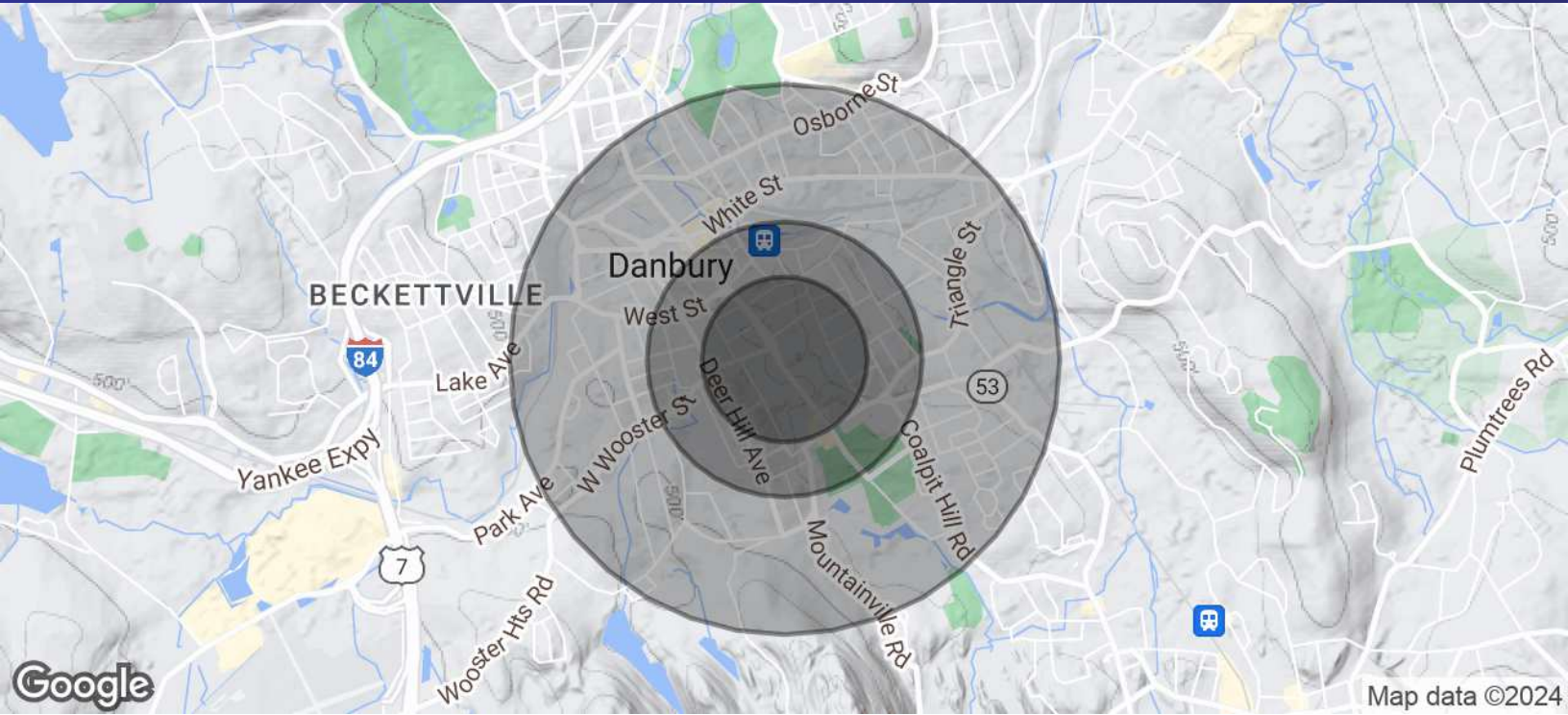
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,386	8,634	26,287
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	963	3,313	9,542
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$60,973	\$73,199	\$83,004
Average House Value	\$401,638	\$385,544	\$342,691

Demographics data derived from AlphaMap



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