

FOR SALE // 114 SOUTH ST, DANBURY CT



PROPERTY DESCRIPTION

Very rare opportunity to own investment building in Danbury with extremely successful restaurant that has been in this location for over 40 years. Second floor consists of two apartments that are fully rented. Over \$58,000 of net income, excellent parking and great rental history.

PROPERTY HIGHLIGHTS

- City Water, Sewer and Gas
- .25 Acres
- First Floor: Restaurant
- Second Floor: One 1-Bedroom One 2-Bedroom
- On Site Parking
- NOI: \$58,804

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	3
Building Size:	3,063 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,027	2,299	7,646
Total Population	2,757	6,111	20,418
Average HH Income	\$88,672	\$91,375	\$88,788



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114 South Street, Danbury CT

Income:	<u>Monthly</u>	<u>Annually</u>
Pippas Restaurant	\$4,691	\$56,292
Apartment 1	\$1,100	\$13,200
Apartment 2	\$900	\$10,800
Total Income:	\$6,691	\$80,292

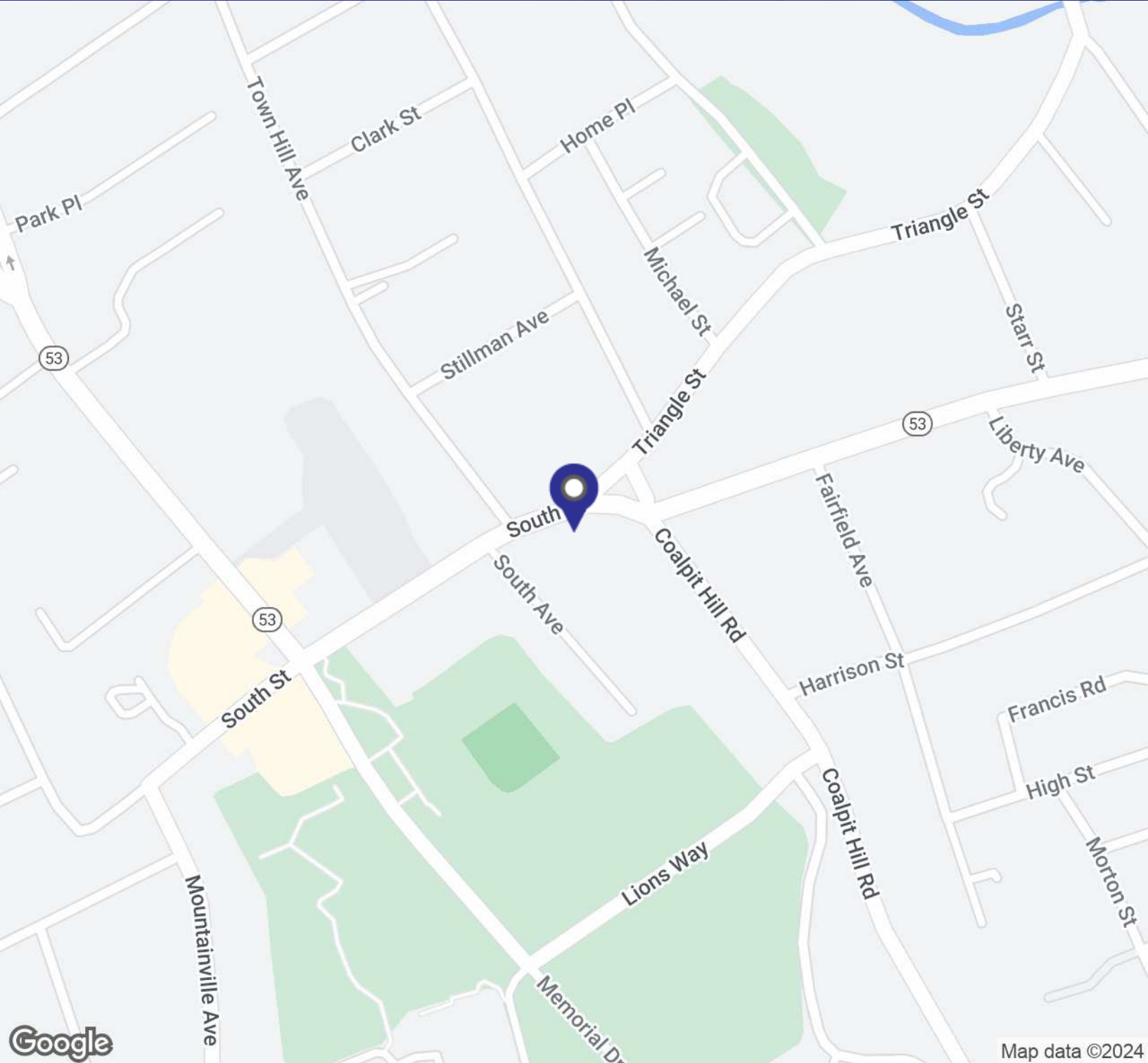
Landlord Expenses:

Taxes	\$808.91	\$9,707
Insurance	\$1,015.08	\$12,181

Total Expenses:	\$1,823.99	\$21,887.92
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Net Operating Income:	\$58,804
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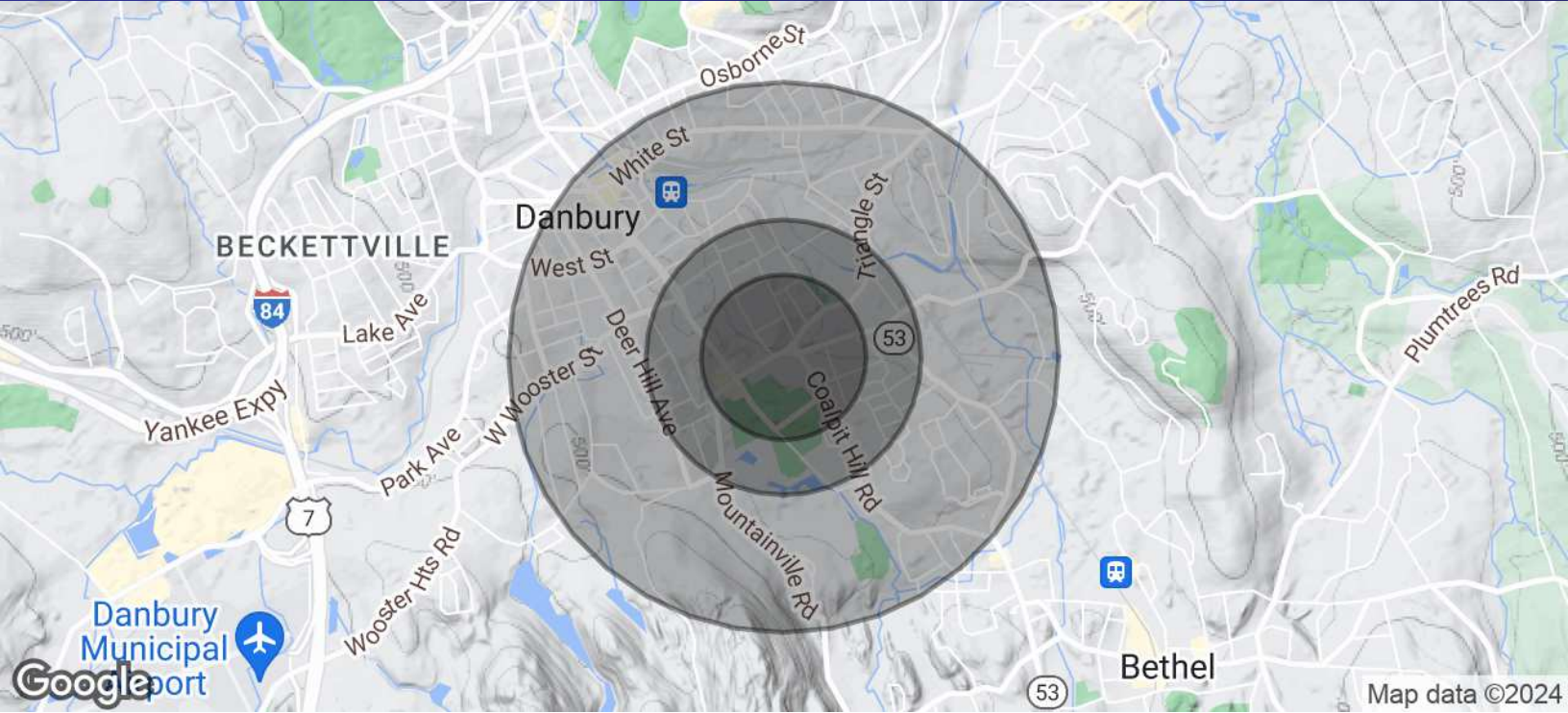
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,757	6,111	20,418
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,027	2,299	7,646
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$88,672	\$91,375	\$88,788
Average House Value	\$367,037	\$372,677	\$356,057

Demographics data derived from AlphaMap



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