

**FOR SALE // MIXED USE PROPERTY**



**PROPERTY DESCRIPTION**

Unique Opportunity to Own a Freestanding Mixed Use Property on Rt. 202. Ideal for Investor or Owner Occupant. Four Separately Metered Units (1-Residential; 3 Commercial) Three of the 4 are Currently Leased. Property Has A Private Setting With Road Signage, Large Paved Parking Lot + Easy Access to Downtown New Milford.

**PROPERTY HIGHLIGHTS**

- City Water, Septic
- Signage on Road
- 201 Ft of Road Frontage on Rt. 202
- Large Paved Parking Lot
- Taxes - \$6,597 Per Year
- First Floor: 1 Bedroom Apartments; Office Suite
- Second Floor; 2 Office Suites
- Each Unit is Separately Metered
- Potential Net Operating Income: \$53,345

**123 LITCHFIELD RD (RT. 202), NEW MILFORD, CT**

Sale Price:	\$479,900
Number of Units:	4
Available SF:	1,200 SF
Lot Size:	0.92 Acres
Building Size:	4,096 SF

**DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE**

Total Households	101	255	825
Total Population	229	580	2,076
Average HH Income	\$113,756	\$112,943	\$127,176



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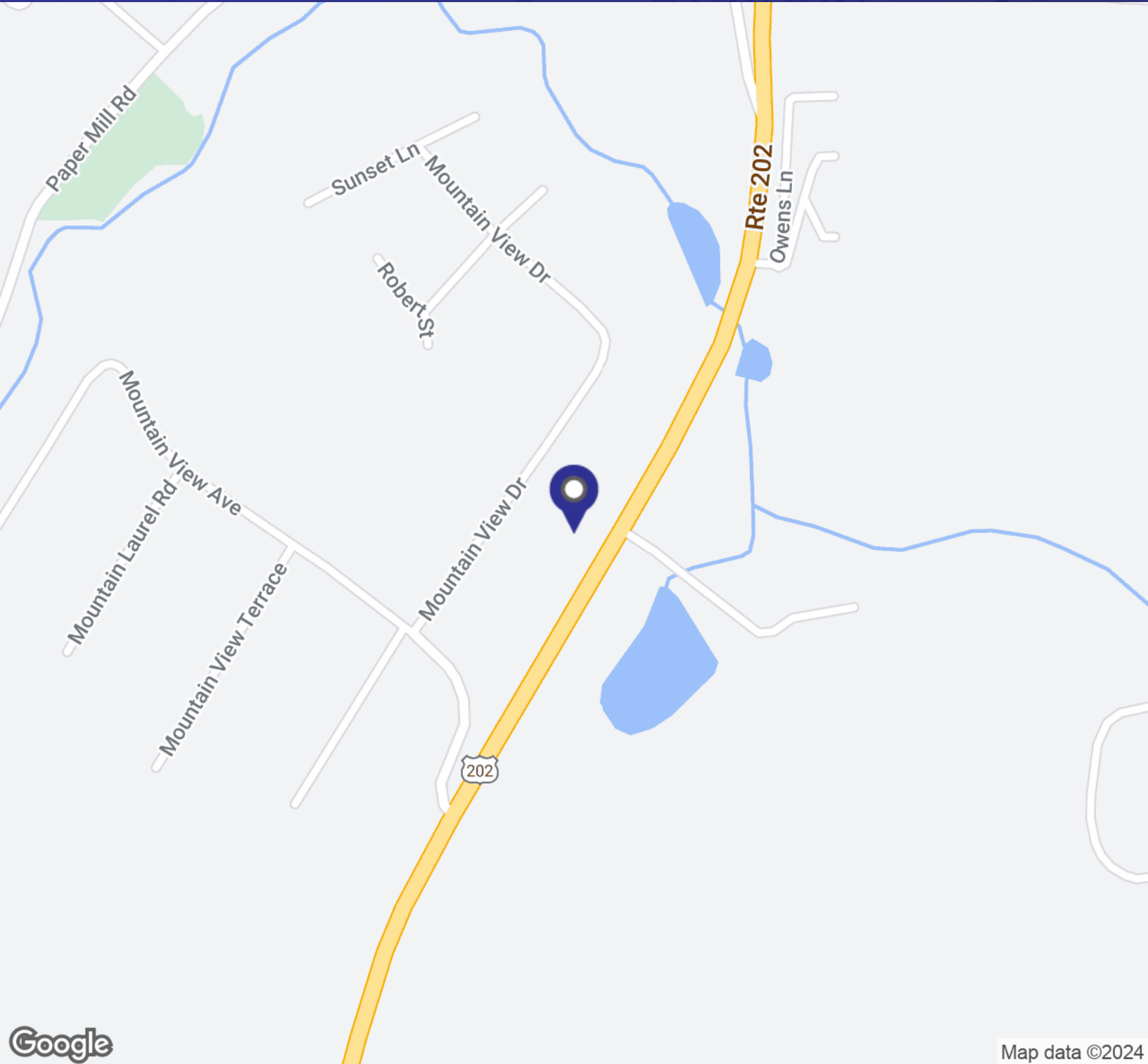
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## 123 Litchfield Rd, New Milford Income & Expense Report

<b>Unit</b>	<b>Status</b>	<b>Monthly Income</b>	<b>Lease Expiration</b>	
Unit 1 - Office	Vacant	\$1,300/month	N/A	
Unit 2 - Residential	Leased	\$1,025/month	Apr-25	
Unit 3 - Office	Leased	\$1,625/month	Aug-25	
Unit 4 - Office	Leased	\$1,650/month	Aug-26	
	Total Per Month			\$5,600
	Total Income Per Year			\$67,200
 <b>Expenses</b>				
	Taxes		\$7,102/yr	
	Insurance		\$2,794/yr	
	Garbage		\$444/yr	
	Water		\$268/yr	
	Snow Plowing		\$972/yr	
	Lawn		\$1,300/yr	
	Lawn/Prop Maintenance		\$850/yr	
	Fire Marshall Inspection		\$125/yr	
	Total Expenses			<u>\$13,855</u>
	<b>NOI</b>			<b>\$53,345</b>

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Google

Map data ©2024



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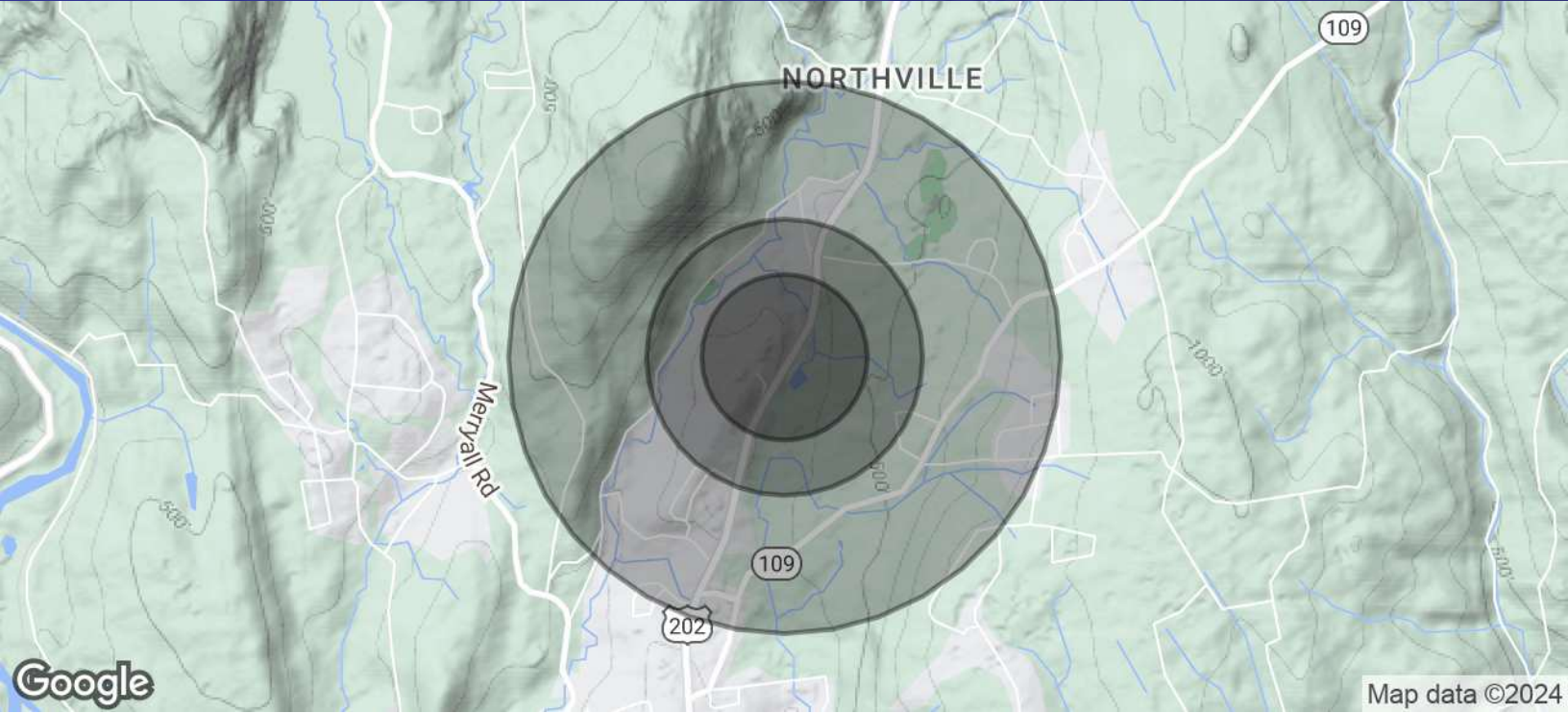
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	580	2,076
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	255	825
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$113,756	\$112,943	\$127,176
Average House Value	\$586,042	\$580,029	\$551,369

Demographics data derived from AlphaMap



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