

**FOR SALE // 57 NORTH ST, UNIT 223, DANBURY, CT**



**PROPERTY DESCRIPTION**

Office for Sale in Prime Location Near I-84. Ideal Office Space with Recent Upgrades. This well-designed floor plan features 3 private offices and shared common areas. Located in an elevator building with common restrooms on each floor and ample parking. Recent upgrades include a newly paved parking lot, updated lobby, new elevator, security cameras, and a key fob entry system. Convenient access to I-84.

**PROPERTY HIGHLIGHTS**

- Zone: CG-20
- Utilities: City Water and Sewer
- Heating: Heat Pump
- Cooling: Central A/C
- Year Built: 1970
- Common Charges: \$208 per month
- Taxes: \$1,162 per year

**OFFERING SUMMARY**

Sale Price:	\$75,000
Available SF:	+/- 657 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	440	1,613	6,943
Total Population	1,272	4,776	18,879
Average HH Income	\$49,332	\$65,978	\$70,883

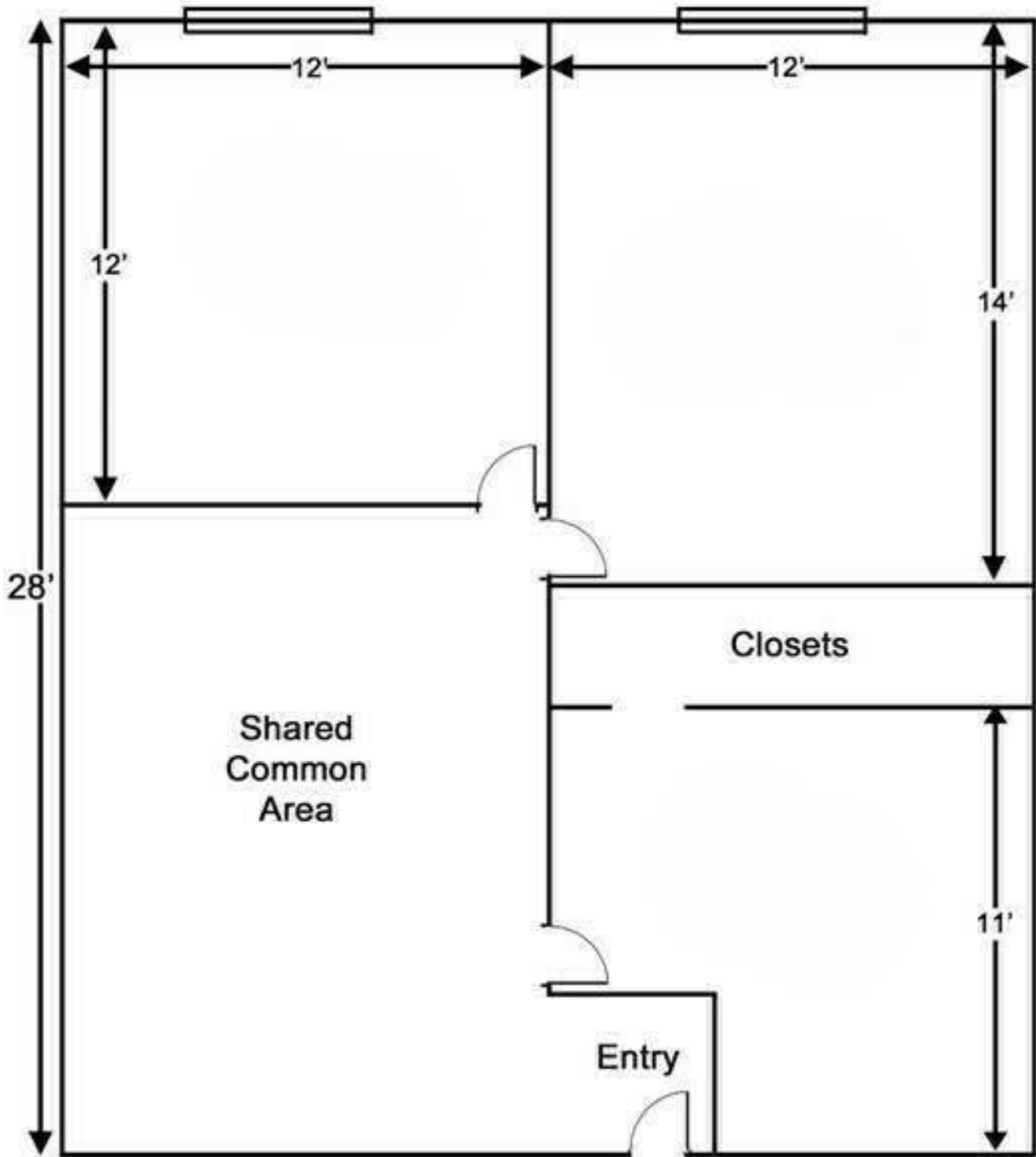


**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com

**FOR SALE // 57 NORTH ST, UNIT 223, DANBURY, CT**

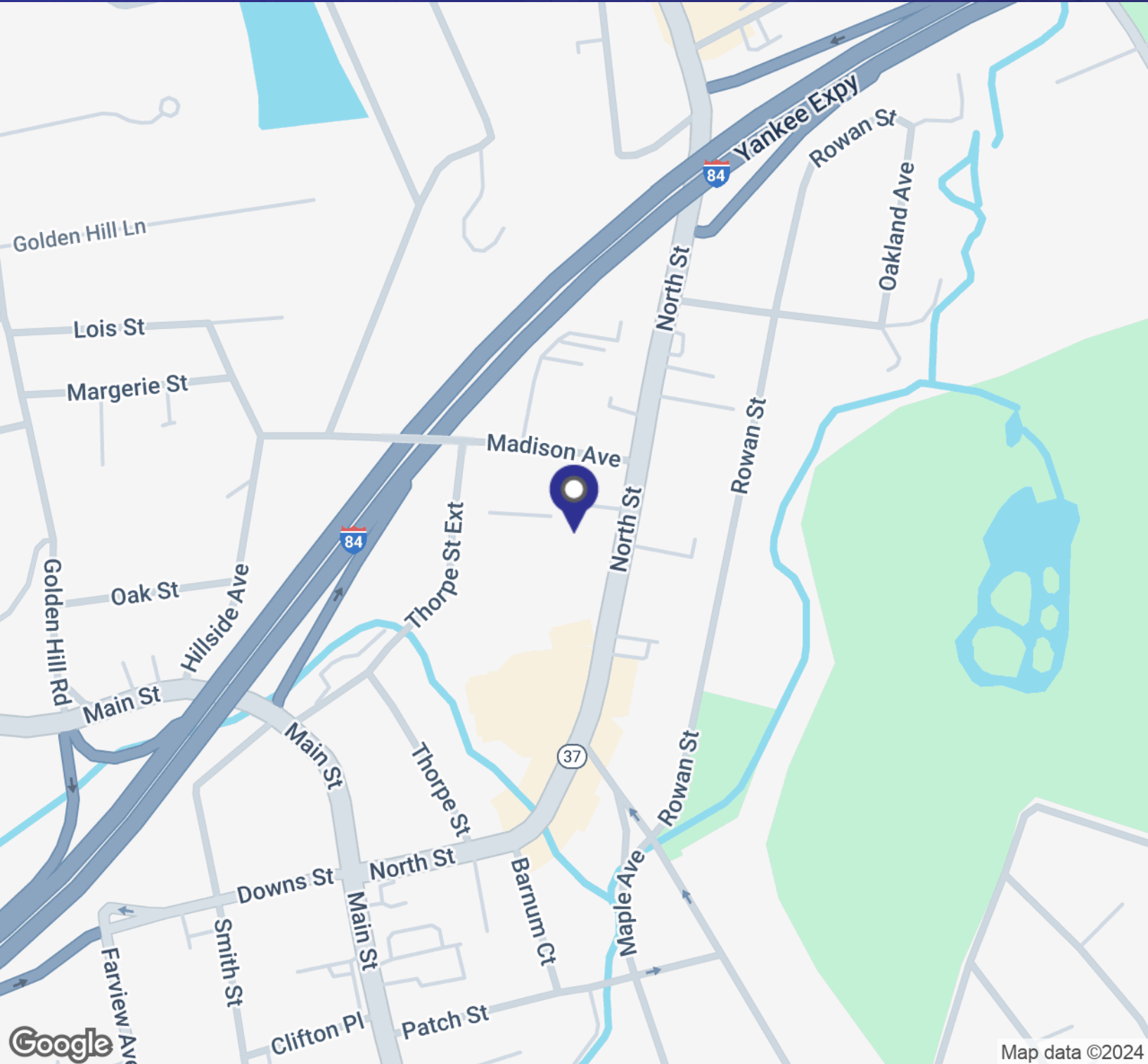


**MICK CONSALVO**  
*Broker*  
203.241.5188  
mconsalvo@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
203.482.5792  
tconsalvo@towercorp.com

**FOR SALE // 57 NORTH ST, UNIT 223, DANBURY, CT**



**MICK CONSALVO**

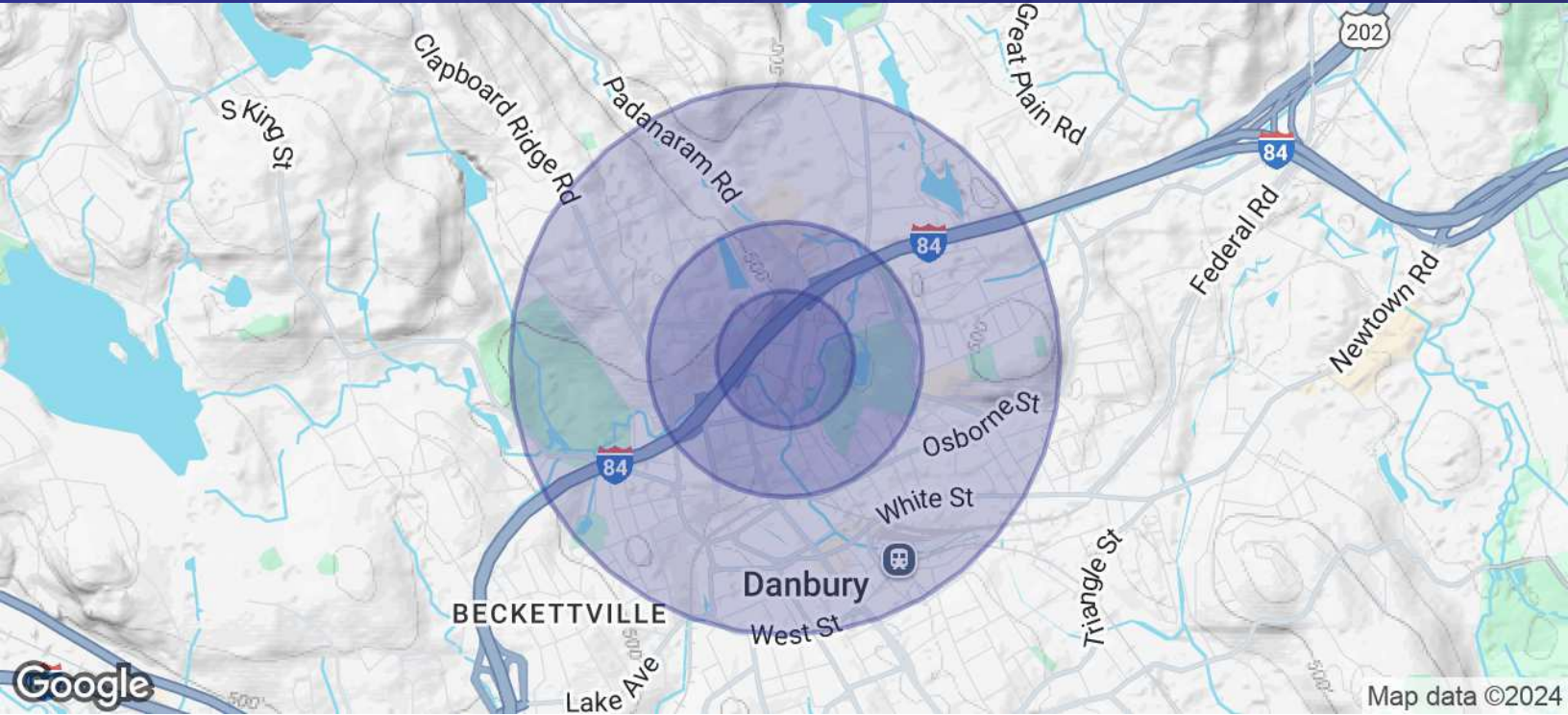
Broker  
203.241.5188  
mconsalvo@towercorp.com



**TOMMY CONSALVO**

Broker  
203.482.5792  
tconsalvo@towercorp.com

**FOR SALE // 57 NORTH ST, UNIT 223, DANBURY, CT**



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,272	4,776	18,879
Average Age	35.8	33.4	37.1
Average Age (Male)	36.6	35.1	37.2
Average Age (Female)	33.1	28.2	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	440	1,613	6,943
# of Persons per HH	2.9	3.0	2.7
Average HH Income	\$49,332	\$65,978	\$70,883
Average House Value	\$226,345	\$165,684	\$175,238

2020 American Community Survey (ACS)



**MICK CONSALVO**

Broker  
203.241.5188  
mconsalvo@towercorp.com



**TOMMY CONSALVO**

Broker  
203.482.5792  
tconsalvo@towercorp.com