

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, two of which are currently leased, generating steady income for the owner, with one private office available for immediate occupancy or leasing. The property includes shared common areas and is 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, updated electric service, security cameras, and a key fob entry system. Convenient access to I-84 ensures excellent connectivity for tenants and visitors.

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

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TOMMY CONSALVO

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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



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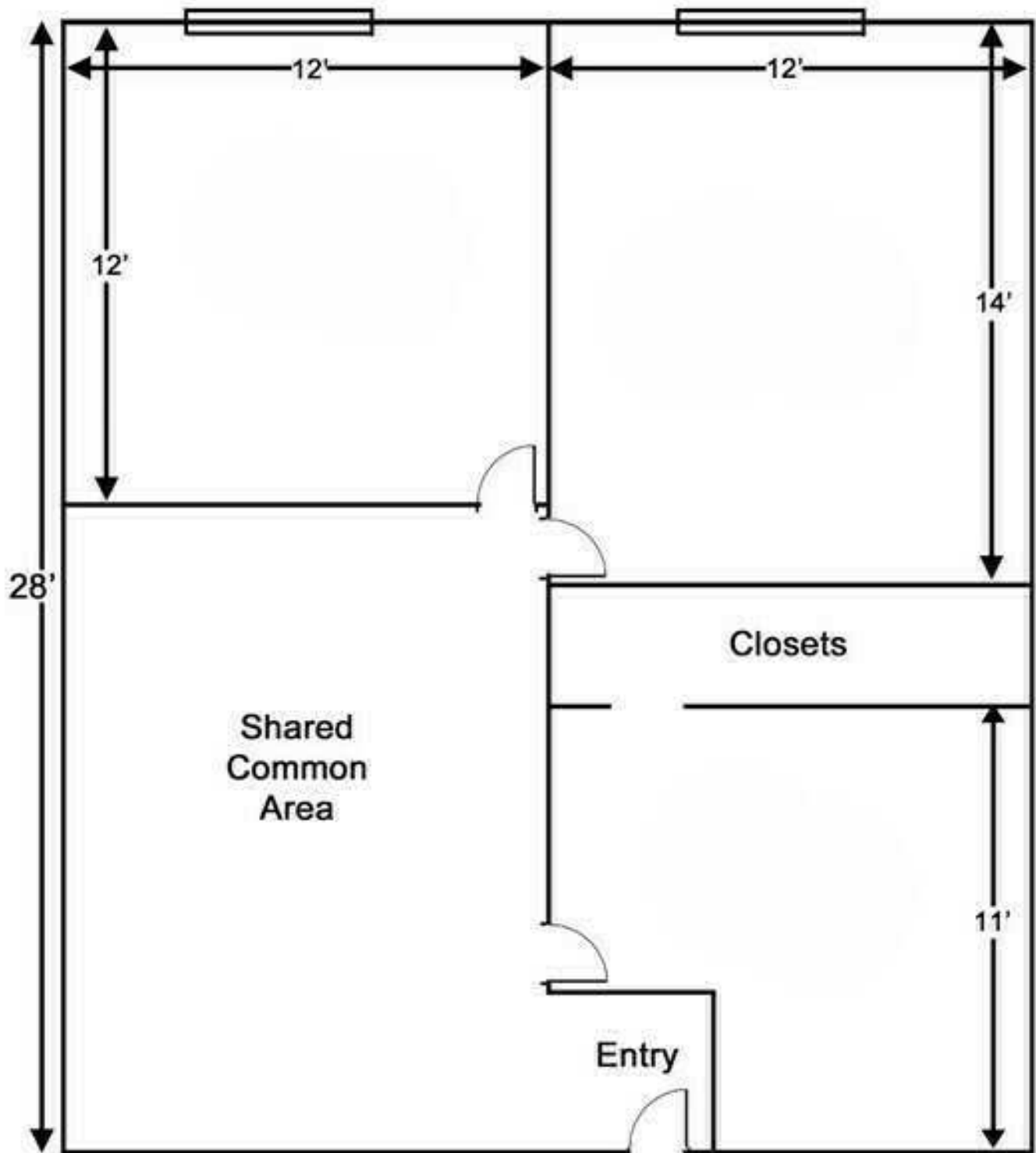
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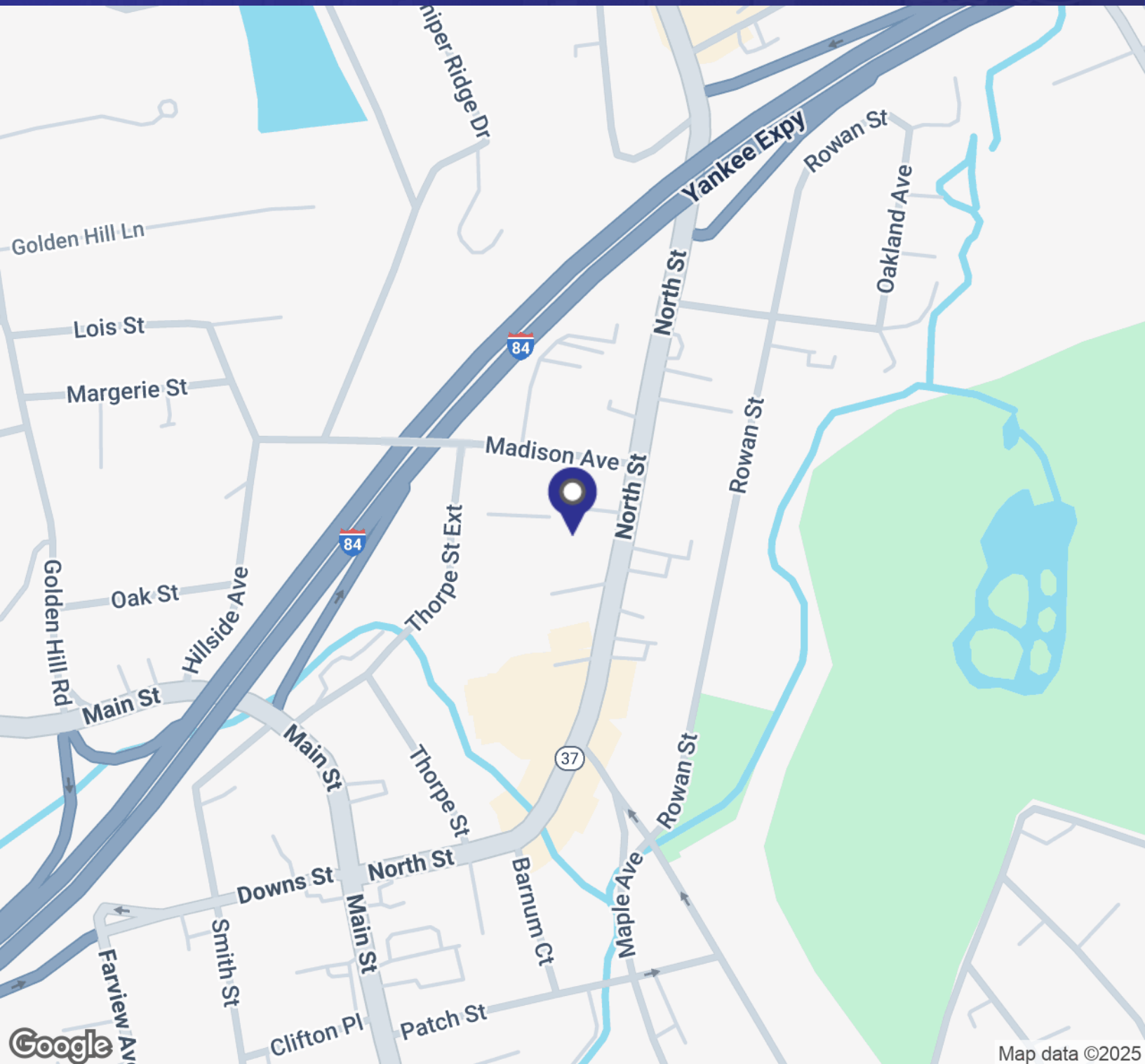
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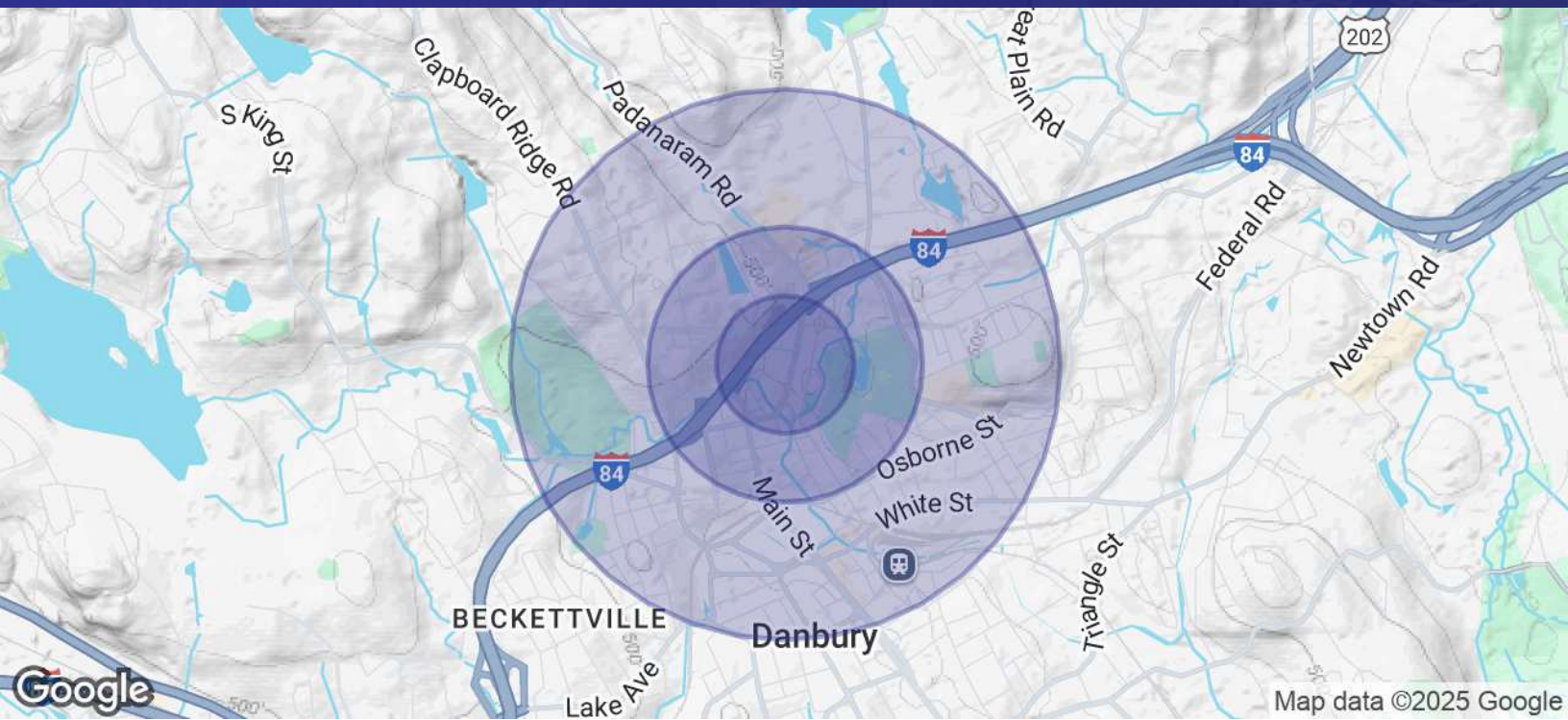
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,272	4,776	18,879
Average Age	35.8	33.4	37.1
Average Age (Male)	36.6	35.1	37.2
Average Age (Female)	33.1	28.2	36.3

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)



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