

**FOR SALE // FREE STANDING BUILDING/DEVELOPMENT OPPORTUNITY**



**PROPERTY DESCRIPTION**

Located just off Route 7 in the B-2 zone, this property is ready for redevelopment after interior demolition. This freestanding building sits on a level 0.49-acre lot with a large parking area, full basement, attic storage, and excellent signage visibility. Suitable for a variety of uses, including auto repair, light manufacturing, warehousing, professional offices (medical, dental, legal, financial), and outpatient medical facilities. Ideal opportunity for businesses needing flexible space in a prime location. Feasibility study completed for potential new building on the property (+/- 4,875 Sq. Ft).

**OFFERING SUMMARY**

Sale Price:	\$489,000
Building Size:	+/- 4,360 SF
Annual Taxes	+/- \$10,746

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	780	13,205	41,244
Total Population	1,797	34,149	111,545
Average HH Income	\$77,936	\$102,744	\$112,696



**MICK CONSALVO**  
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**LOCATION INFORMATION**

Street Address	7 Pickett District Road
City, State, Zip	New Milford, CT 06755
County	Litchfield

**BUILDING INFORMATION**

Size:	+/- 4,360 Sq. Ft.
Price:	\$489,000

**PROPERTY HIGHLIGHTS**

- +/- .49 Level Acres
- B-2 Zone
- Large Level Parking Lot
- Basement and attic storage
- Built 1960
- Electric Heat Pump
- Central A/C
- City Sewer; Well Water (City Water in Street)
- Taxes \$10,746 Yearly

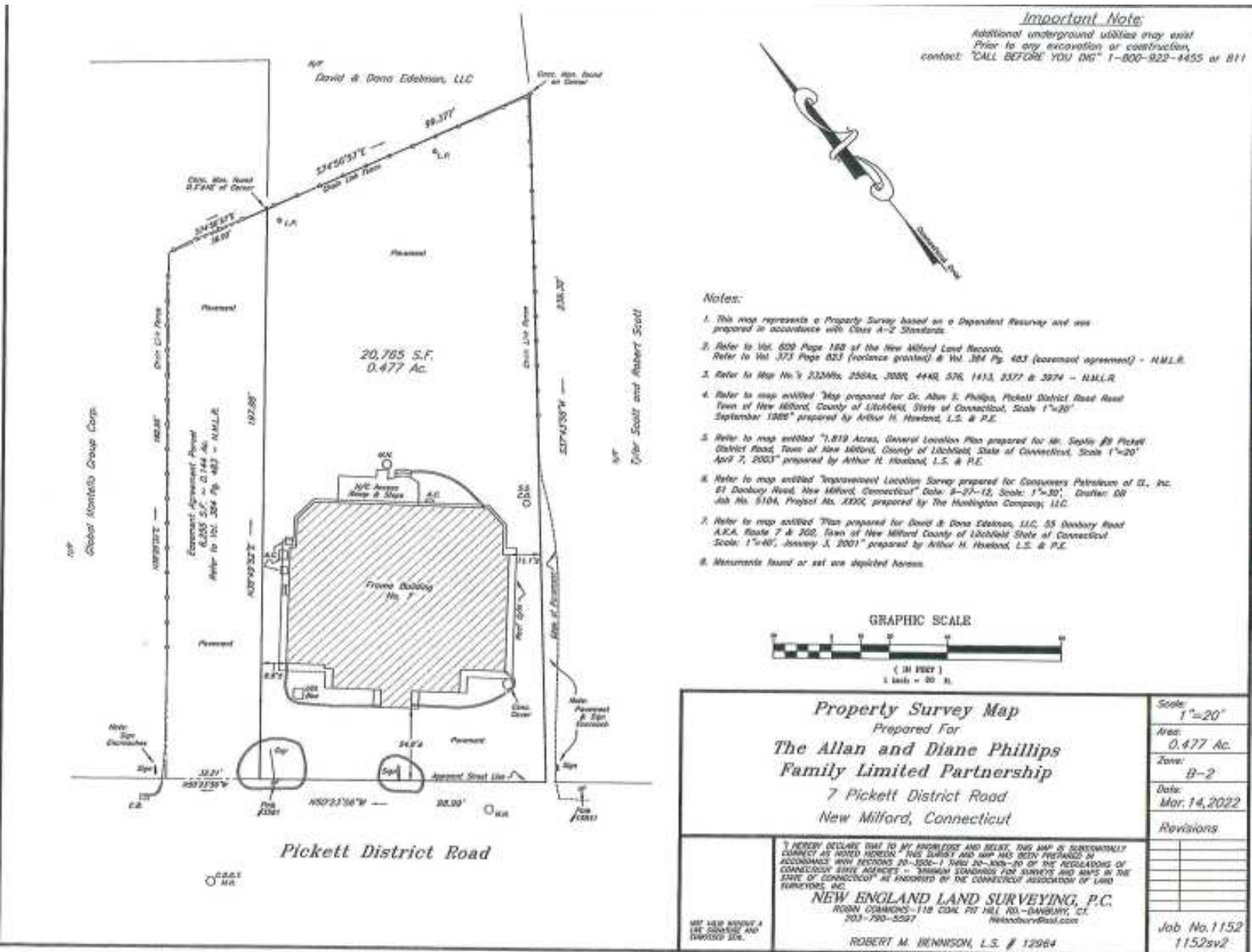


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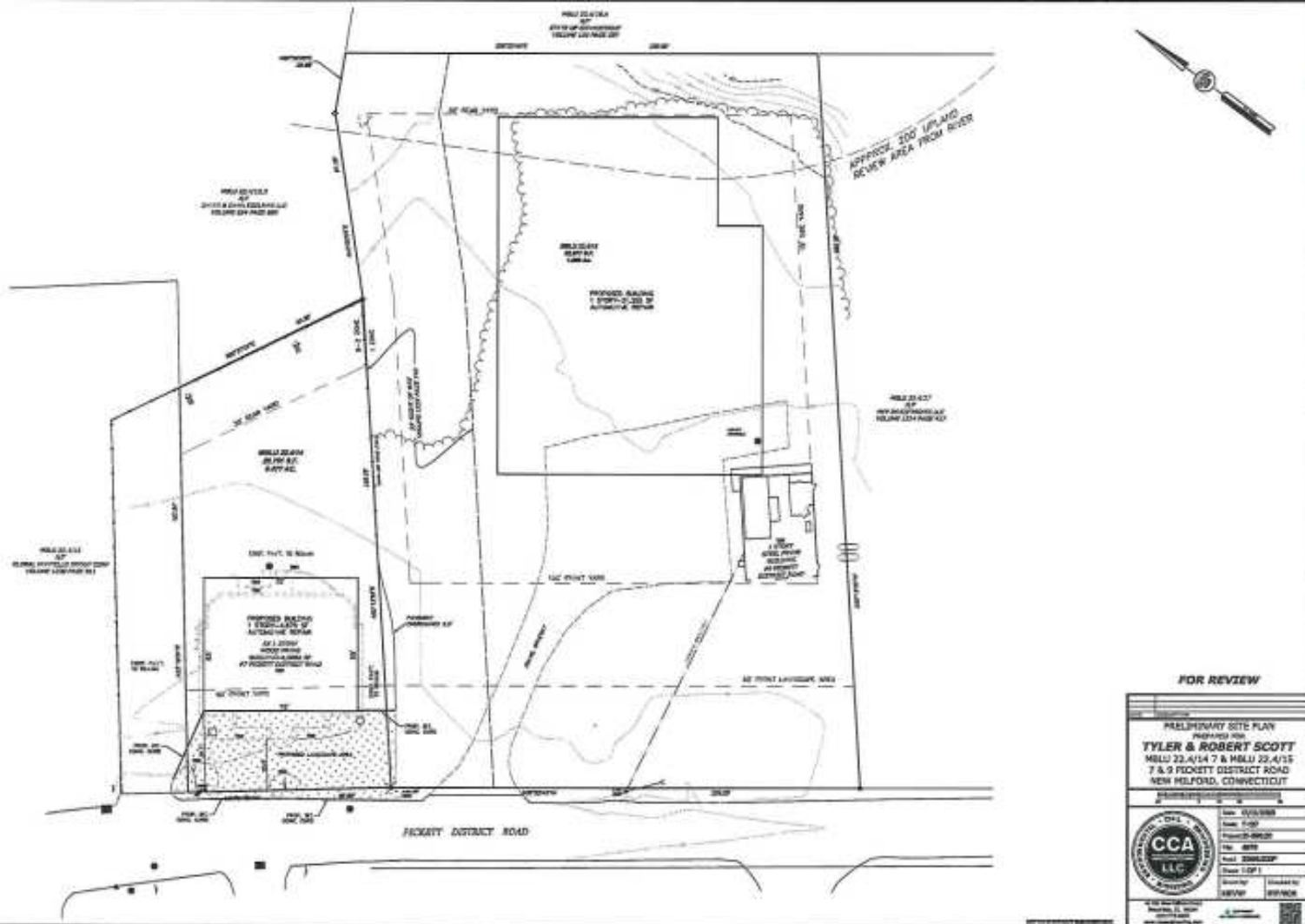
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**FOR REVIEW**

PRELIMINARY SITE PLAN  
 PREPARED FOR  
**TYLER & ROBERT SCOTT**  
 HBLD 22-A/14.7 & HBLD 22-A/15  
 7 & 9 FICKETY DISTRICT ROAD  
 NEW MILFORD, CONNECTICUT

**CCA**  
 L.L.C.  
 CIVIL ENGINEERS

Scale: 1"=40'  
 Project: 22-002  
 Date: 08/15/23  
 Drawn: [Name]  
 Checked: [Name]



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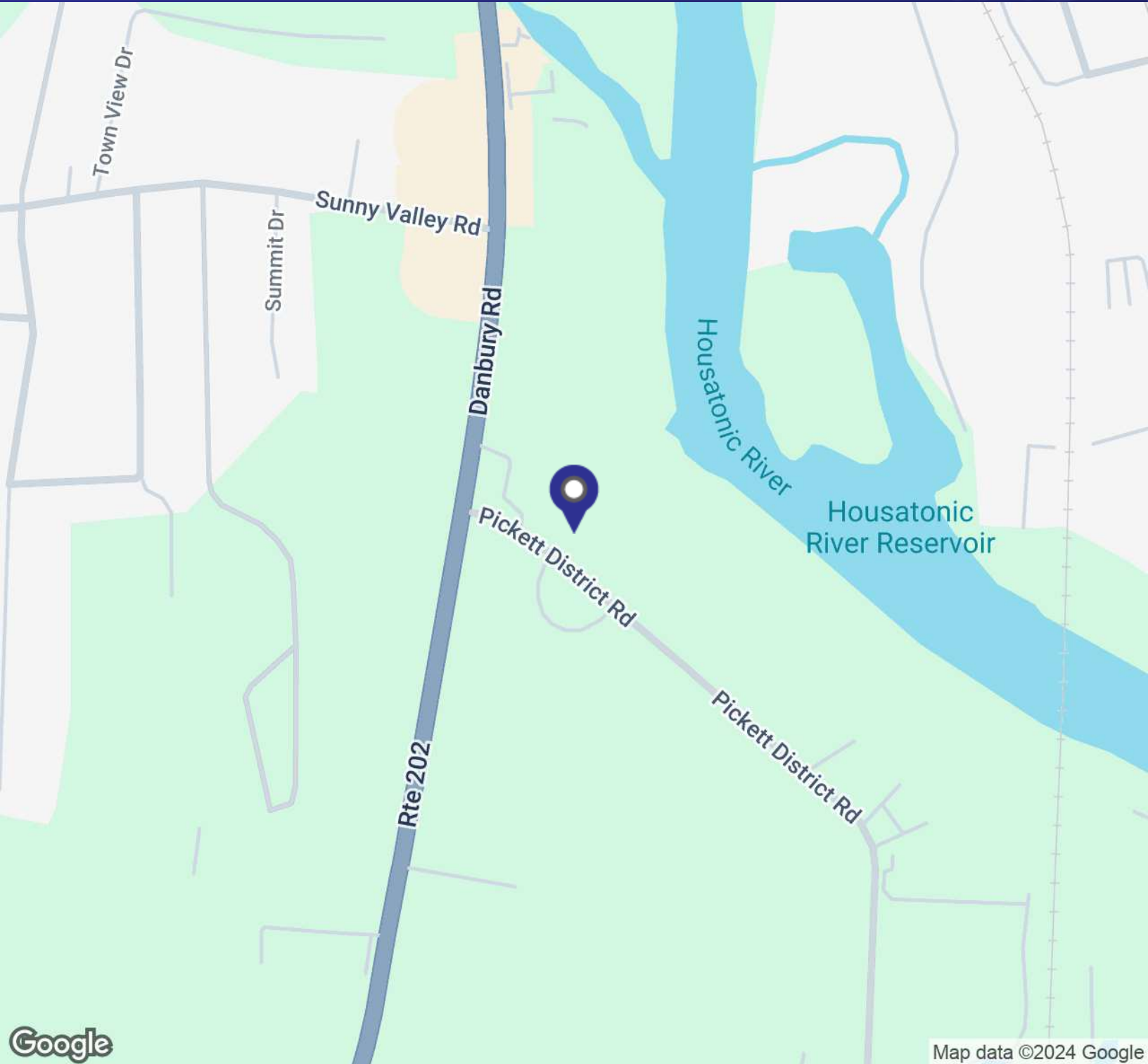
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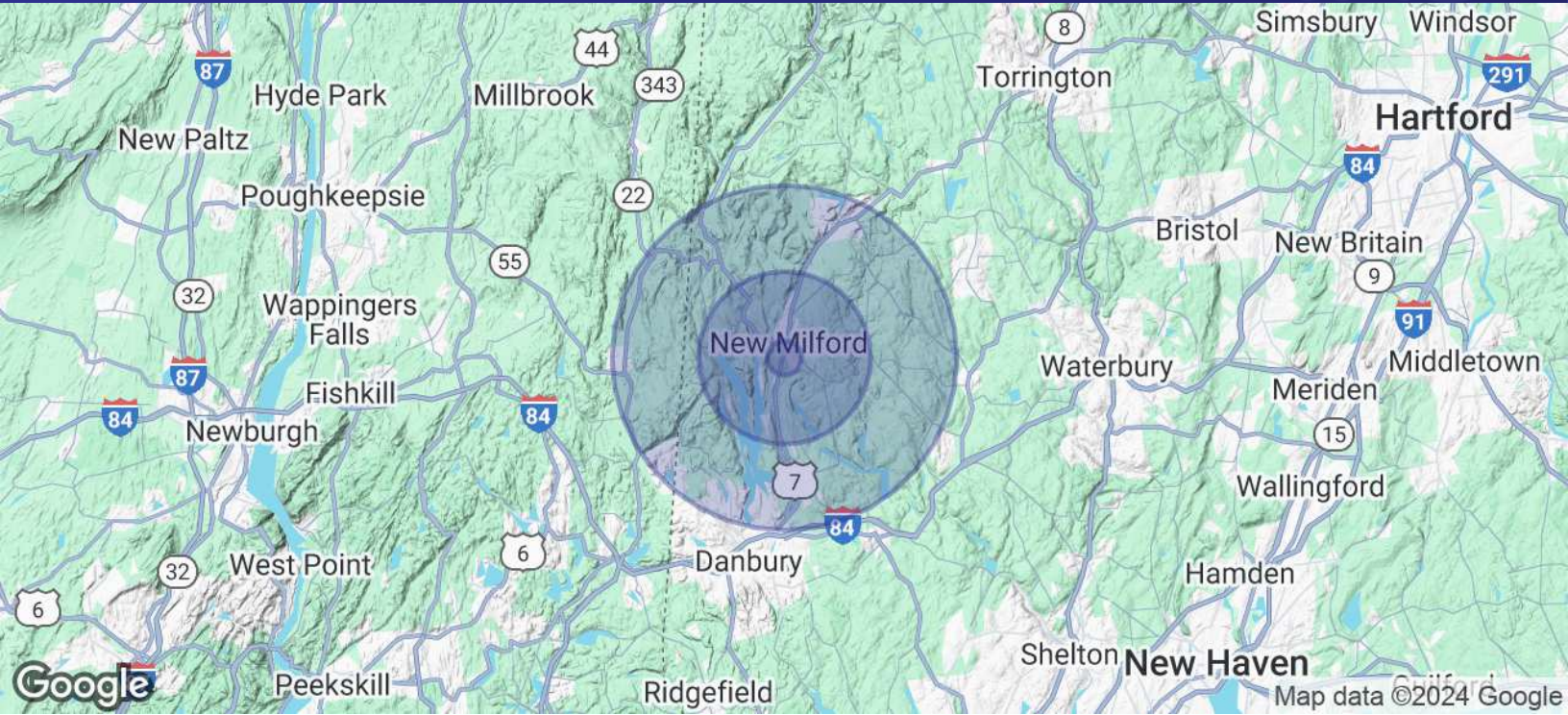
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,797	34,149	111,545
Average Age	38.8	41.3	42.2
Average Age (Male)	38.1	41.2	41.6
Average Age (Female)	40.2	41.5	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	780	13,205	41,244
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$77,936	\$102,744	\$112,696
Average House Value	\$312,664	\$394,287	\$449,471

\* Demographic data derived from 2020 ACS - US Census



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