

FOR SALE // 87 DANBURY RD #6, NEW MILFORD, CT



PROPERTY DESCRIPTION

Industrial condo for sale in southern New Milford! Currently used as a wood working shop with 12' ceilings, 10' drive in door, full AC, propane heat, 200 amp, 3 phase power, air lines, and compressor. Ideal for many industrial uses: auto repair, storage, distribution, manufacturing, light assembly and lab.

PROPERTY HIGHLIGHTS

- Zone - B2 (commercial/industrial)
- 12' ceilings
- 10' drive in door with an garage opener
- 200 AMP, 3 phase power.
- ½ bath
- 2023 – LED lighting
- New roof 2021 (roof assessment has been paid by seller)
- Propane heat (Mitchell) and Full AC
- Includes Compressor
- Slop sink

WHITE BIRCH PLAZA

Sale Price:	\$199,900
Building Size:	1,446 SF
Common Charges	\$246 per month
Taxes	\$1,875 per year

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	244	1,576
Total Population	138	582	3,740
Average HH Income	\$97,560	\$104,623	\$104,615



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- ½ bath
- 2023 – LED lighting
- New roof 2021 (roof assessment has been paid by seller)
- Propane heat (Mitchell) and Full AC
- Includes Compressor
- Slop sink
- Air lines, electrical drops
- 220 and 110 outlets throughout space.
- Building is on city water and sewer.



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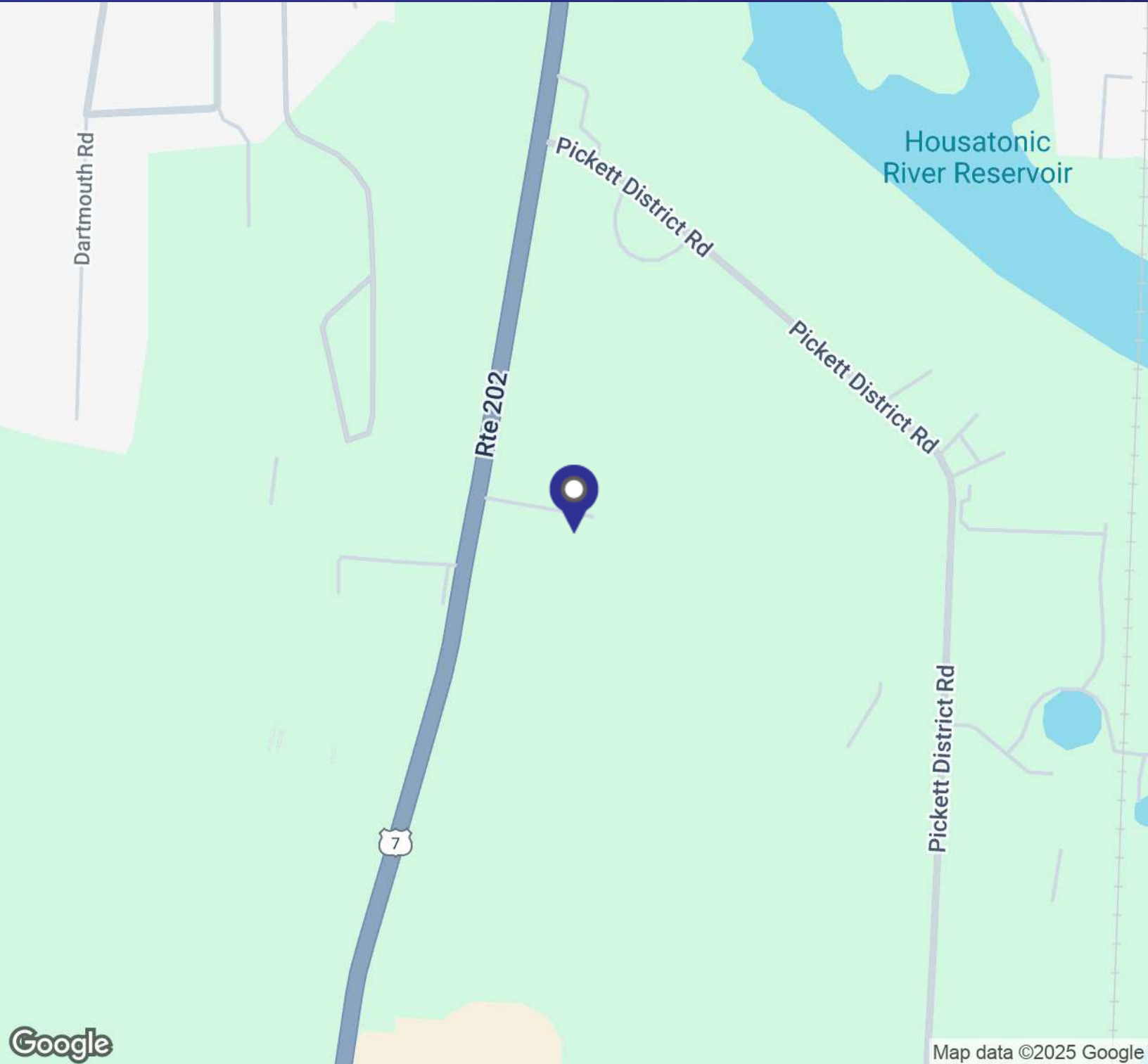
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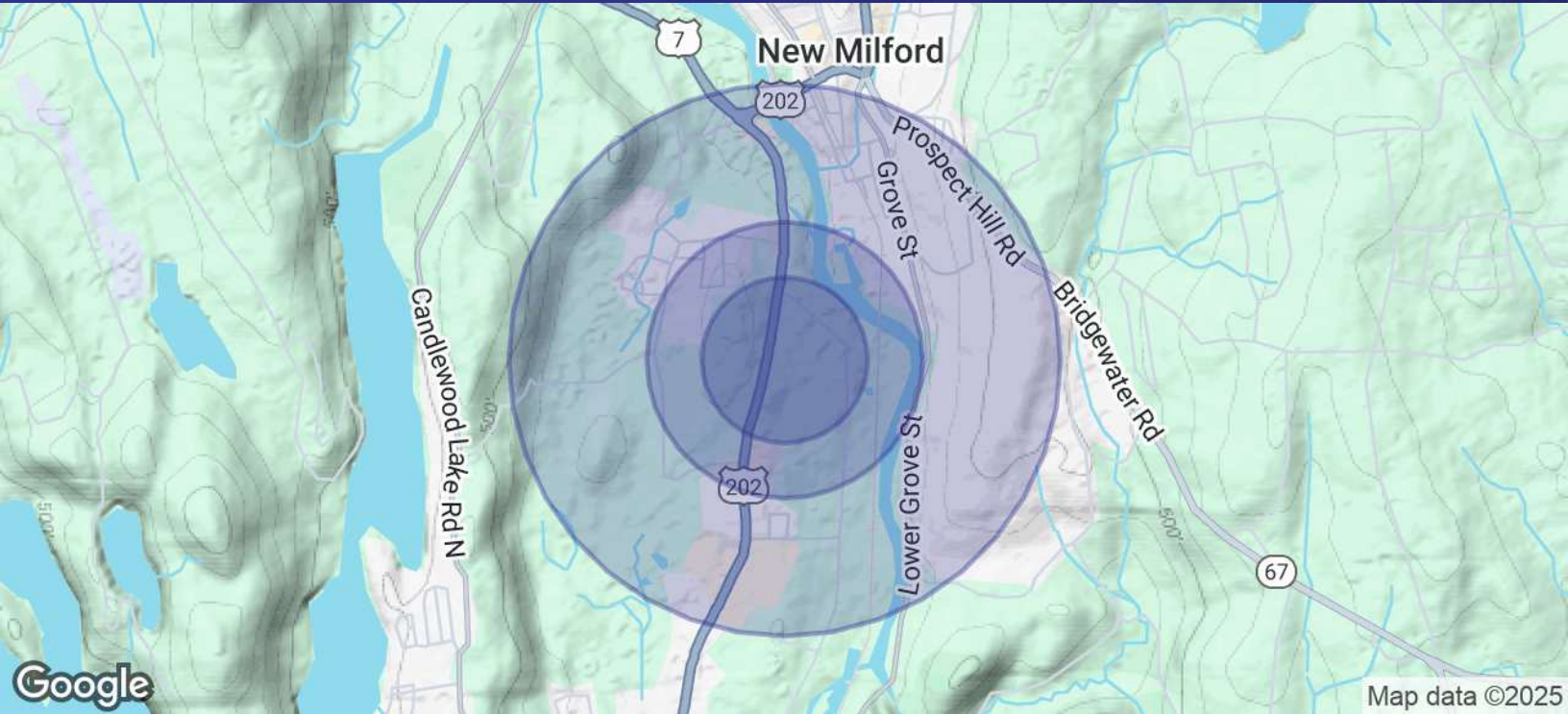
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	138	582	3,740
Average Age	40	40	40
Average Age (Male)	39	39	40
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	244	1,576
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$97,560	\$104,623	\$104,615
Average House Value	\$346,476	\$366,911	\$394,814

Demographics data derived from AlphaMap



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