

**FOR SALE // FULLY LEASED INVESTMENT PROPERTY**



**PROPERTY DESCRIPTION**

**\*\*Fully Leased Commercial Property on Route 7 – 146 Danbury Rd, New Milford, CT\*\***

Prime investment opportunity in a high-traffic location near major retailers including Home Depot, Walmart, Super Stop & Shop, Panera Bread, Kohl's, Verizon, and Aldi. This fully leased property offers a **\*\*7.46% return.\*\***

**\*\*Recent Improvements:\*\***

- **\*\*2018:\*\*** New siding and roof on rear building
- **\*\*2019:\*\*** New siding on front building
- **\*\*2017-2020:\*\*** HVAC upgrades in all front building units
- **\*\*2018-2020:\*\*** Various interior upgrades
- **\*\*2021:\*\*** Interior remodel for CT Firearms
- **\*\*2022:\*\*** Interior remodel for Primary Care units
- **\*\*2023:\*\*** New exterior facade for front building

Great location, solid tenant base, and recent updates make this an excellent investment opportunity!

**146 DANBURY RD, NEW MILFORD, CT**

|                  |  |
|------------------|--|
| Sale Price:      | \$2,750,000  |
| Number of Units: | 9  |
| Lot Size:        | +/- 1.79 Acres   |
| Building Size    | Building 1: +/- 11,548 SF<br>Building 2: +/- 11,100 SF<br>Total: 22,618 SF |
| NOI:             | \$205,219.00   |
| Cap Rate:        | 7.46%  |

**DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE**

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Total Households  | 78        | 215       | 929       |
| Total Population  | 190       | 519       | 2,314     |
| Average HH Income | \$112,886 | \$111,248 | \$118,709 |



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**PROPERTY HIGHLIGHTS**

- Route 7 Frontage: +/- 200'
- Parking: +/- 100 spaces
- Zone: I (Industrial) Incorporates the B-1 and B-2 commercial zone
- Year Built: 1987
- Construction: Wood frame
- Utilities: City water & sewer and gas
- Traffic Count: 27,124 cars per day
- Taxes: \$42,337 per year

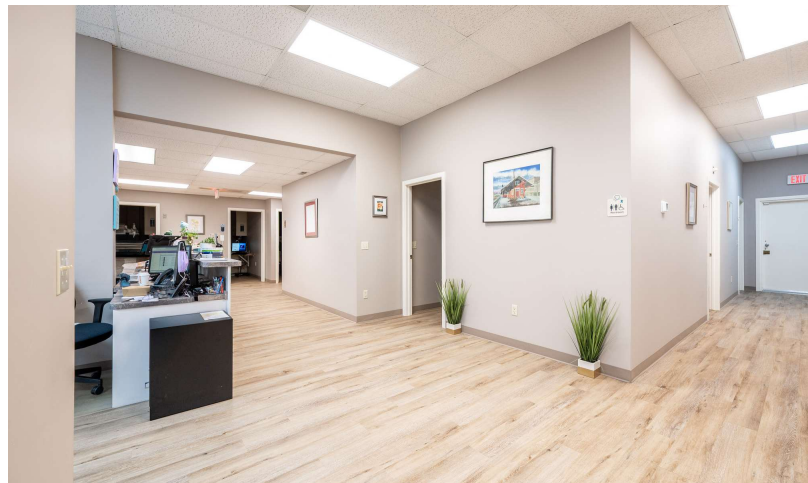


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Tenant Roster and Layouts:

**Front Building:**

Unit A&B - **Primary Care of New Milford:** Waiting Room, Open workstations, 11 treatment rooms, two lavatories, private offices. Unit area per original lease- +/- 4,012 square feet.

Unit C- **Glenn Wilson, DMD:** Reception area, office, lab, 4 treatment rooms, break room. Unit area per original lease- +/- 1,762 square feet.

Unit D-**Benjamin H. Waldman, DDS:** Reception area, office, 6 treatment rooms, lab, break room, 2 lavatories. Unit area per original lease- +/- 1,762 square feet.

Unit E-Dr. **Vilia Supply Chain Inc.** Showroom, 6 offices, break room, 2 lavatories. Unit area per original lease- +/- 1,762 square feet.

Unit F-**Quest Diagnostics:** Waiting room, 4 draw rooms, break room, 2 lavatories, and storage room. Unit area per original lease- +/- 2,250 square feet.

**Rear Building:**

Main Level - **Thrift Mart;** Entry Hall with offices/inventory inspection rooms, lavatory with shower stall, large open retail space, room for gaming items, men's clothing area, storage. Unit area estimated: +/- 4,600 square feet.

Main Level -**CT Firearms and Training:** Classroom. Unit area - +/- 1,170 square feet. Main Level - Owner Space: Office and storage. Unit area - +/- 300 square feet.

Lower Level - **CT Firearms and Training:** Retail shop, repair room, storage room, lavatory; adjacent office/classroom, attached 12 lane shooting range. Unit area- +/- 5,040 square feet.



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**Income/Expense Information:**

**GROSS INCOME:**

**Building 1:**

|  |                 |
|--|-----------------|
| <b>Unit A&amp;B Primary Care of New Milford:</b> | <b>\$40,980</b> |
| <b>Unit C Dr. Wilson:</b>                        | <b>\$38,076</b> |
| <b>Unit D Dr. Waldman:</b>                       | <b>\$45,768</b> |
| <b>Unit E Dr. Pet:</b>                           | <b>\$19,200</b> |
| <b>Unit F Quest Diagnosis:</b>                   | <b>\$28,236</b> |

**Building II:**

|   |                  |
|---|------------------|
| <b>Main Level Thrift Mart:</b>                              | <b>\$47,400</b>  |
| <b>Main Level and Lower-Level CT Firearms and Training:</b> | <b>\$ 68,700</b> |

**TOTAL POTENTIAL GROSS INCOME:** **\$288,360**

**ESTIMATED EXPENSES:**

**Expenses:**

|                                |                 |
|--------------------------------|-----------------|
| <b>Real Estate Taxes:</b>      | <b>\$42,337</b> |
| <b>Insurance:</b>              | <b>\$17,433</b> |
| <b>Eversource:</b>             | <b>\$3,656</b>  |
| <b>Aquarion:</b>               | <b>\$280</b>    |
| <b>Sewer Assessment/Use:</b>   | <b>\$6,122</b>  |
| <b>Landscape/Snow Removal:</b> | <b>\$9,640</b>  |
| <b>Repairs:</b>                | <b>\$3,673</b>  |

**TOTAL ESTIMATED EXPENSES:** **(\$83,141)**

**NET OPERATING INCOME:** **\$205,219**

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Map data ©2025 Google

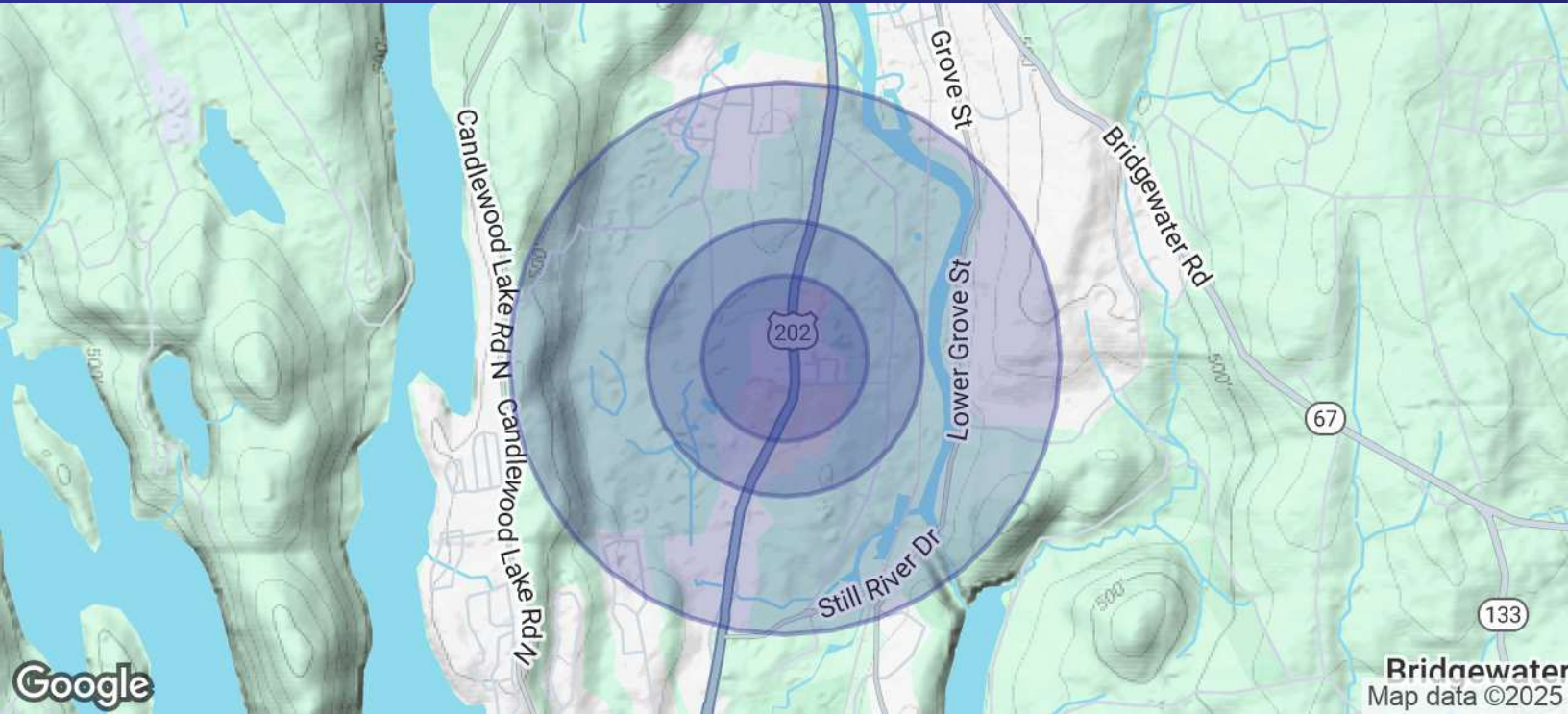


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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 190       | 519       | 2,314  |
| Average Age          | 41        | 41        | 41     |
| Average Age (Male)   | 40        | 40        | 40     |
| Average Age (Female) | 41        | 41        | 41     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 78        | 215       | 929       |
| # of Persons per HH | 2.4       | 2.4       | 2.5       |
| Average HH Income   | \$112,886 | \$111,248 | \$118,709 |
| Average House Value | \$362,010 | \$360,349 | \$388,158 |

Demographics data derived from AlphaMap



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