

**FOR SALE // 2 OLD PARK LANE RD, NEW MILFORD CT**



**PROPERTY DESCRIPTION**

\*PRICE REDUCTION\*

For sale 2 Old Park Lane Rd, New Milford CT. Great opportunity to own a free standing medical/ office building close to New Milford Hospital. Currently the property generates \$83,550 in gross income with value add opportunity for second floor apartments or office/medical use. Zoning calls for up to 3 residential units on the second floor.

**PROPERTY HIGHLIGHTS**

- Free Standing Building
- Tenant 1: 2,600 Sq Ft (September 2027)
- Tenant 2: 1700 Sq Ft (December 2028)
- Second Floor 2,560 Sq Ft Medical/ Office Space
- Potential for up to 3 Residential units on the second floor
- City Water and Sewer
- Electric Heat
- Central AC

**OFFERING SUMMARY**

Sale Price:	\$599,000
Lot Size:	2 Acres
Building Size:	6,827 SF

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,299	7,720	11,093
Total Population	5,661	19,584	27,938
Average HH Income	\$103,282	\$120,252	\$133,245



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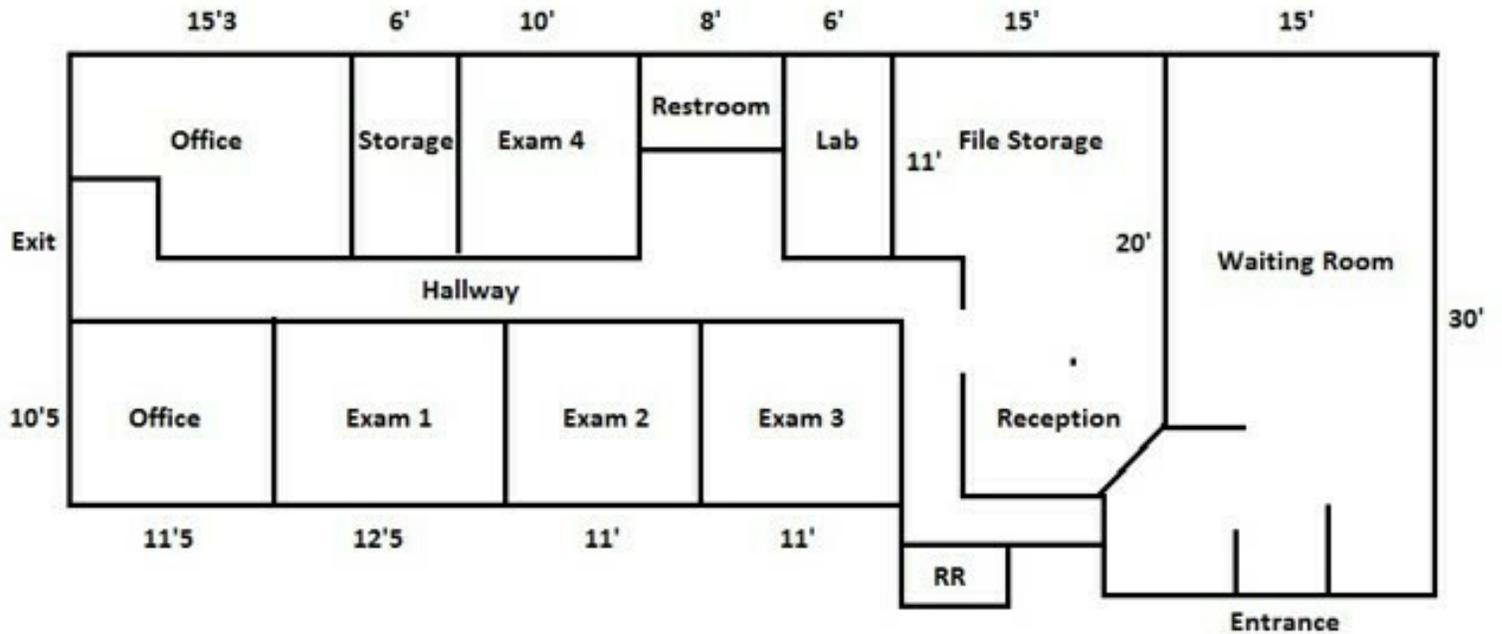
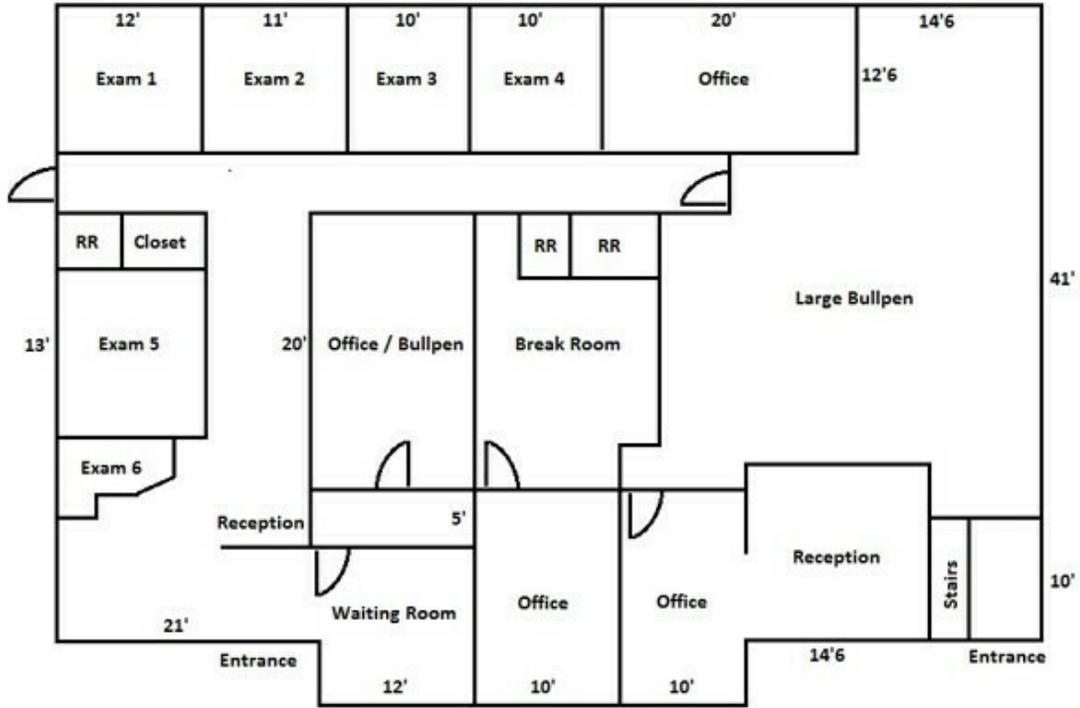
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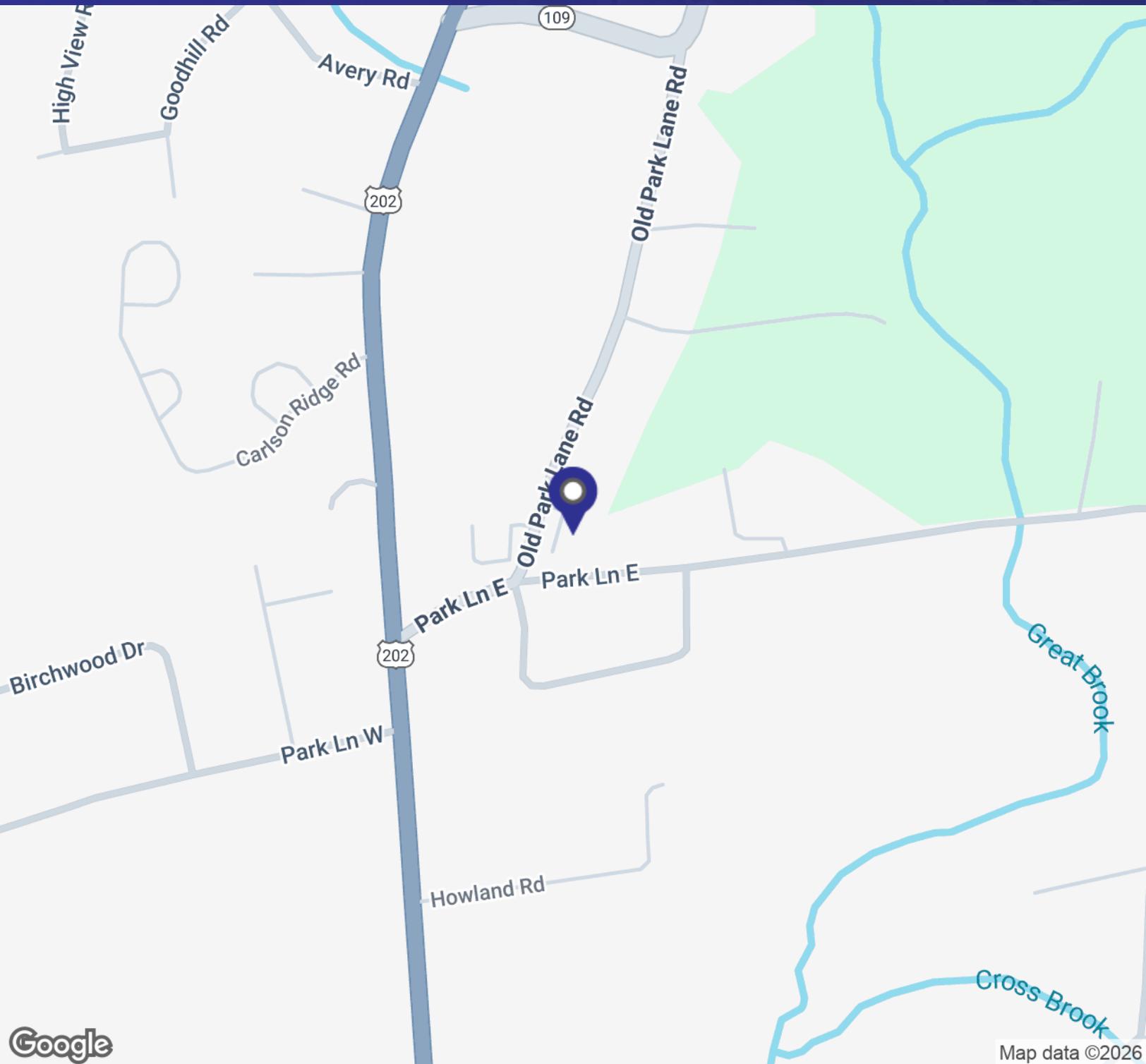
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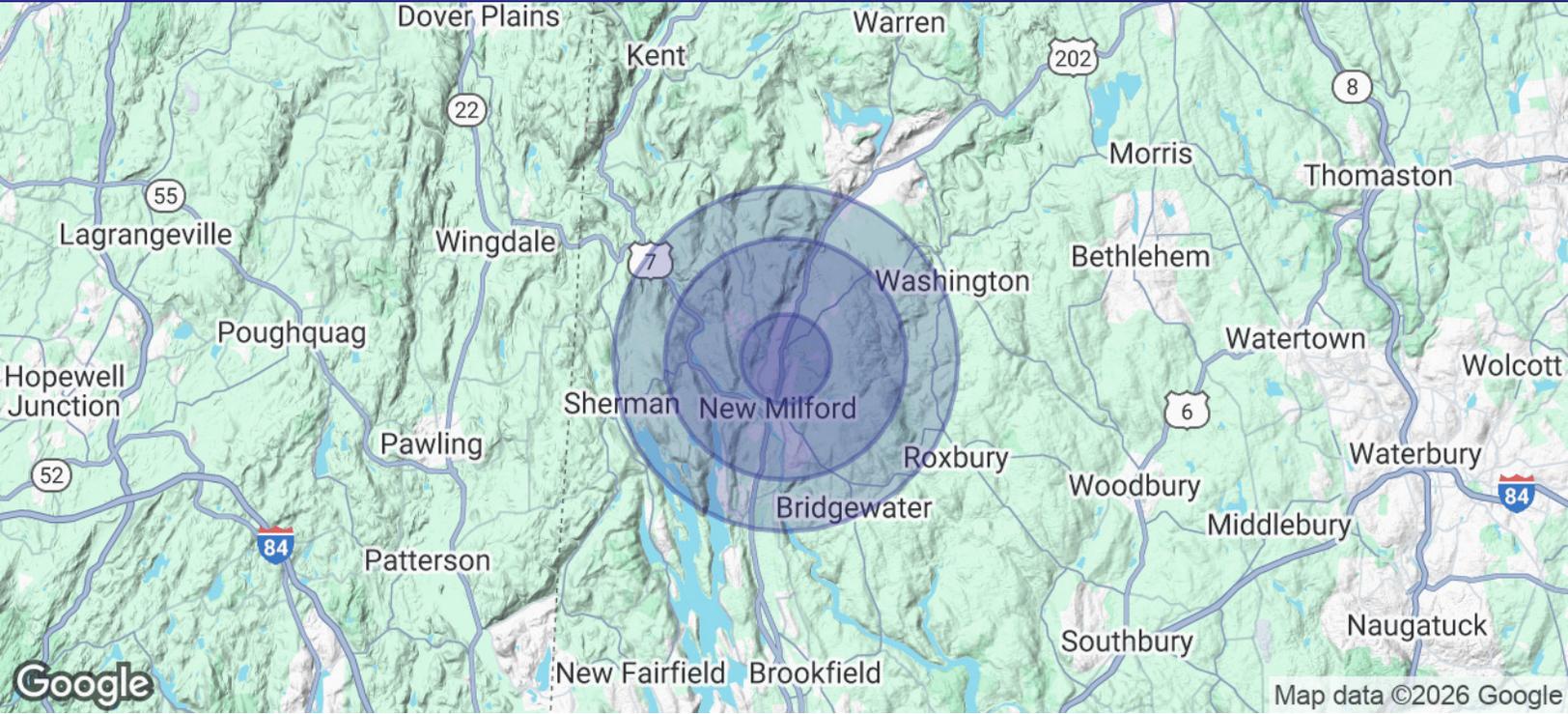
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	5,661	19,584	27,938
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,299	7,720	11,093
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$103,282	\$120,252	\$133,245
Average House Value	\$459,941	\$480,199	\$517,352

Demographics data derived from AlphaMap



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