

FOR SALE // 45 WEST STREET, UNIT 4, NEW MILFORD, CT



PROPERTY DESCRIPTION

Great opportunity to own in downtown New Milford. This commercial condo is currently a woodworking operation with 200 amp / 3 phase power, 11' ceilings, dust collector and double door loading area.

PROPERTY HIGHLIGHTS

- Zone: TLD (Town Landmark District) Uses in Residential and B1 Permitted
- Power: 200 Amp, 3 Phase
- Plumbing: One Bath
- Sprinkler: Yes
- Ceiling Height: +/- 11 Ft.
- Loading: Double Door, Loading Dock
- Heating: Propane Gas
- Cooling: Wall A/C
- Utilities: City Water; Sewer
- Common Charges: \$774/month
- Year Built: 1985
- Taxes: \$2,065 Yearly

OFFERING SUMMARY

Sale Price:	\$179,900
Building Size:	2,010 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	367	1,105	2,434
Total Population	815	2,423	5,663
Average HH Income	\$88,674	\$89,004	\$98,254



MICK CONSALVO

Broker

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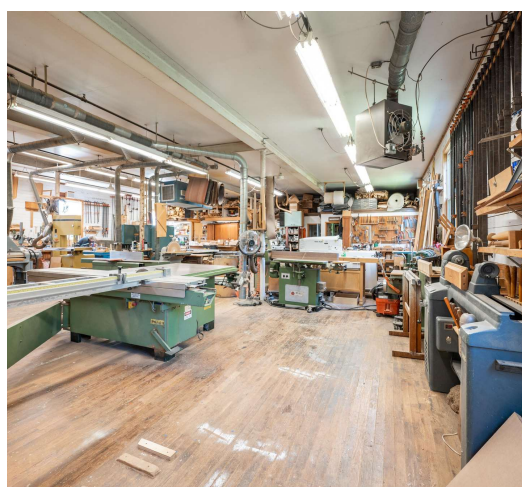
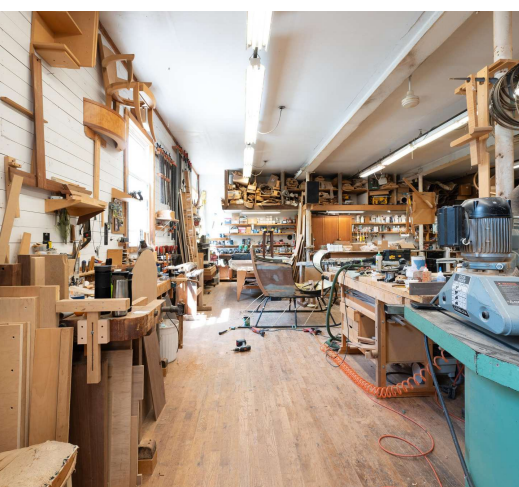
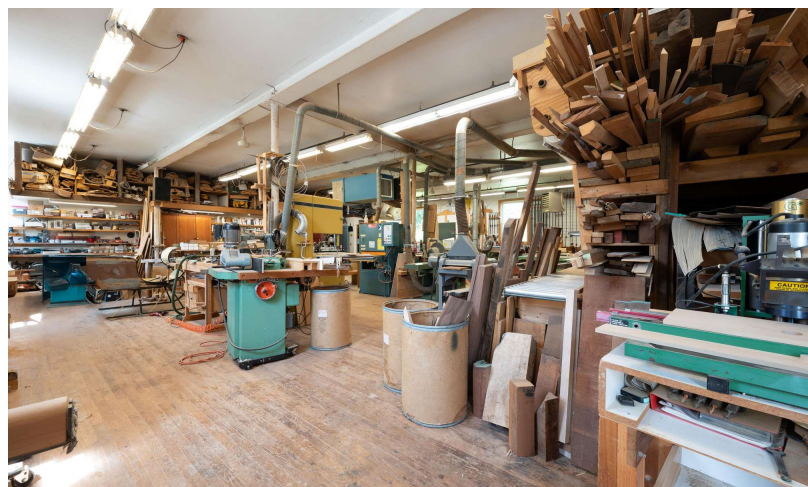
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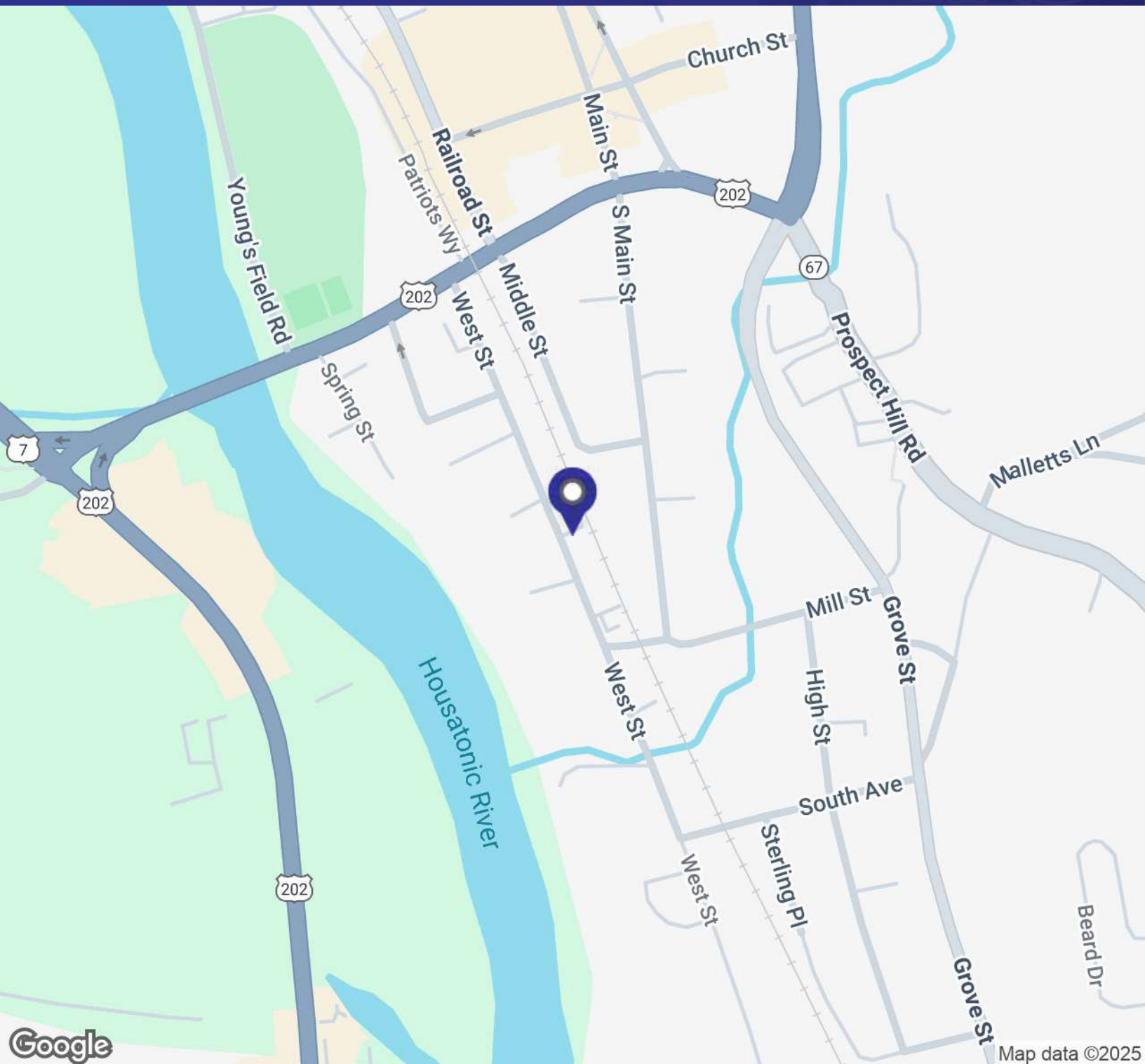
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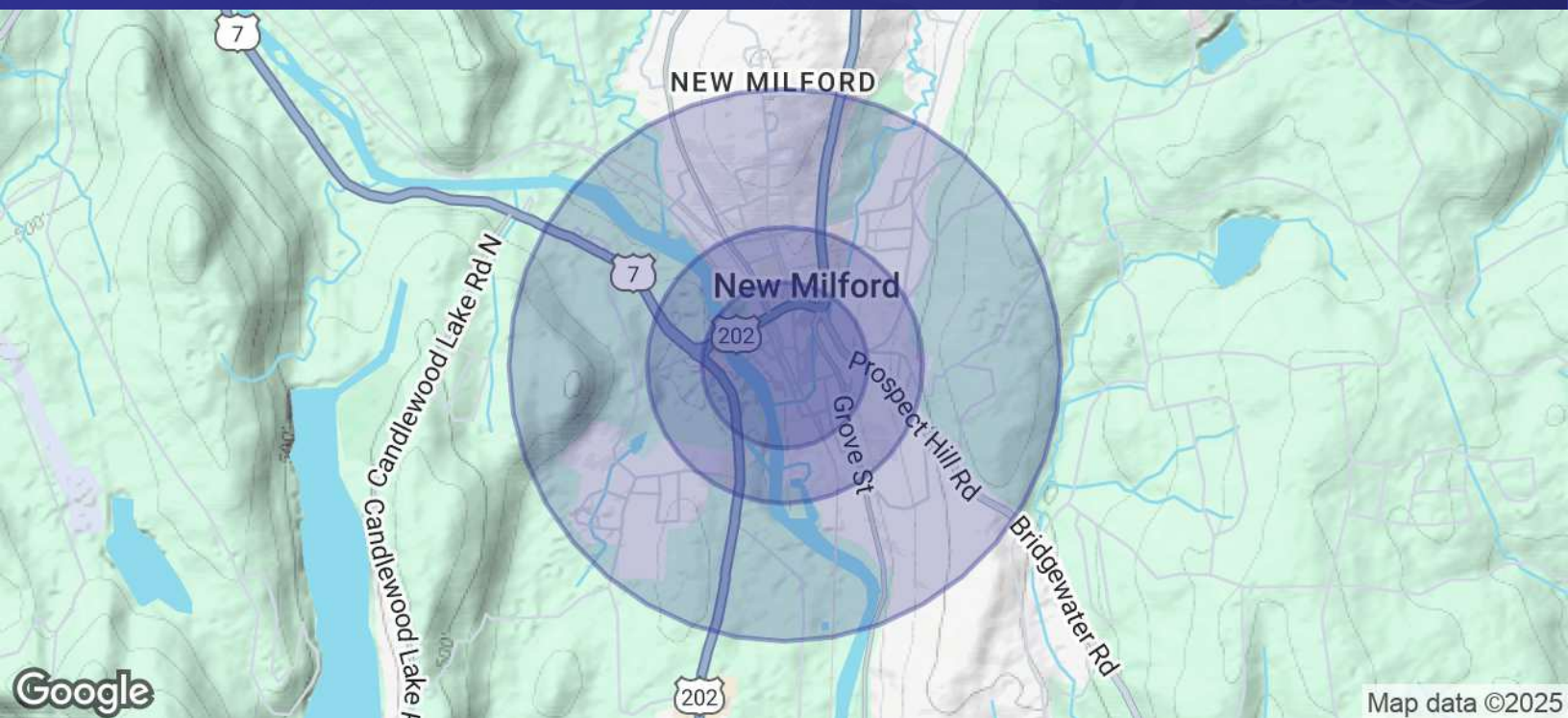
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	815	2,423	5,663
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	367	1,105	2,434
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$88,674	\$89,004	\$98,254
Average House Value	\$383,131	\$402,099	\$412,672

Demographics data derived from AlphaMap



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