

FOR SALE // 50 S END PLAZA, NEW MILFORD CT



PROPERTY DESCRIPTION

Exceptional opportunity to own a versatile industrial condo located in the desirable South End Plaza. Unit 50 offers a well-designed layout across two floors, ideal for a variety of business operations. This end unit features multiple private offices, three bathrooms, and a convenient kitchenette, making it perfectly equipped for both administrative and warehouse/production needs. Recent upgrades include a new high-efficiency dual-fuel heat pump paired with a propane furnace, ensuring cost-effective heating and comfort year-round. The property offers excellent functionality with ample parking, designated garbage area, and extra exterior storage capable of accommodating a 53' trailer—a rare advantage in this location. A powered storage container is also included onsite for just \$75 per month, providing additional flexible space for equipment, tools, or materials. Whether you're expanding your business or seeking a strategically located industrial investment, Unit 50 delivers outstanding usability, value, and convenience.

OFFERING SUMMARY

Sale Price:	\$595,000
Unit Size:	+/- 4,518 SF
Taxes:	\$6,291 Yearly
Common Charges:	\$322.23 Monthly

DEMOGRAPHICS	1.3 MILES	5.5 MILES	7 MILES
Total Households	1,379	16,423	24,554
Total Population	3,492	41,568	63,326
Average HH Income	\$135,792	\$148,265	\$158,294



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PROPERTY HIGHLIGHTS

- 12' Drive in Door
- 16' Ceilings in warehouse portion
- Two-floor layout with flexible office and workspace design
- Three bathrooms and a kitchenette
- New high-efficiency dual-fuel heat pump with propane furnace for economical heating
- End unit offering additional privacy and functionality
- Extra exterior storage with space for a 53' trailer with power (\$75 per month additional)
- Ample parking with room for additional vehicles
- Ideal for a variety of light industrial, service, distribution, and contractor uses



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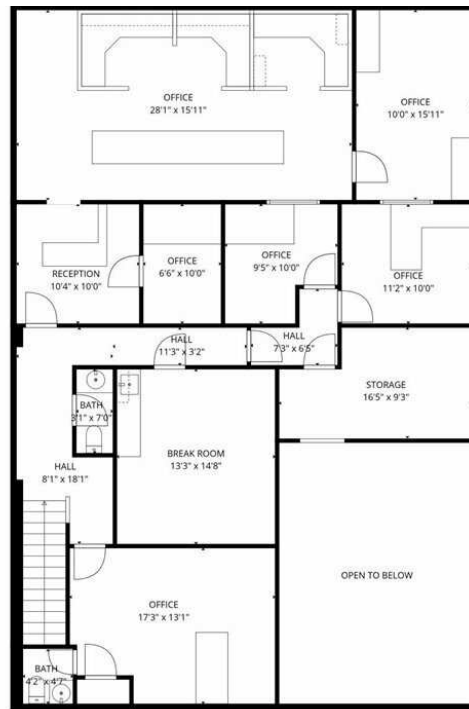
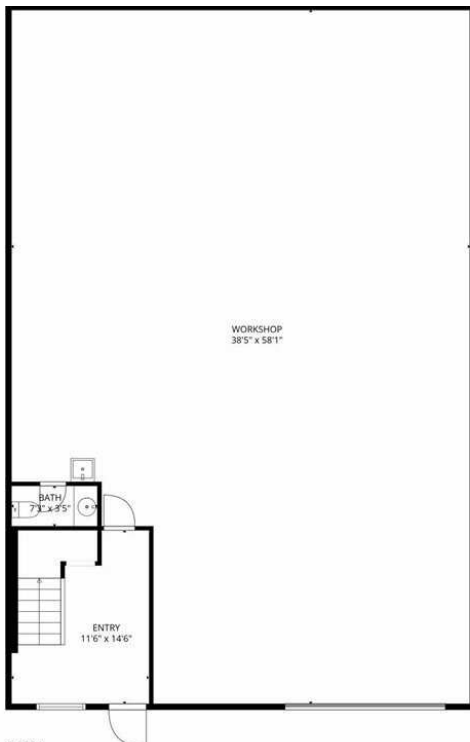
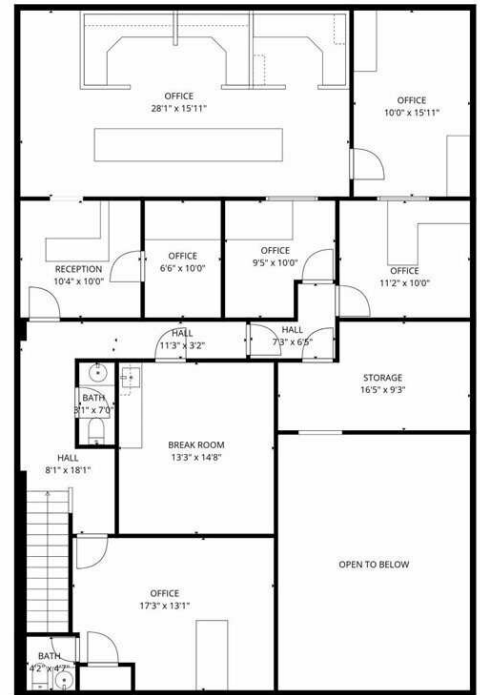
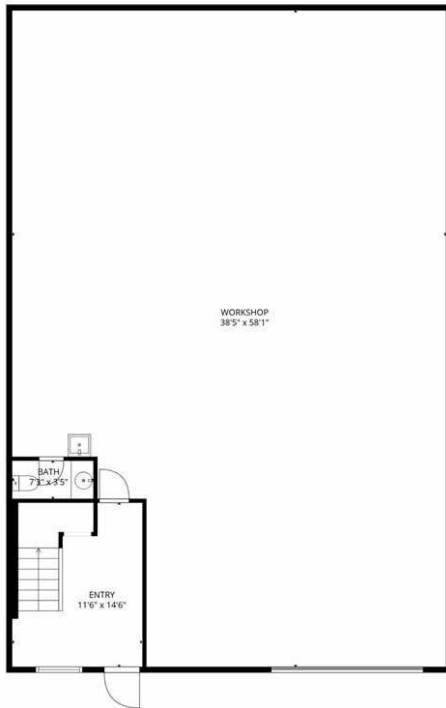
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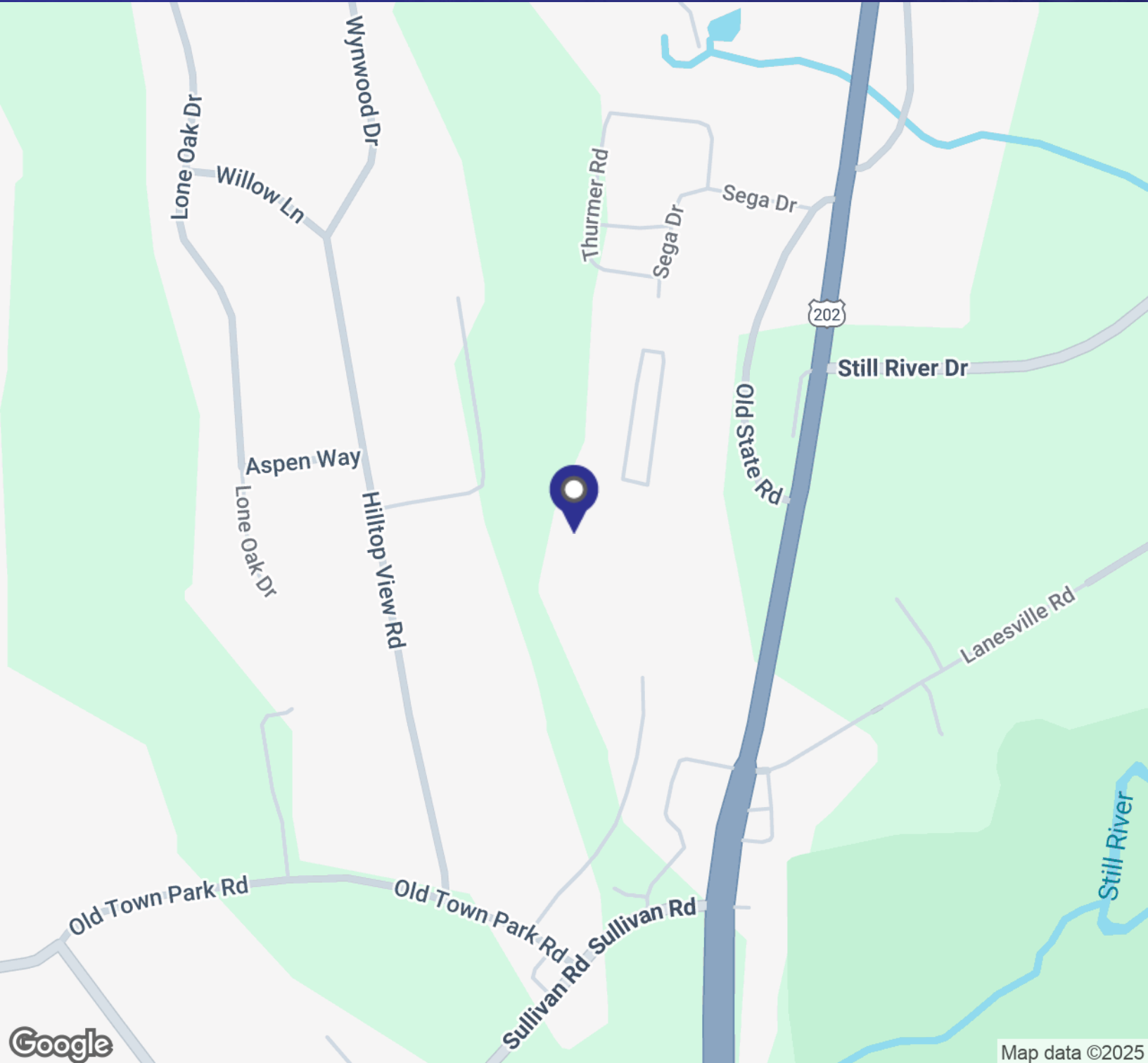


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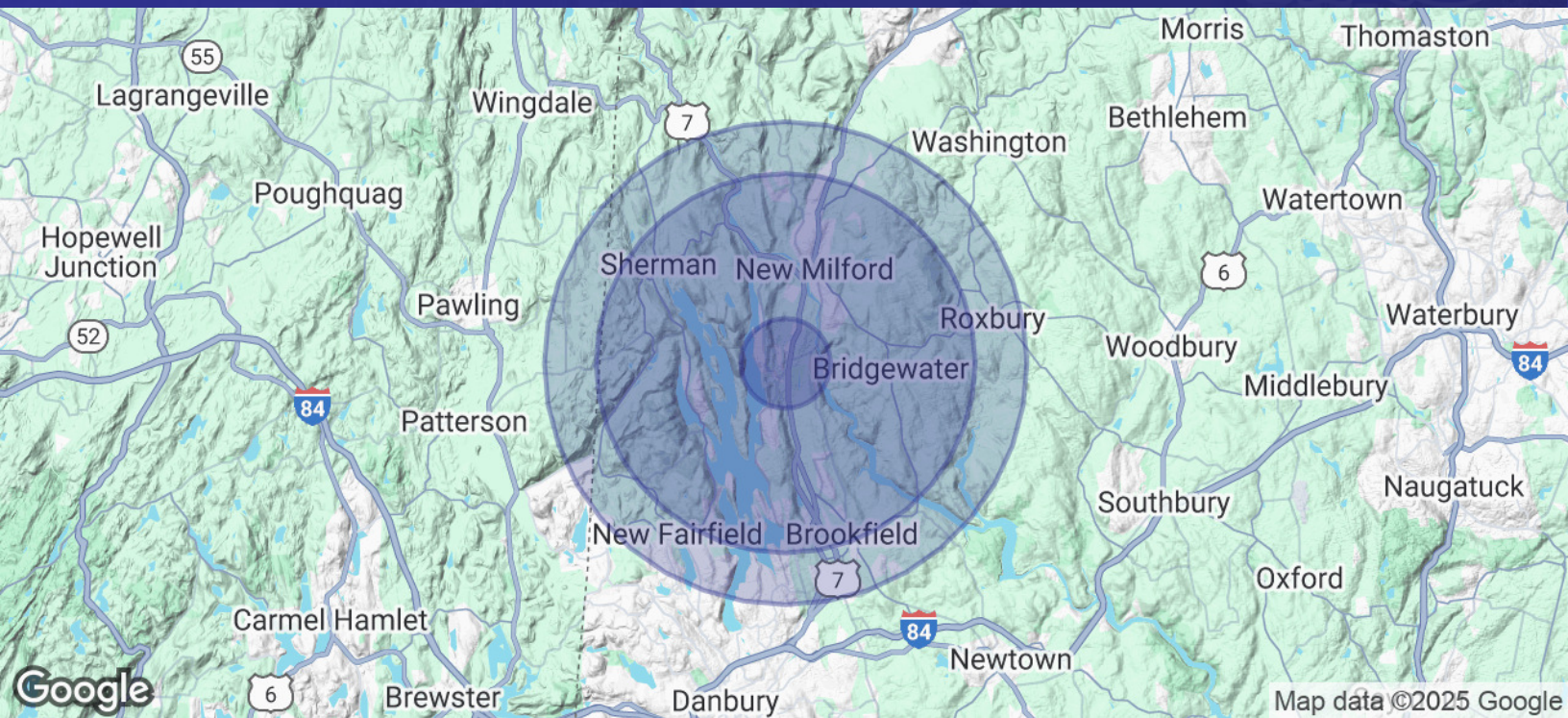
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POPULATION	1.3 MILES	5.5 MILES	7 MILES
Total Population	3,492	41,568	63,326
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1.3 MILES	5.5 MILES	7 MILES
Total Households	1,379	16,423	24,554
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$135,792	\$148,265	\$158,294
Average House Value	\$471,396	\$530,331	\$540,990

Demographics data derived from AlphaMap



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