

FOR SALE // 898 ETHAN ALLEN HWY, RIDGEFIELD, CT



PROPERTY DESCRIPTION

Second floor office condominiums with Ideal Route 7 location. Building is well maintained and features: full sprinklers, handicap accessibility, basement storage, elevator and great parking. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Unit 7 Layout: 5 Private Offices, Private Bath, Waiting Room
- Unit 5 Layout: 3 Private Offices, Kitchenette (can be converted to private bath), Waiting Room
- Unit 4 Layout: Reception, large open area, 4 private offices, Private bath and Kitchenette
- Common Baths in Hallway
- Elevator Access
- Zone: B-2 (Commercial)
- Heating: Oil Heat
- Cooling: Central A/C

OFFERING SUMMARY

Sale Price:	Units 4 & 7: \$319,900 Unit 5: \$154,900
Number of Units:	3
Unit Size:	Suite 7: +/- 1,024 SF Suite 5: +/- 987 SF Suite 4: +/- 1,097 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	247	795
Total Population	309	762	2,319
Average HH Income	\$198,909	\$202,460	\$204,340

COMMON CHARGES	TAXES
Suite 7 = \$511.27/month	Suite 7 = \$3,331.08/yr
Suite 5 = \$472.95/month	Suite 5 = \$2,949.26/yr
Suite 4 = \$525.65/month	Suite 4 = \$3,490.96/yr



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PROPERTY HIGHLIGHTS

- Unit 4 Layout: Reception, large open area, 4 private offices, private bath and kitchenette
- Unit 7 Layout: 5 Private Offices, Private Bath, Waiting Room
- Unit 5 Layout: 3 Private Offices, Kitchenette (can be converted to private bath), Waiting Room
- Common Baths in Hallway
- Year Built: 1988
- Zone: B-2 (Commercial)
- Heating: Oil Heat
- Cooling: Central A/C
- Utilities: Well and Sewer
- Year Built: 1988



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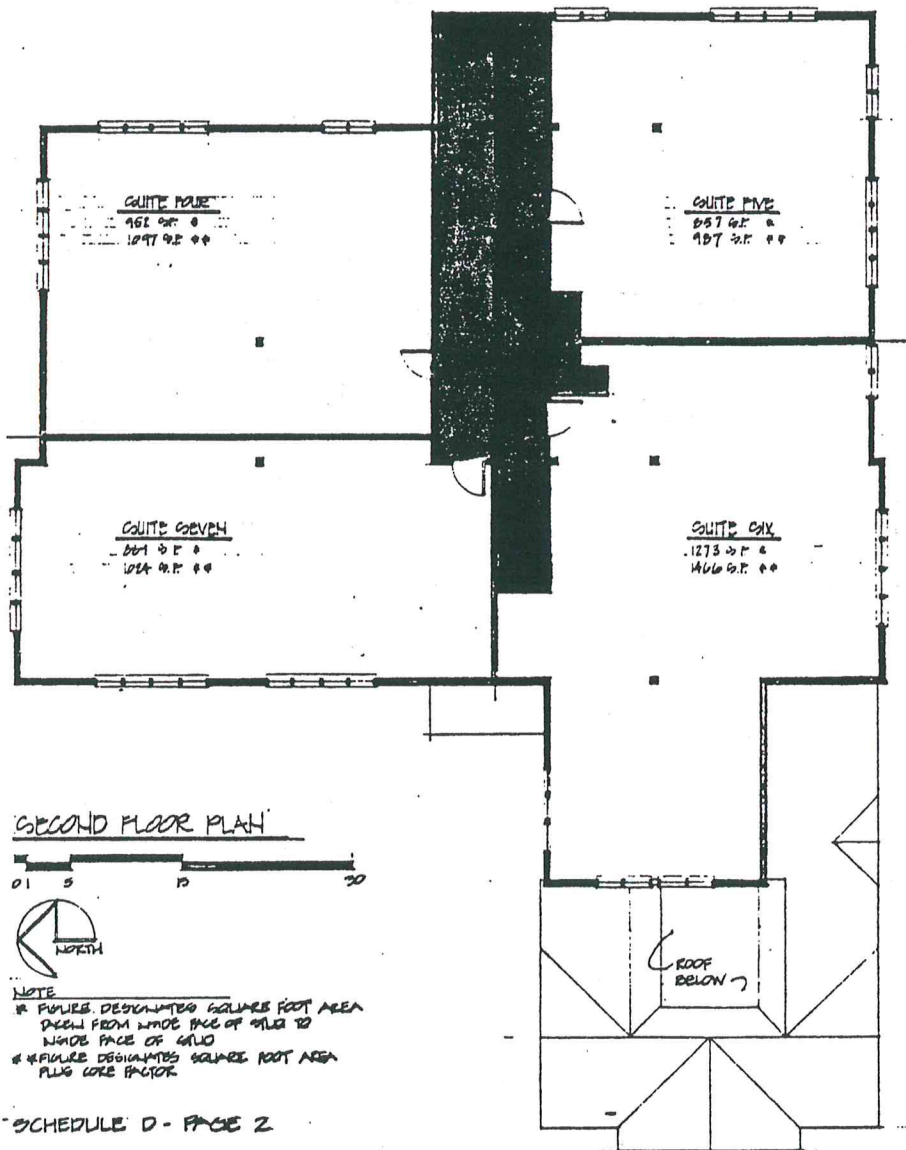
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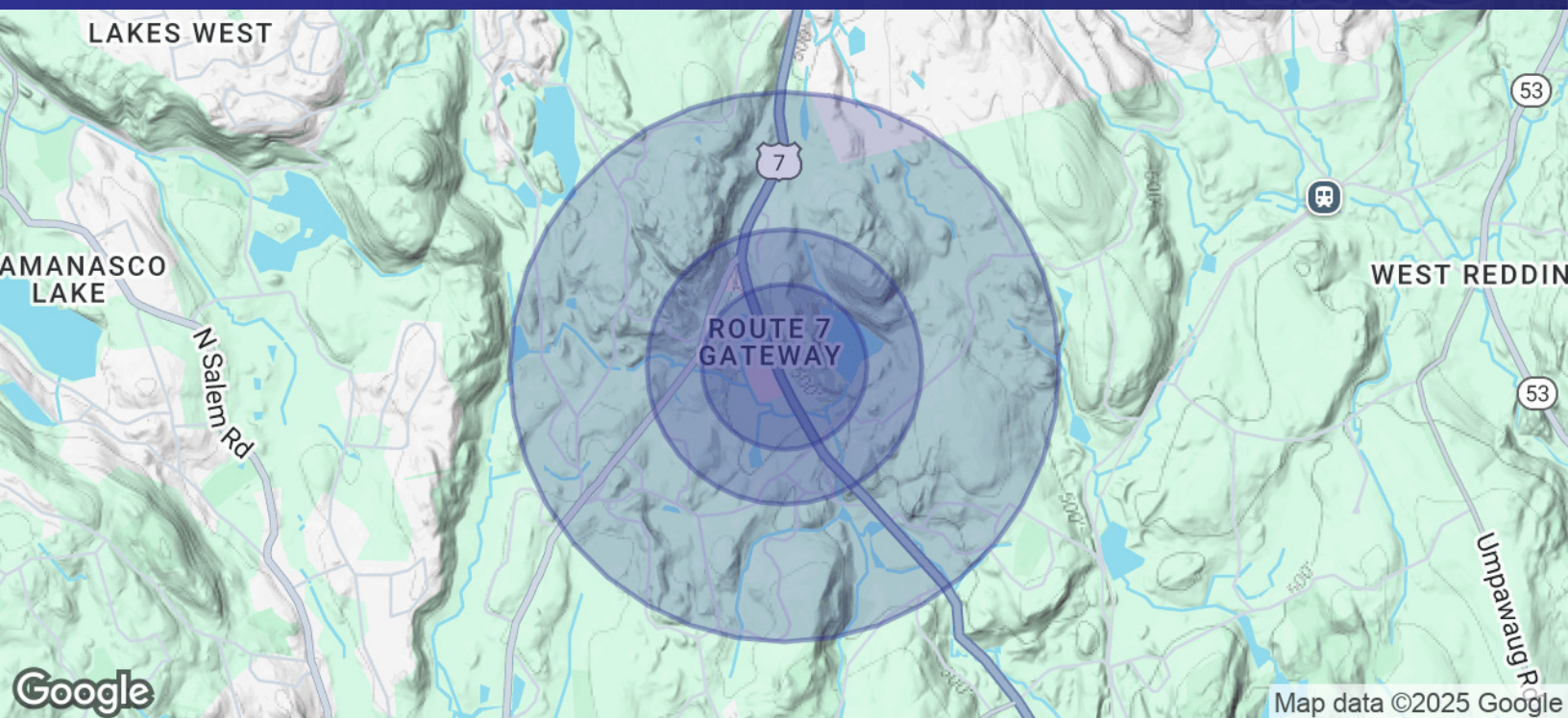


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	309	762	2,319
Average Age	51	49	47
Average Age (Male)	48	47	44
Average Age (Female)	53	51	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	247	795
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$198,909	\$202,460	\$204,340
Average House Value	\$709,736	\$737,687	\$768,756

Demographics data derived from AlphaMap



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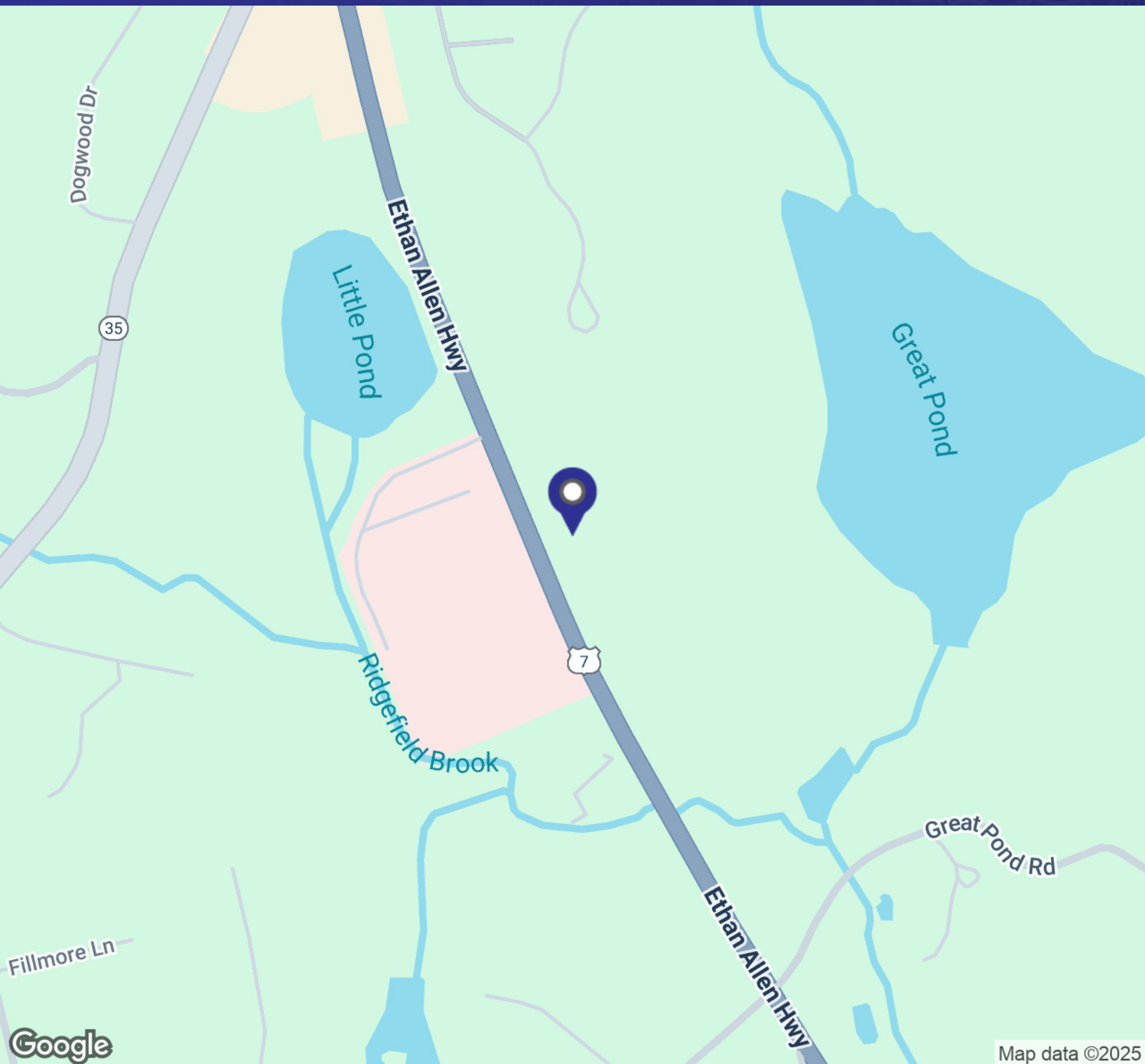
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