

**FOR SALE // ROUTE 7 INDUSTRIAL CONDO - FOR SALE**

147 Danbury Rd, Unit 5, New Milford, CT



**PROPERTY DESCRIPTION**

Industrial condo located on Route 7 in southern New Milford offering aprox. 50' x 20' with 12' ceilings and a 10' drive-in door. Well insulated space ideal for storage, assembly, or light manufacturing. Features include 200-amp, 3-phase power with 110V outlets throughout, epoxy floor, air lines, propane heat and newer heating/cooling unit (2023), well and septic, and a newer roof. Two parking spaces in front with additional parking available.

**PROPERTY HIGHLIGHTS**

- 50' deep by 20' wide
- +/- 12' ceilings
- +/- 10' drive in door
- Well insulated
- Septic and well
- 200 Amp, 3 phase power
- 110 electrical outlets throughout the space.
- New propane heating and cooling unit in 2023

**OFFERING SUMMARY**

Sale Price:	\$149,900
Building Size:	1,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	69	278	1,106
Total Population	184	741	3,063
Average HH Income	\$105,346	\$104,799	\$119,979



**TOMMY CONSALVO**

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- Well insulated
- Septic and well
- 200 Amp, 3 phase power
- 110 electrical outlets throughout the space.
- New propane heating and cooling unit in 2023
- Propane heat
- Parking – 2 spaces in front of the unit. Additional parking is available for a fee the association.
- Epoxy floor
- Air lines in place'
- Newer roof



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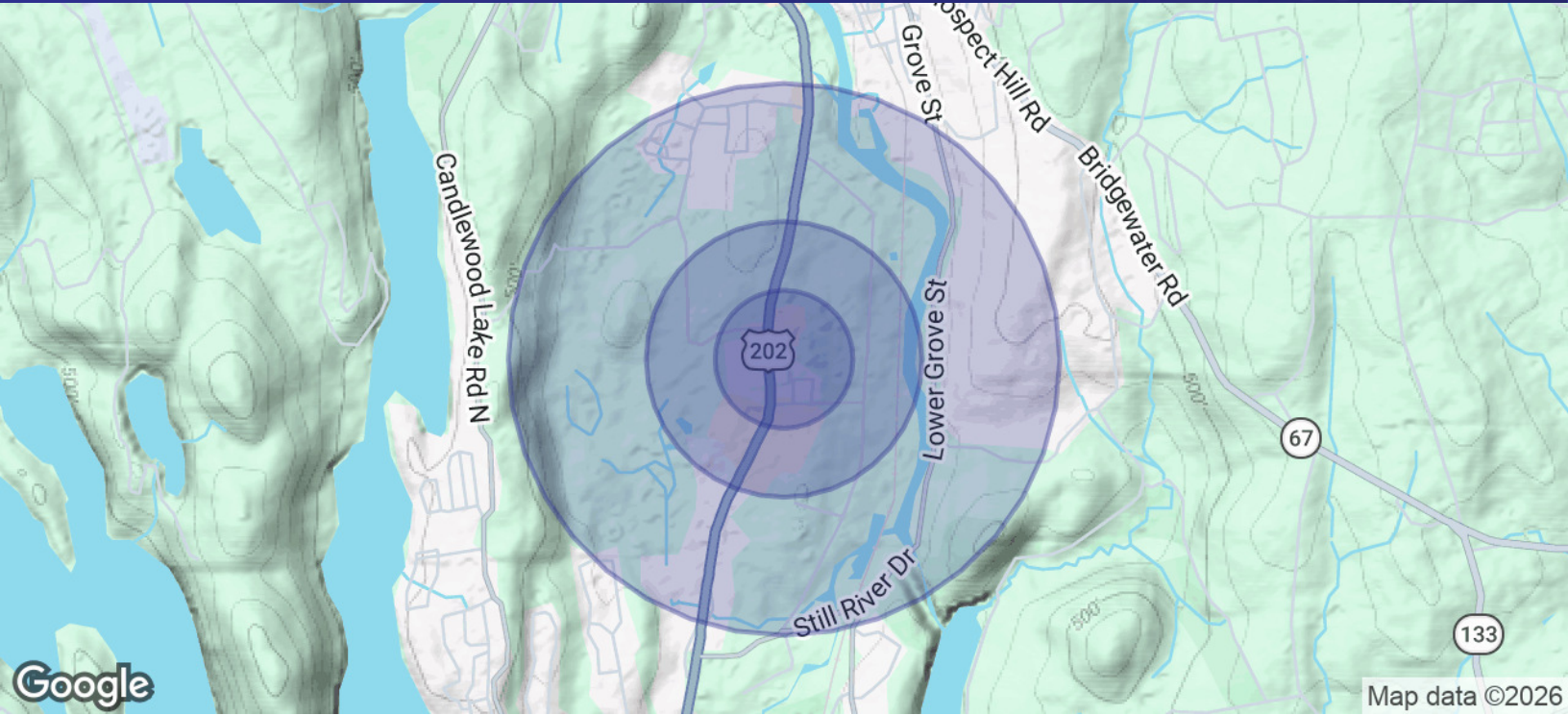
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	184	741	3,063
Average Age	38.4	38.2	39.2
Average Age (Male)	39.0	38.8	39.8
Average Age (Female)	36.7	36.4	32.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	69	278	1,106
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$105,346	\$104,799	\$119,979
Average House Value	\$319,556	\$312,416	\$330,991

2023 American Community Survey (ACS)



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