

**FOR SALE // INDOOR SPORT FACILITY/INDUSTRIAL BLDG**

32 Still River, New Milford, CT



**PROPERTY DESCRIPTION**

Rare Opportunity To Own A +/- 42,000 SF Indoor Sports Complex! CT Sports Arena (CSA) has been Operating Since 2009. This Air Conditioned Facility Offers: A Turf Field, Basketball Court, Volleyball Courts, Pickleball Courts, Concession Area, Locker Rooms and Skybox Maintenance Area!

The Property is Located in Southern New Milford and Easy Access to Rt. 7 & I-84! Additional Uses Include: Fully Air Conditioned Warehouse and/or Manufacturing Facility.

**32 STILL RIVER, NEW MILFORD, CT**

Sale Price:	\$6,500,000
Square Footage Breakdown:	32,900 SF - Main Level
	4,550 SF - Viewing Area
	4,550 SF - Lower Level Gym
Lot Size:	3.14 Acres
Building Size:	42,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	213	834
Total Population	100	547	2,138
Average HH Income	\$124,059	\$136,116	\$137,150



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## PROPERTY HIGHLIGHTS

- Utilities: City Water, Sewer, Gas
- Land: 3.14 Acres
- Zone: RI (Restricted Industrial)
- Elevator: Yes
- Full A/C
- Parking: 101 + Spots
- Layout: Basketball Courts, Turf Fields, Workout Center, Offices, Viewing Area, Lockers Rooms, Concession Area
- Loading: 2 Drive-In Doors
- Ceiling Height 16' -21'
- 200 Amp, 3 Phase Power
- Taxes - \$45,565/year



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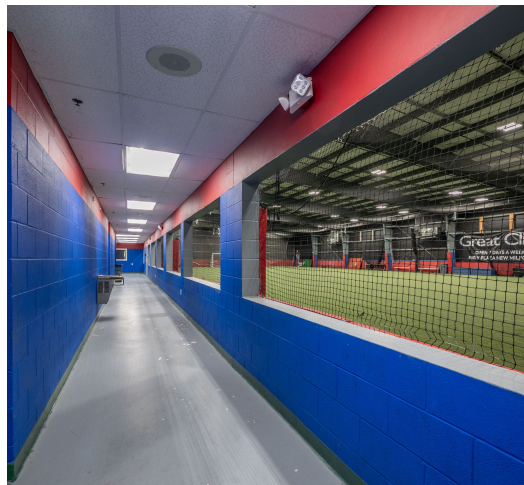
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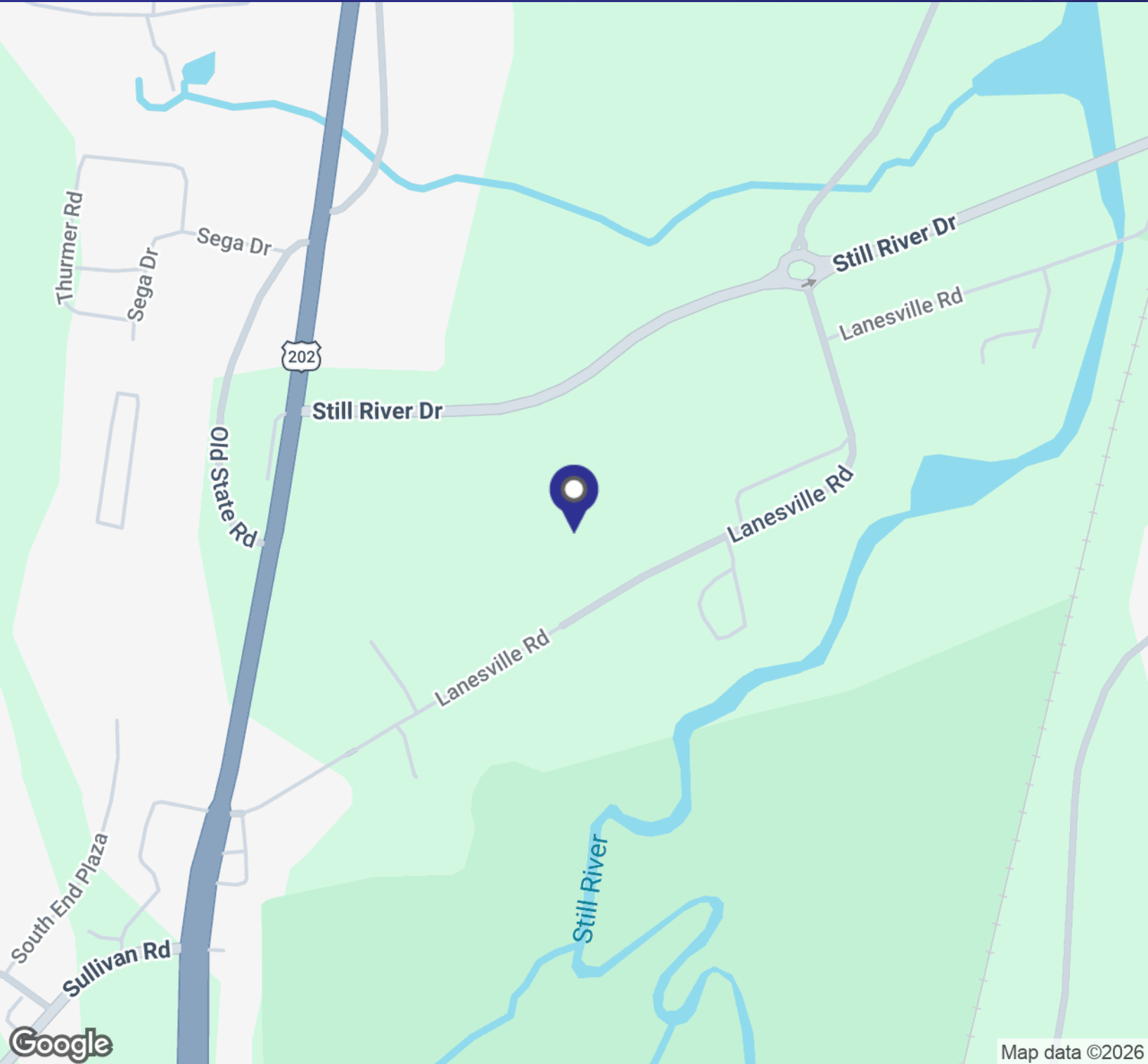


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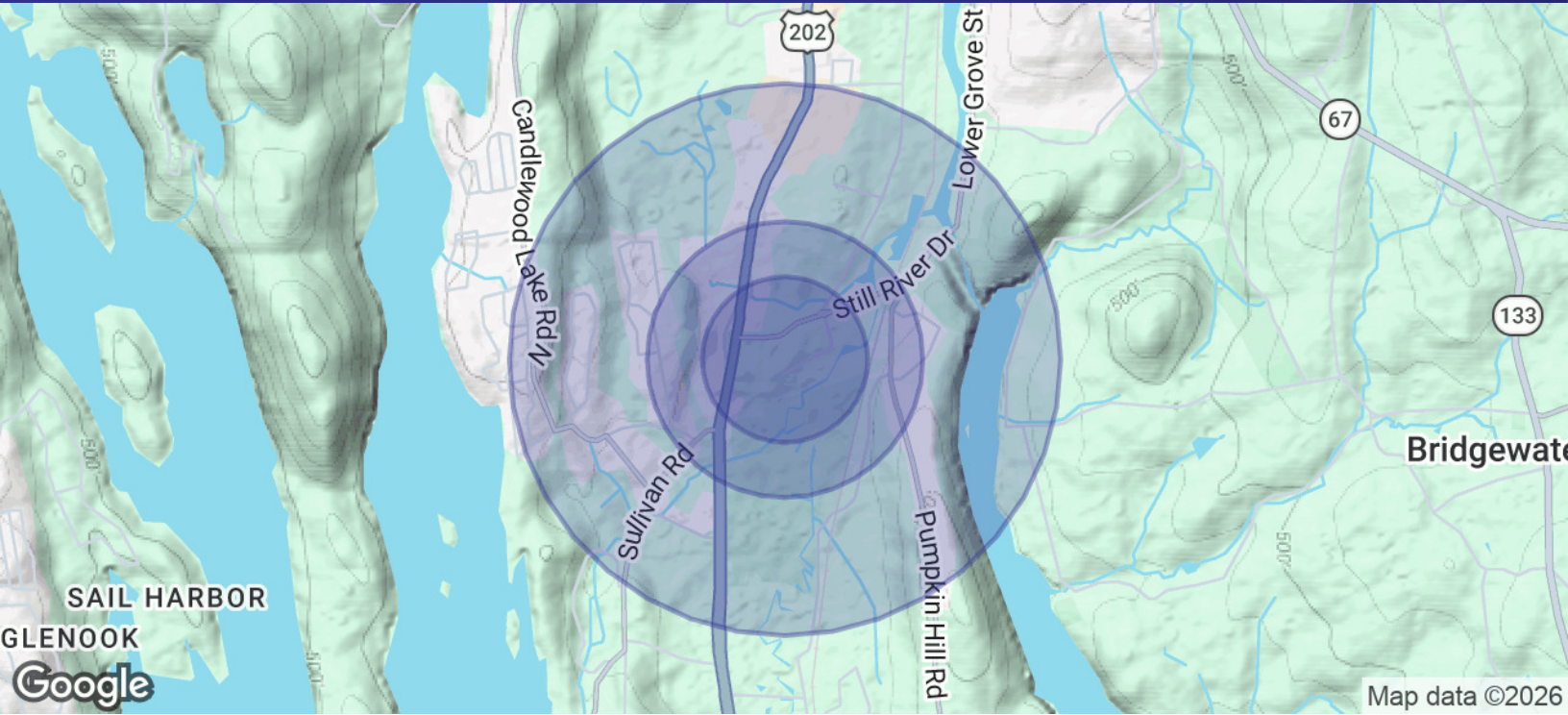


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	100	547	2,138
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	213	834
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$124,059	\$136,116	\$137,150
Average House Value	\$395,772	\$415,792	\$441,358

Demographics data derived from AlphaMap



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