

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 industrial/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 53' trailer—a rare advantage in this location. This 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: | \$499,000 |
| 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
- Attic with pull down stairs for additional storage
- Existing 2nd floor office space offices are built for heavy floor load and could be used as storage space.



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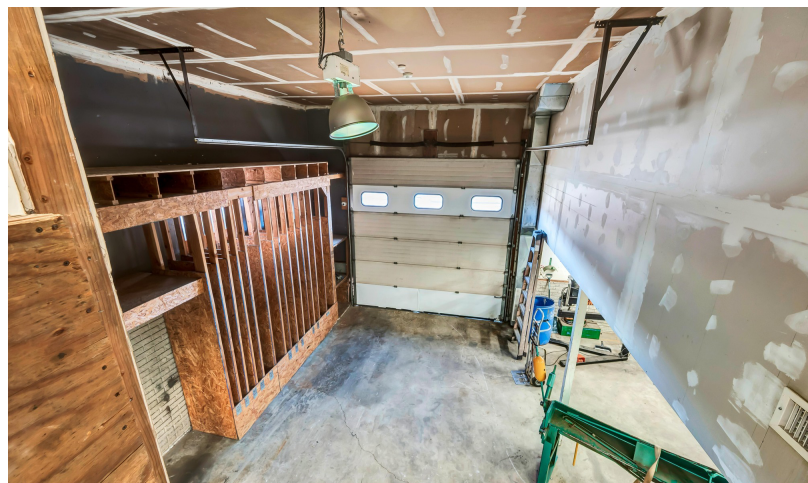
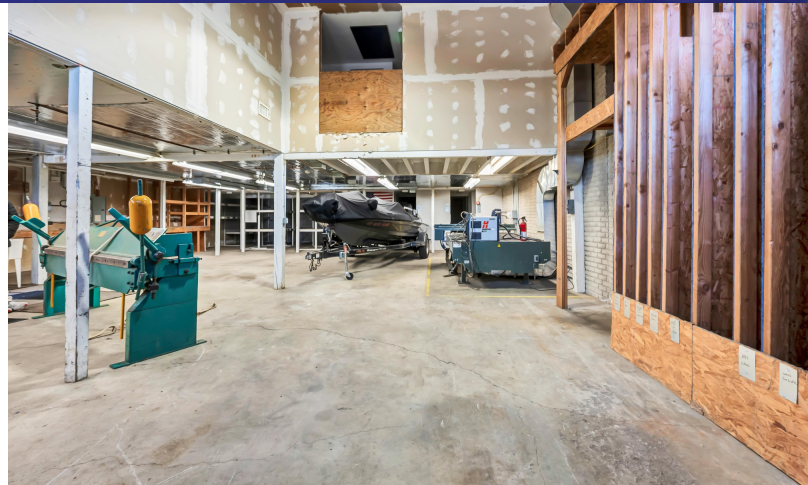
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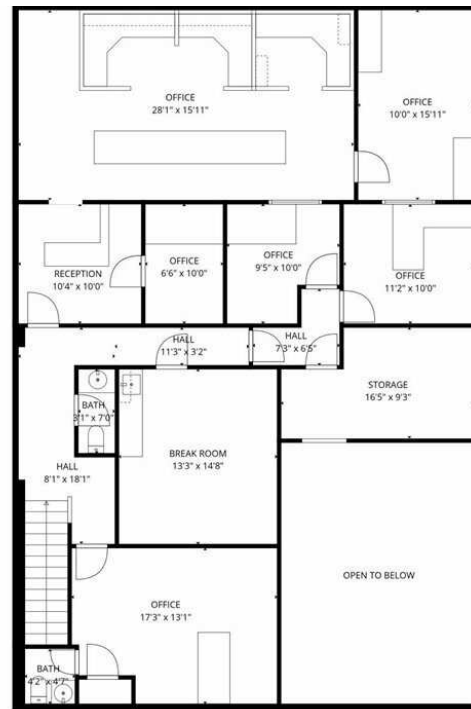
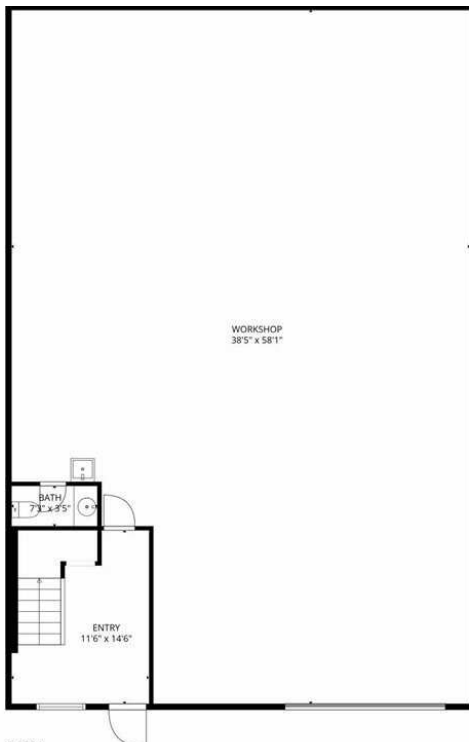
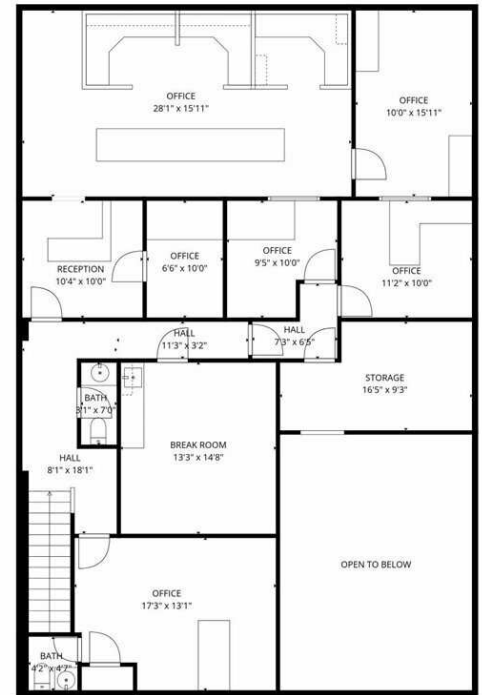
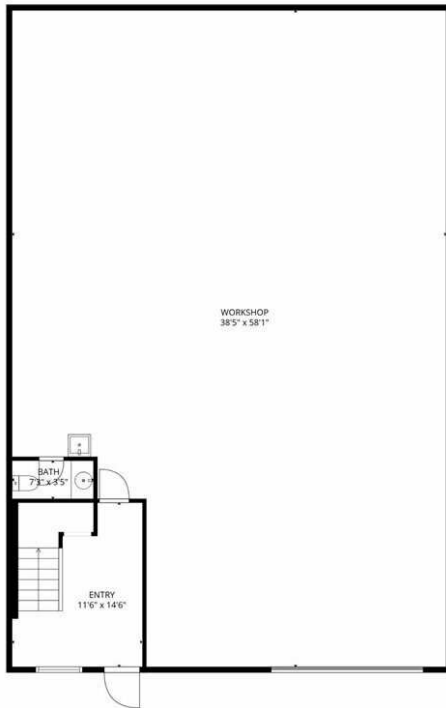
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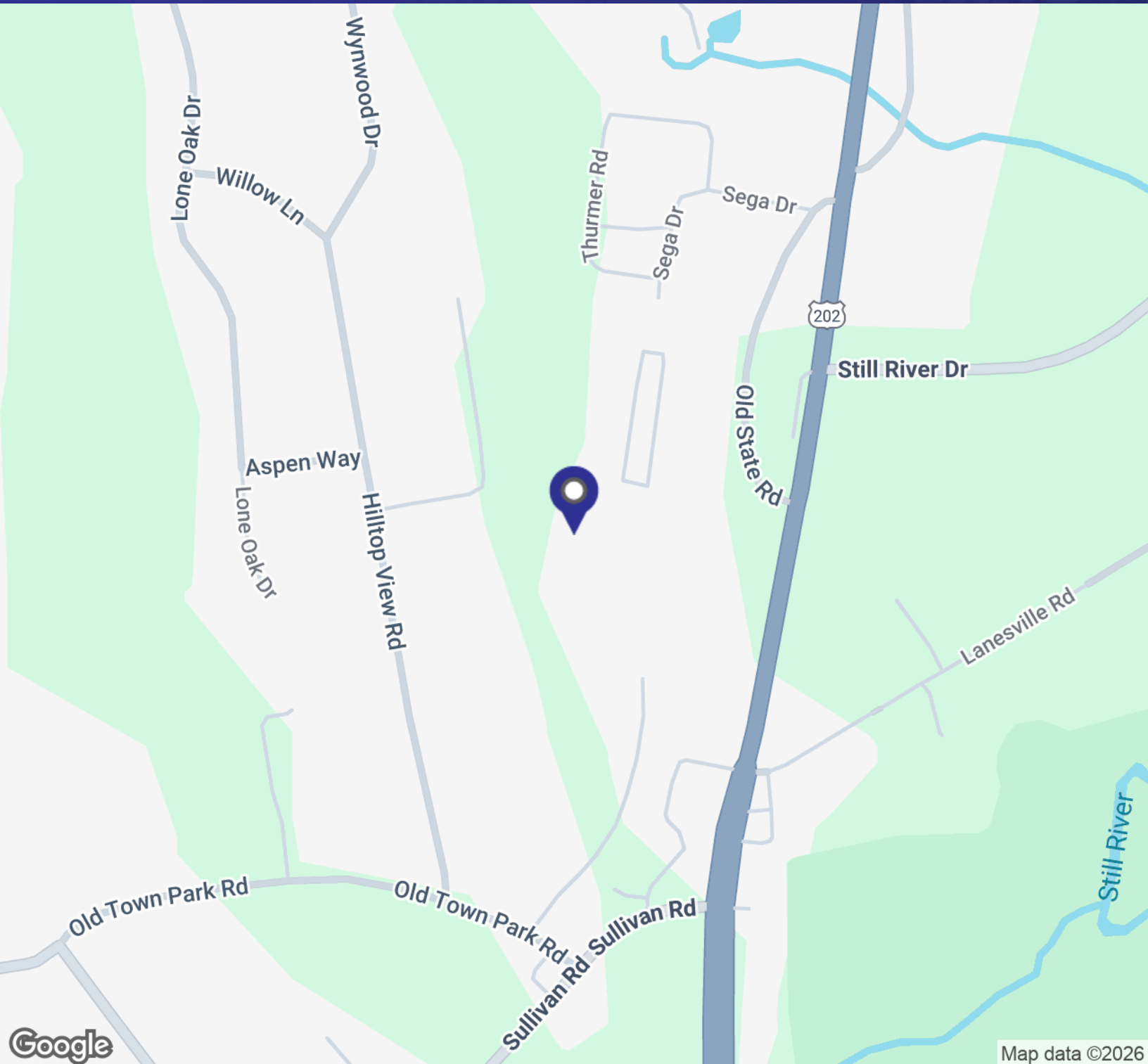


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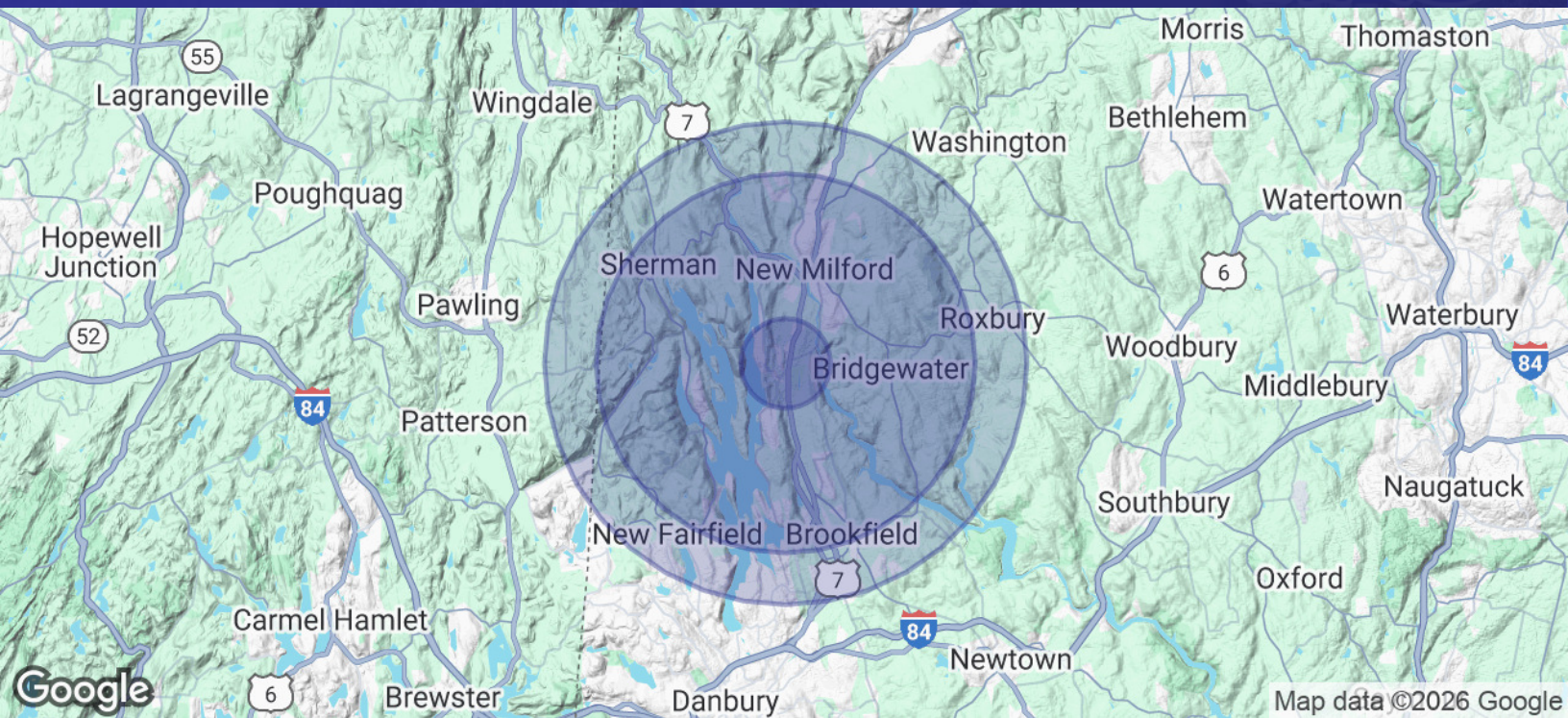
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| POPULATION | 1.3 MILES | 5.5 MILES | 7 MILES |
|----------------------|-----------|-----------|---------|
| Total Population | 3,492 | 41,568 | 63,326 |
| Average Age | 43 | 44 | 44 |
| Average Age (Male) | 42 | 43 | 43 |
| Average Age (Female) |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