

SALE

ETHAN ALLEN PROFESSIONAL SUITE

898 Ethan Allen Hwy Suite 1 Ridgefield, CT 06877



PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents 898 Ethan Allen Highway, Suite 1. Situated directly on Route 7, this corner unit delivers exceptional curb appeal, signage exposure, and easy access to the surrounding towns. Part of a solidly built 1988 structure offering full sprinkler coverage, elevator, ADA access, basement storage, and convenient parking. With its' B-2 Zoning, Suite 1 offers a strategic advantage for medical, professional, or administrative services. Unlock a turnkey solutions for owner-occupiers or investors seeking stability and exposure in Ridgefield's vibrant commercial corridor. This unit blends functionality with prestige - an outstanding value proposition at the intersection of opportunity and accessibility.

PROPERTY HIGHLIGHTS

- Prime Route 7 Exposure & Location
- Turnkey Professional Space
- Abundant Parking
- B-2 Business Zoning
- Exceptional Accessibility

OFFERING SUMMARY

Sale Price:	\$275,000
Number of Units:	1
Lot Size:	30,817 SF
Suite Size:	1,767 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	811	6,693	21,773
Total Population	2,368	18,063	59,481
Average HH Income	\$204,372	\$216,433	\$173,711

Chris Scatterday
(203) 461-1931

Rafael Cerulo
(203) 627-8952



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REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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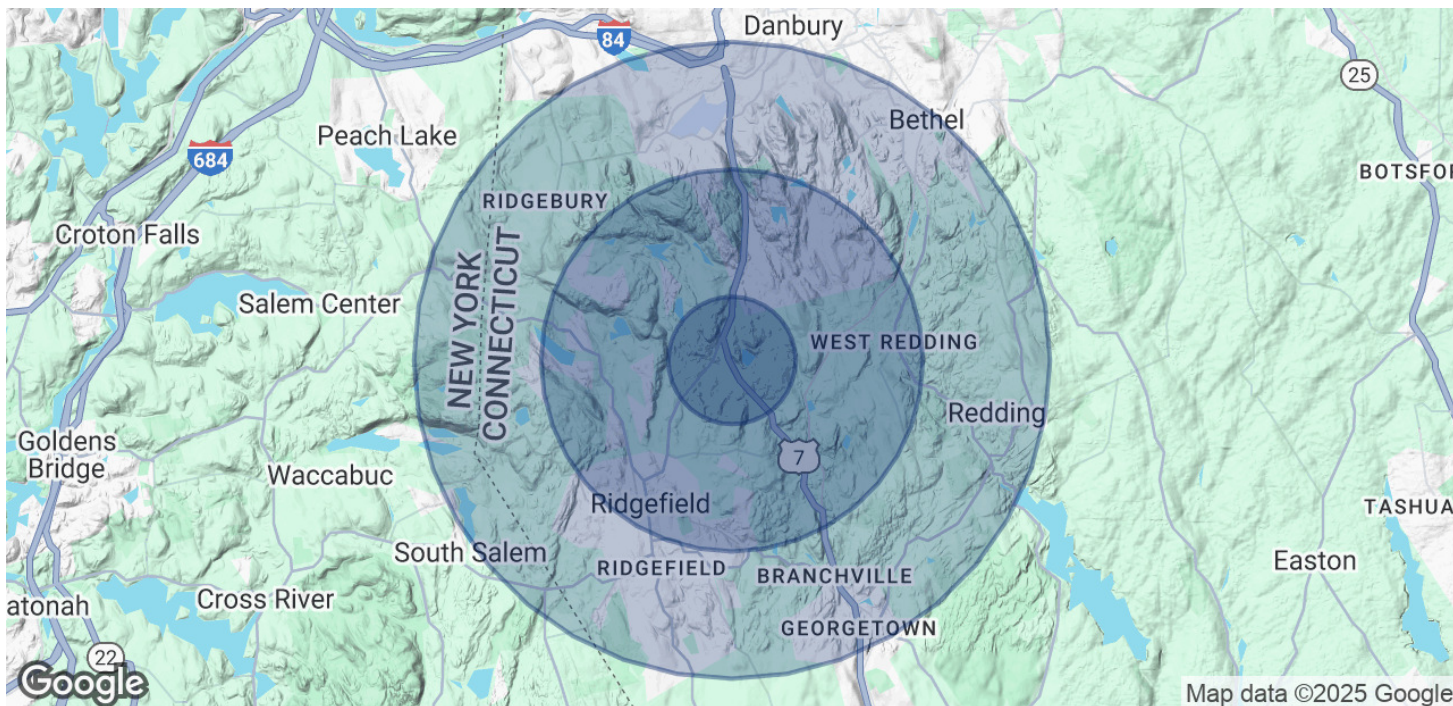
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,368	18,063	59,481
Average Age	47	43	42
Average Age (Male)	44	42	41
Average Age (Female)	48	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	811	6,693	21,773
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$204,372	\$216,433	\$173,711
Average House Value	\$767,726	\$833,436	\$683,369

Demographics data derived from AlphaMap

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