

# SALE

## OFFICE CONDOS FOR SALE

39 Mill Plain Rd Suite 3 & 4 Danbury, CT 06811



### PROPERTY DESCRIPTION

This turnkey, fully-furnished office space is perfect for a wide range of professional office uses. Situated along a bustling commercial corridor, the building offers prime visibility for signage and is conveniently located near I-84, providing easy access from both directions. The flexible layout features five well-lit individual rooms, a vaulted lobby, a spacious and bright mezzanine, an efficient kitchenette, and a half bath, making it an ideal setup for any business. The unit has been meticulously maintained. Although the suites are currently connected, they each have separate entrances and utilities, making them easy to divide. Suite 3 available for \$140,000 and Suite 4 for \$100,000.

### OFFERING SUMMARY

Sale Price:	\$240,000
Number of Units:	2
Building Size:	2,362 SF

### PROPERTY HIGHLIGHTS

- 2,362 SF building with 2 separate units
- Zoned CA8, offering versatile usage options
- Flexible office space with separate entrance for each unit
- Fully renovated and move-in ready
- High visibility for added exposure
- Close proximity to major highways for convenience
- Fully furnished for immediate occupancy
- Potential for separate sale of individual units
- Modern amenities and utilities for efficient operation

**Denis Kobas**  
203 885 3870



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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### SALE PRICE

**\$240,000**

### SUITE SALE INFORMATION

#### Suite 3

Size	1,368 SF
Price	\$140,000
RE Taxes	\$2,419
Condo Fee*	\$436.46

#### Suite 4

Size	994 SF
Price	\$100,000
RE Taxes	\$1,759
Condo Fee*	\$316.62

#### Combined 3 & 4

Size	2,362 SF
Price	\$240,000.00
RE Taxes	\$ 4,178
Condo Fee*	\$753.08

\* Condo Fee Includes Short  
Term Special Assessment

Suite 3 = \$147.61  
Suite 4 = \$106.89

### LOCATION INFORMATION

Street Address	39 Mill Plain Rd Suite 3 & 4
City, State, Zip	Danbury, CT 06811
County	Fairfield

### BUILDING INFORMATION

Building Size	7,140 SF
Building Class	C
Number of Floors	2
Year Built	1983
Zoning	CA8

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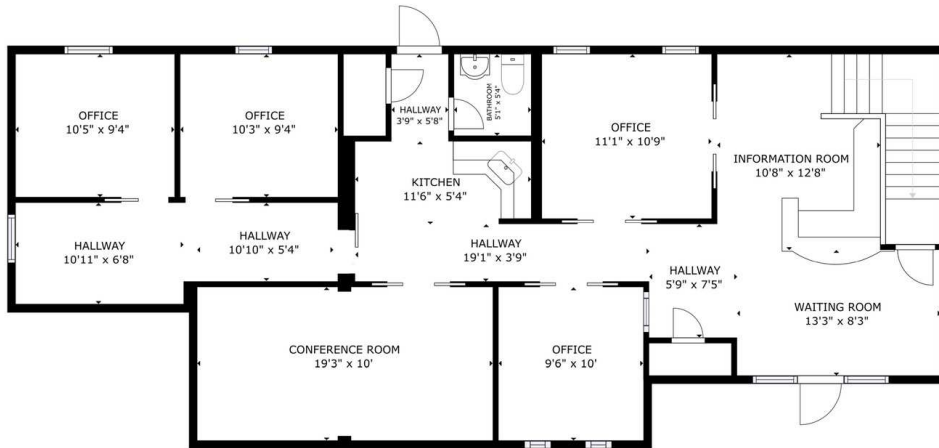


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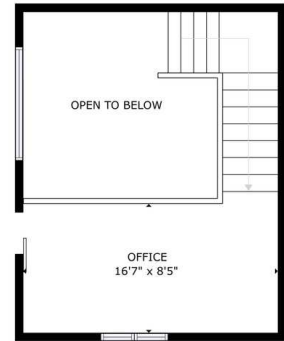
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FLOOR 1



FLOOR 2



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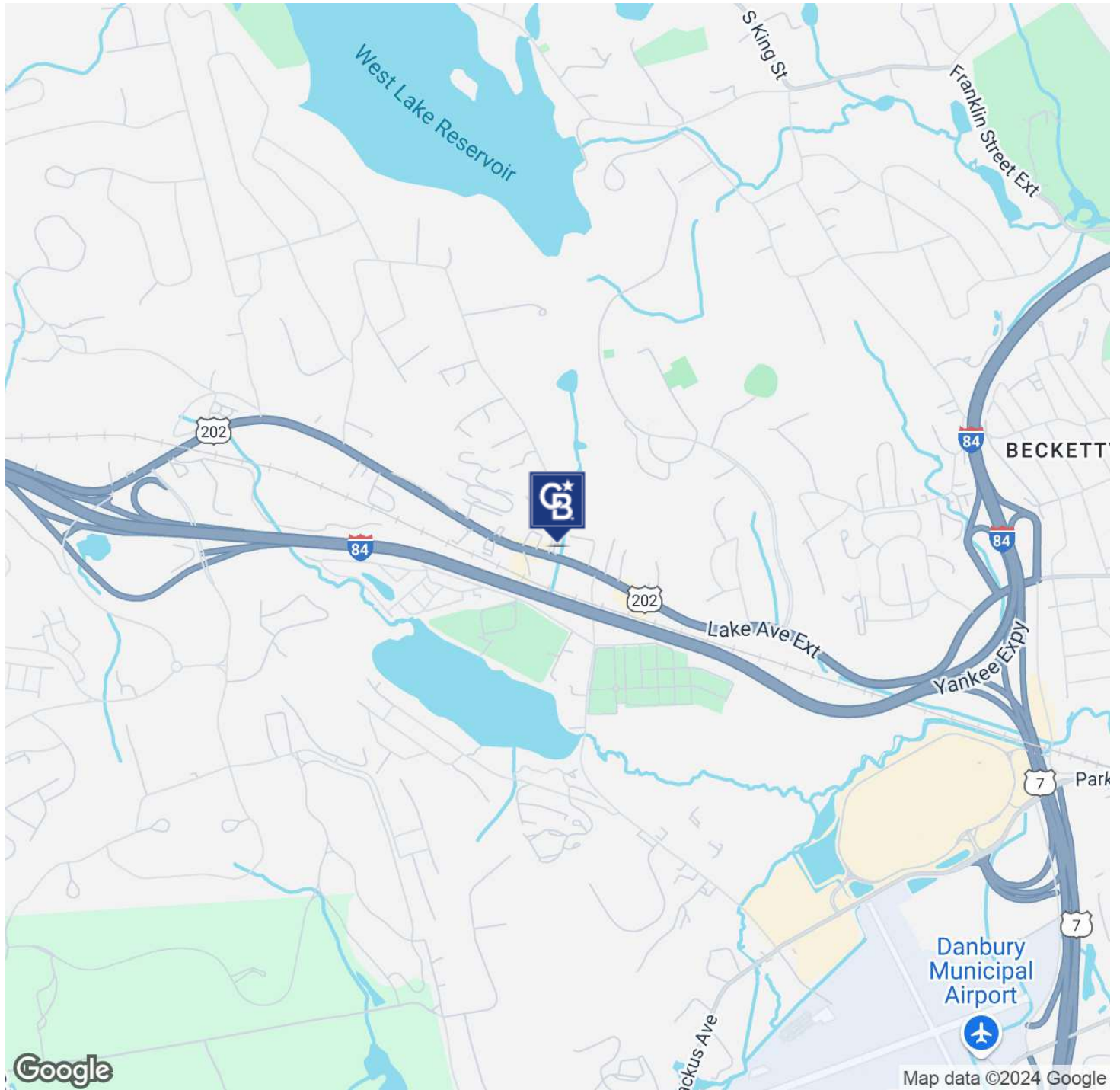
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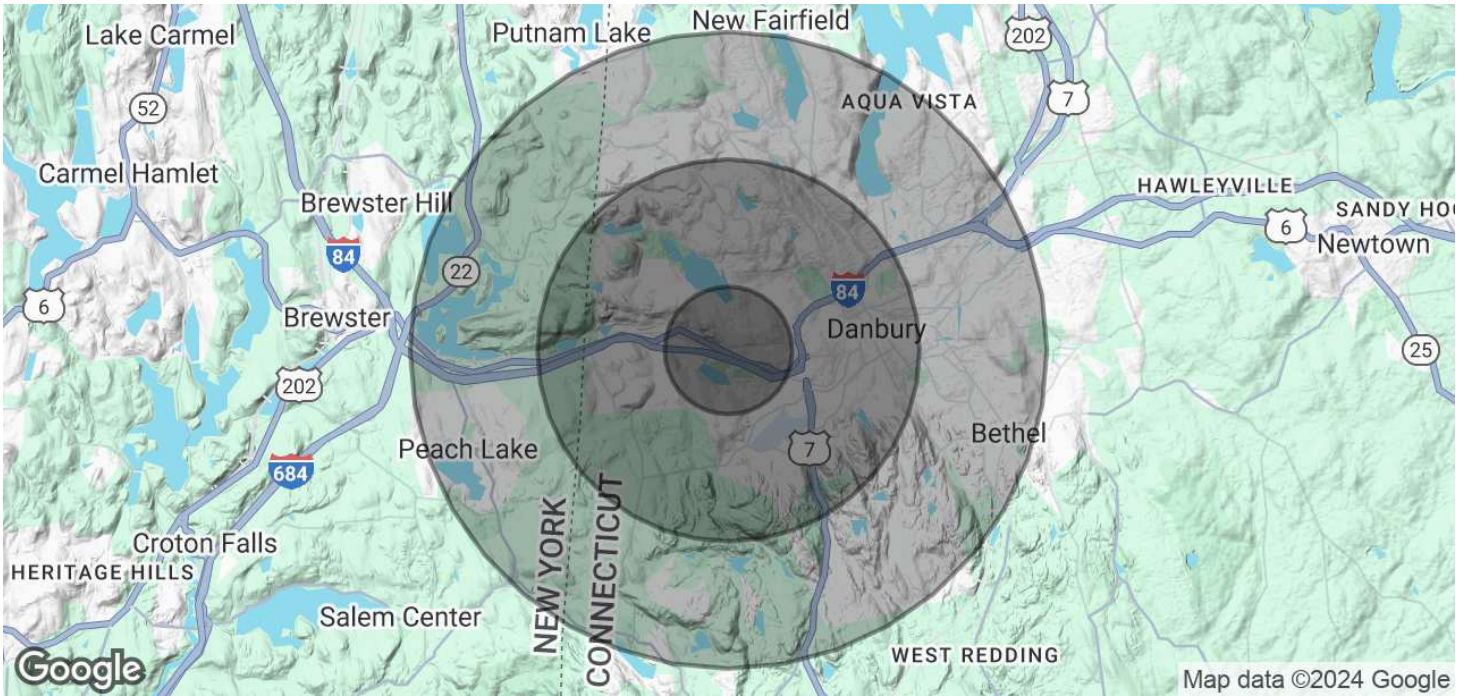
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,308	51,602	106,887
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	43	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,000	18,830	39,022
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$123,299	\$110,194	\$128,473
Average House Value	\$473,126	\$443,949	\$454,106

Demographics data derived from AlphaMap

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