

FOR SALE // 77 RAILROAD ST, NEW MILFORD, CT



PROPERTY DESCRIPTION

This freestanding +/- 6,415 Sq ft building is an Ideal Downtown Location! The property is adjacent to municipal parking and is a short walk to shops and restaurants. This building is currently used as a dance studio and music academy and would be ideal for any retail, office, or medical use. Current owners fully renovated the building in 2012/2013.

PROPERTY HIGHLIGHTS

- B1 (retail/office)
- Adjacent to municipal parking
- +/- 6000 Sq ft of Retail Space
- +/- 3000 Sq ft full basement for Storage
- Handicap Accessible
- 3 Bathrooms: 2 Handicap Accessible + 1 Additional
- City Water + City Sewer
- Propane Heat
- Updated Sprinkler System

OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	+/- 6,415 SF
Taxes	\$9,315 Per Year

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	1,806	3,222
Total Population	870	3,575	6,846
Average HH Income	\$64,095	\$73,525	\$82,897



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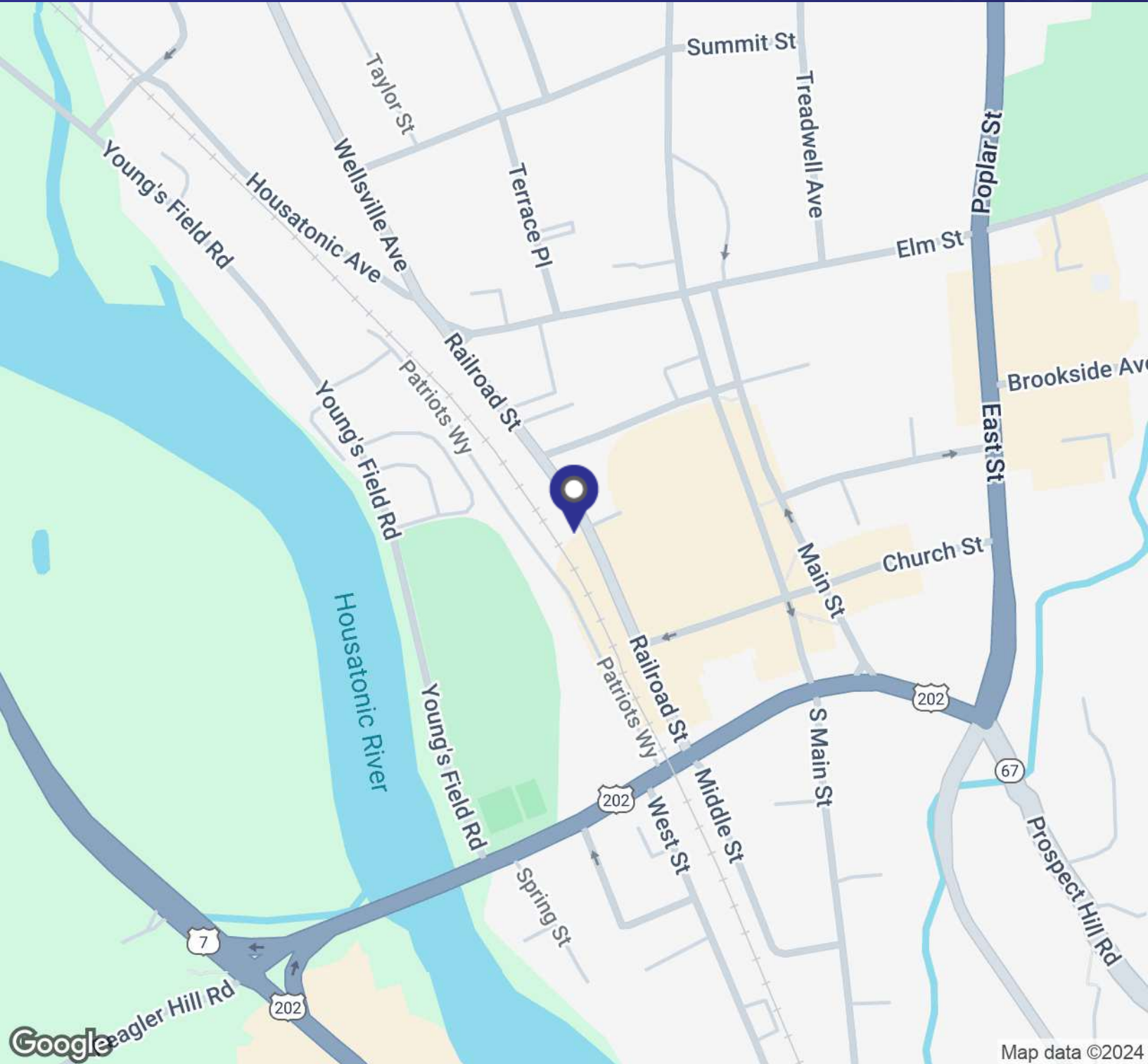


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Map data ©2024



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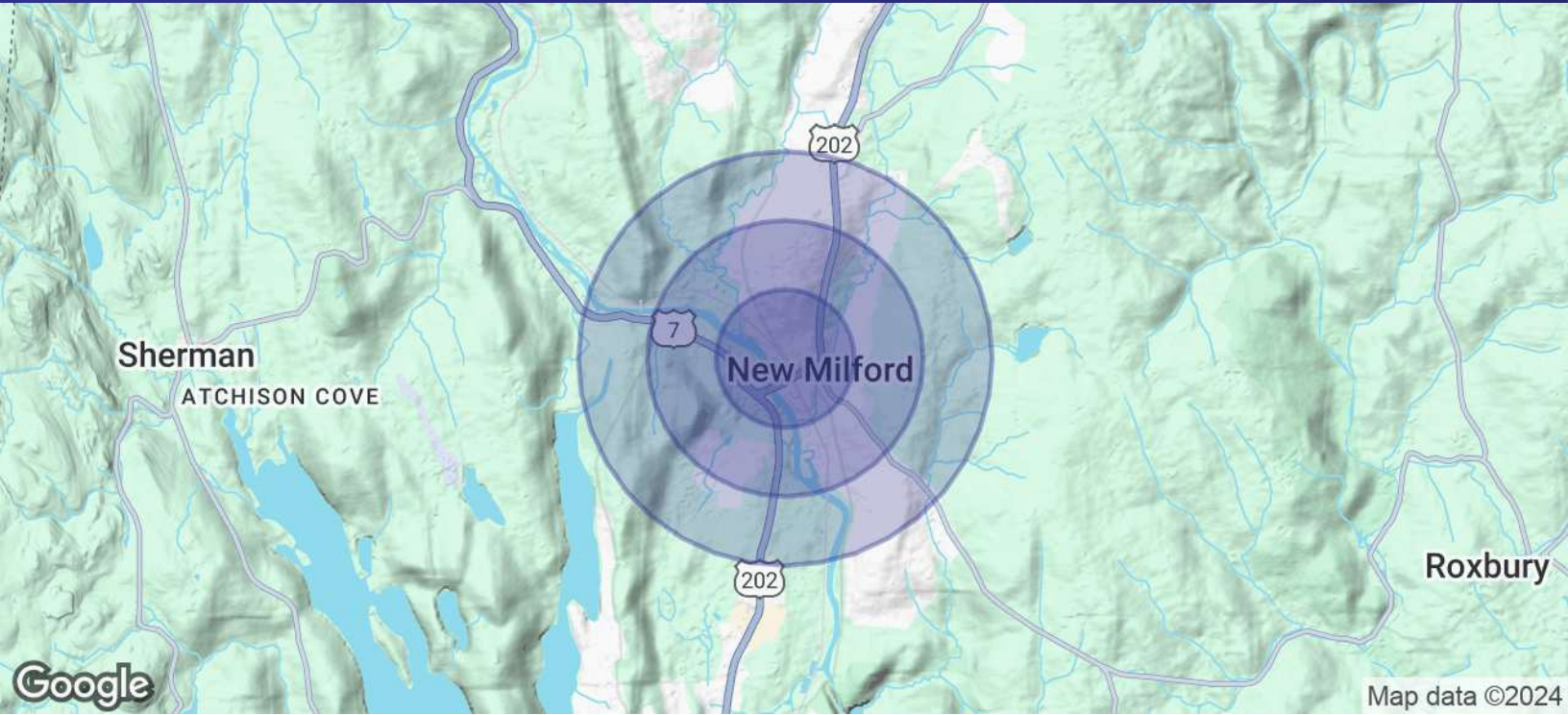
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	870	3,575	6,846
Average Age	39.5	40.2	41.3
Average Age (Male)	35.4	37.0	38.0
Average Age (Female)	43.3	43.2	43.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	1,806	3,222
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$64,095	\$73,525	\$82,897
Average House Value	\$228,082	\$244,685	\$266,364

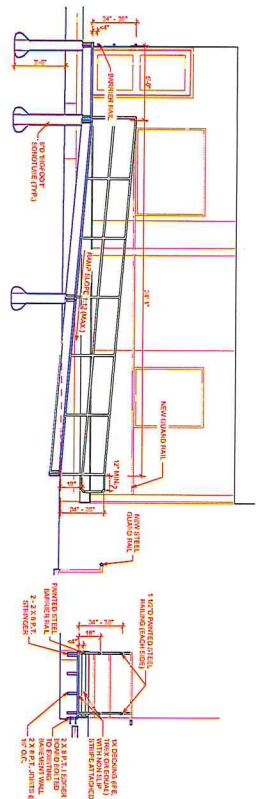
2020 American Community Survey (ACS)



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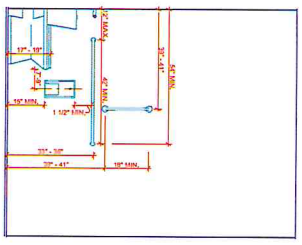
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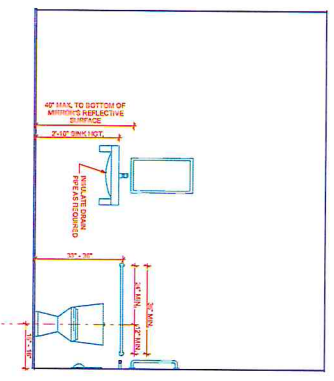
2 Ramp/Railing Section
SCALE: 1/4" = 1'-0"

NOTE: P.T.L. - PRESSURE TREATED

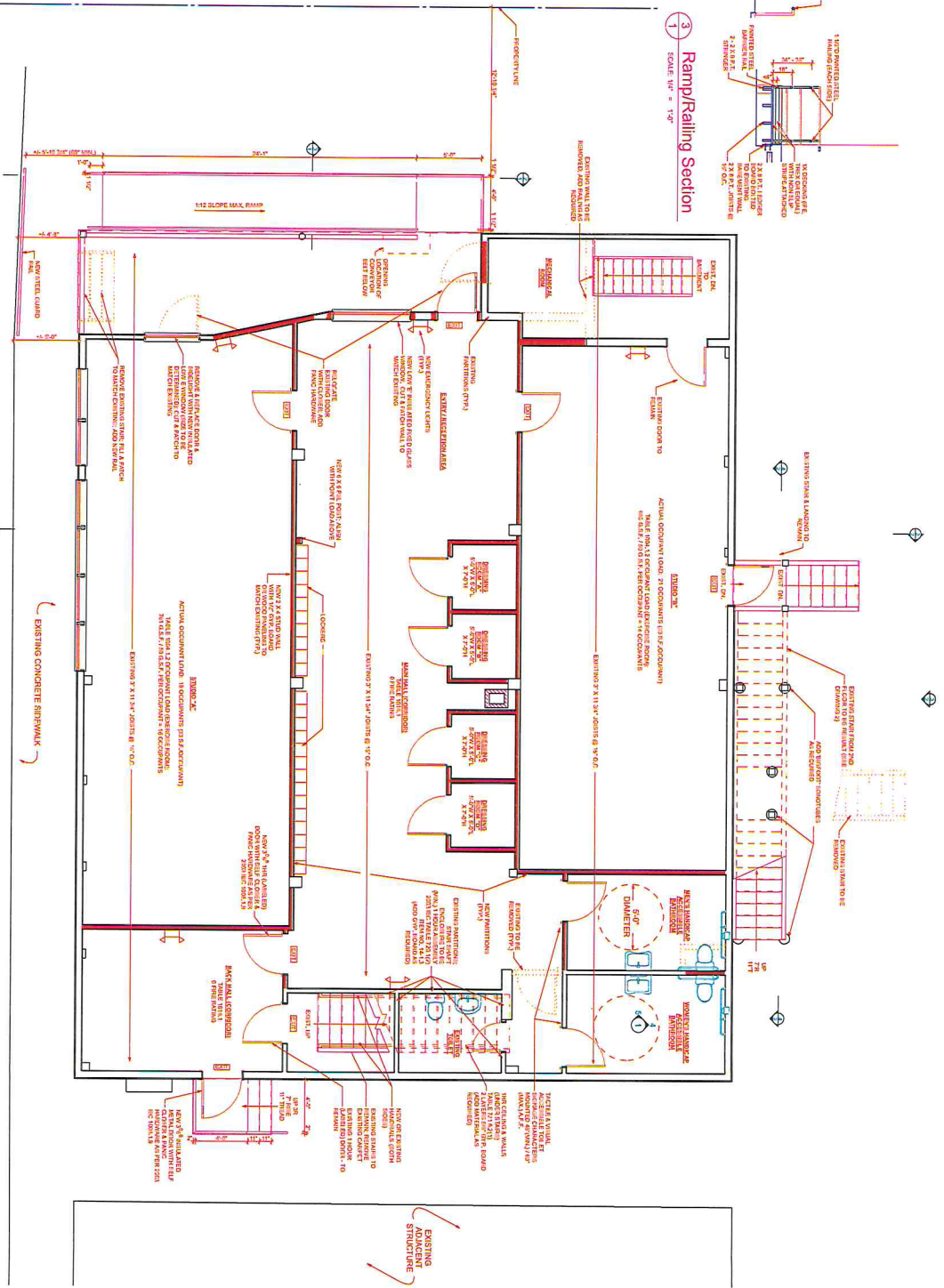
3 Ramp/Railing Section
SCALE: 1/4" = 1'-0"



4 Bathroom Elevation
SCALE: 1/4" = 1'-0"
NOTE: PROVIDE BLOCKING IN WALLS FOR GRABBARS AS REQUIRED



5 Bathroom Elevation
SCALE: 1/4" = 1'-0"



1 First Floor Plan
SCALE: 1/4" = 1'-0"

Dance Studios Building Conversion
77 FALL ROAD STREET

New Milford

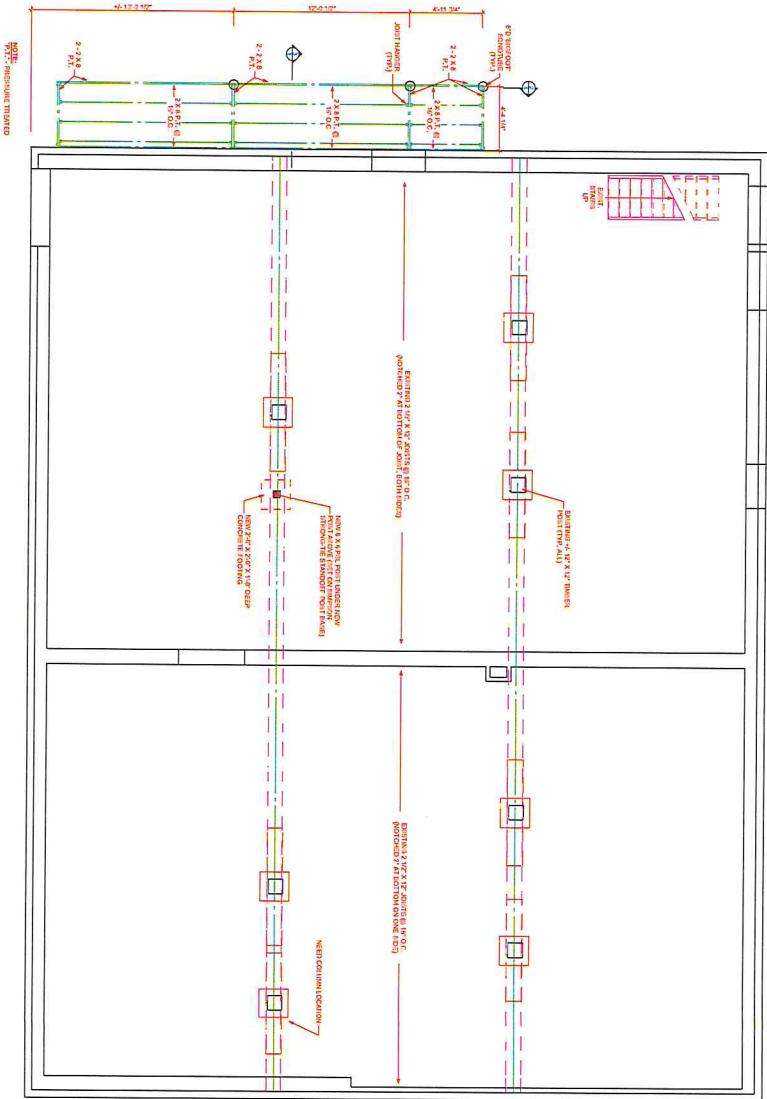
First Floor Plan, Ramp/Railing Sections & Bathroom Elevations

CT

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NEW MILFORD, CT 06455
TEL: 860.379.2822
WWW.STEPHENLASARARCHITECTS.COM

DATE: 1-28-13
REV: 2-12-13

SCALE: AS SHOWN
1/4" = 1'-0"



1 Existing Unfinished Basement Floor Plan/Ramp Framing Plan
 3 SCALE: 1/4" = 1'-0"
 NO STORAGE PERMITTED

Dance Studios Building Conversion
 77 RAILROAD STREET

New Milford

CT

Existing Unfinished Basement Plan & Ramp Framing Plan

ISSUED SCALE
 DATE 2/17/16 1/4" = 1'-0"
 REV. 8/21/12 1/4" = 1'-0"
 REV. 2/12/10 1/4" = 1'-0"

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