

# FOR SALE

\$499,000



NRT



## 66 DANBURY RD, NEW MILFORD, CT 06776

# APPROVED RETAIL PAD SITE FOR SALE

### Property Description

Coldwell Banker Commercial NRT presents for Sale 66 Danbury Road in New Milford, Connecticut. This fully-approved pad site is situated at a signalized intersection on busy Route 7. The high-visibility location has a traffic count of 28,000 vehicles per day and is in the heart of New Milford's retail corridor. The project is approved for a 5,784 SF building with close to 250 feet of road frontage on 1.12 acres. The property is zoned B-1 which allows for a variety of commercial uses and is within one mile of all of New Milford's major retail destinations. Ideal for an owner occupier or pad site development.

### Property Highlights

- Fully-Approved Site
- Town Sewer & Water
- 250 Feet of Frontage of Route 7
- Located in Heart of New Milford Retail Corridor

### Offering Summary

Lot Size:	1.12 Acres
Zoning:	B-1
Traffic Count:	28,000
Price / SF:	\$10.23



**Garrett Palmer**

203.456.3230

garrett.palmer@cbcnrt.com

[www.cbcnrtne.com](http://www.cbcnrtne.com)



**COLDWELL BANKER COMMERCIAL**

CBC NRT

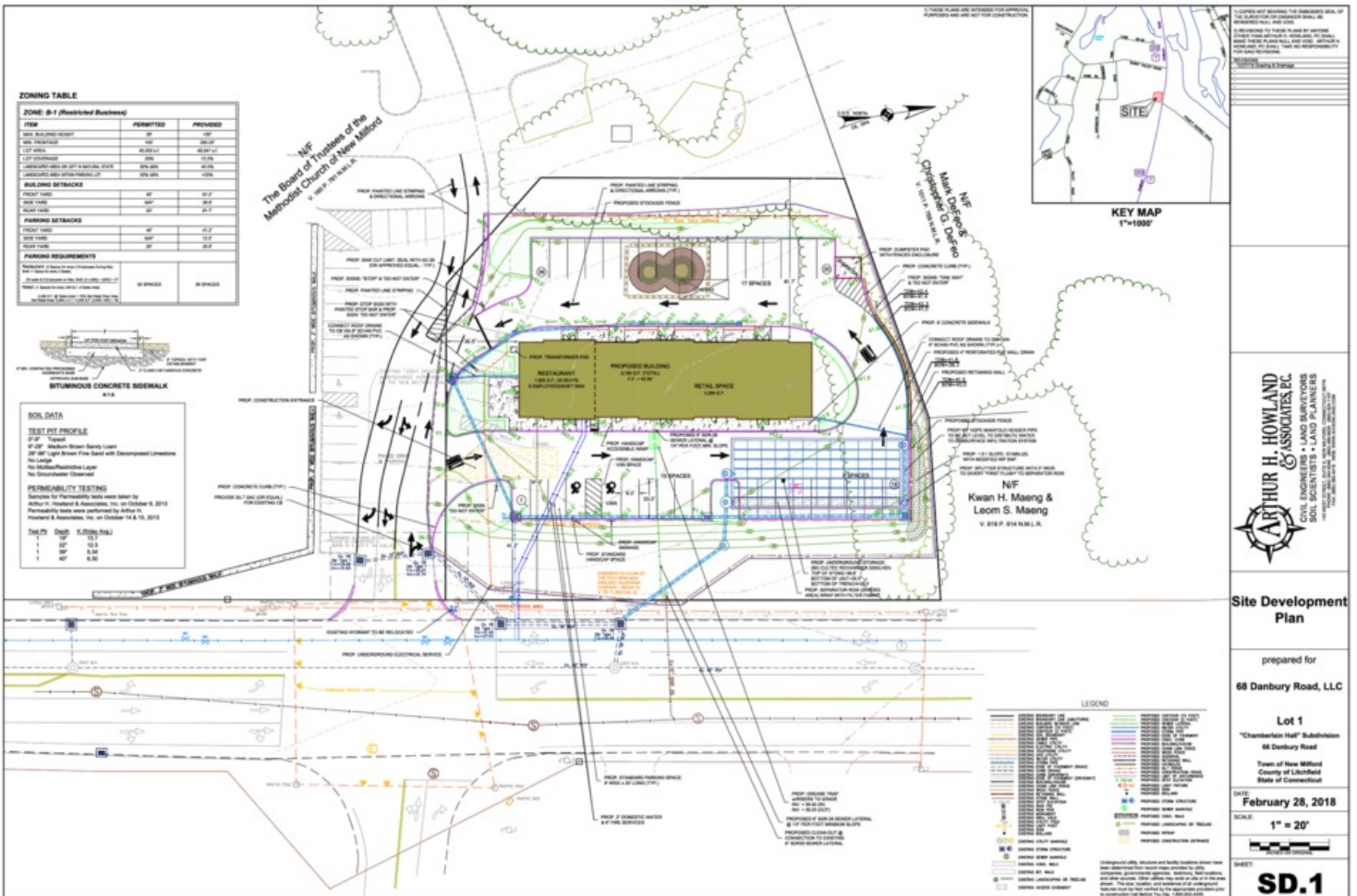
7 OLD SHERMAN TURNPIKE | SUITE 207

DANBURY, CT 06810

203-744-7025

66 DANBURY RD, NEW MILFORD, CT 06776

APPROVED RETAIL PAD SITE FOR SALE



ARTHUR H. HOWLAND & ASSOCIATES P.C. CIVIL ENGINEERS • LAND SURVEYORS • SOIL SCIENTISTS • LAND PLANNERS

Site Development Plan prepared for 68 Danbury Road, LLC Lot 1 "Chamberlain Hall" Subdivision 68 Danbury Road Town of New Milford County of Litchfield State of Connecticut DATE: February 28, 2018 SCALE: 1" = 20' SHEET: SD.1

Garrett Palmer 203.456.3230 garrett.palmer@cncnrt.com

66 DANBURY RD, NEW MILFORD, CT 06776

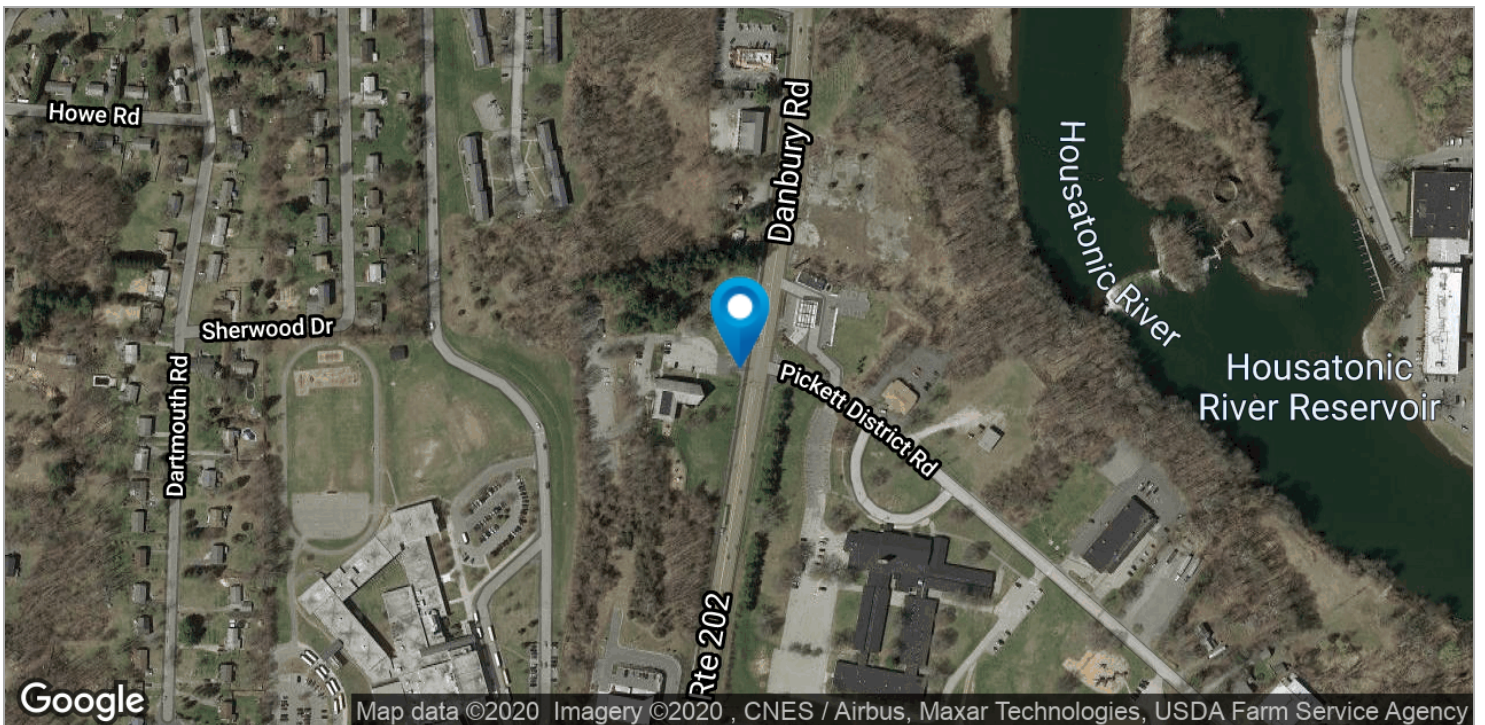
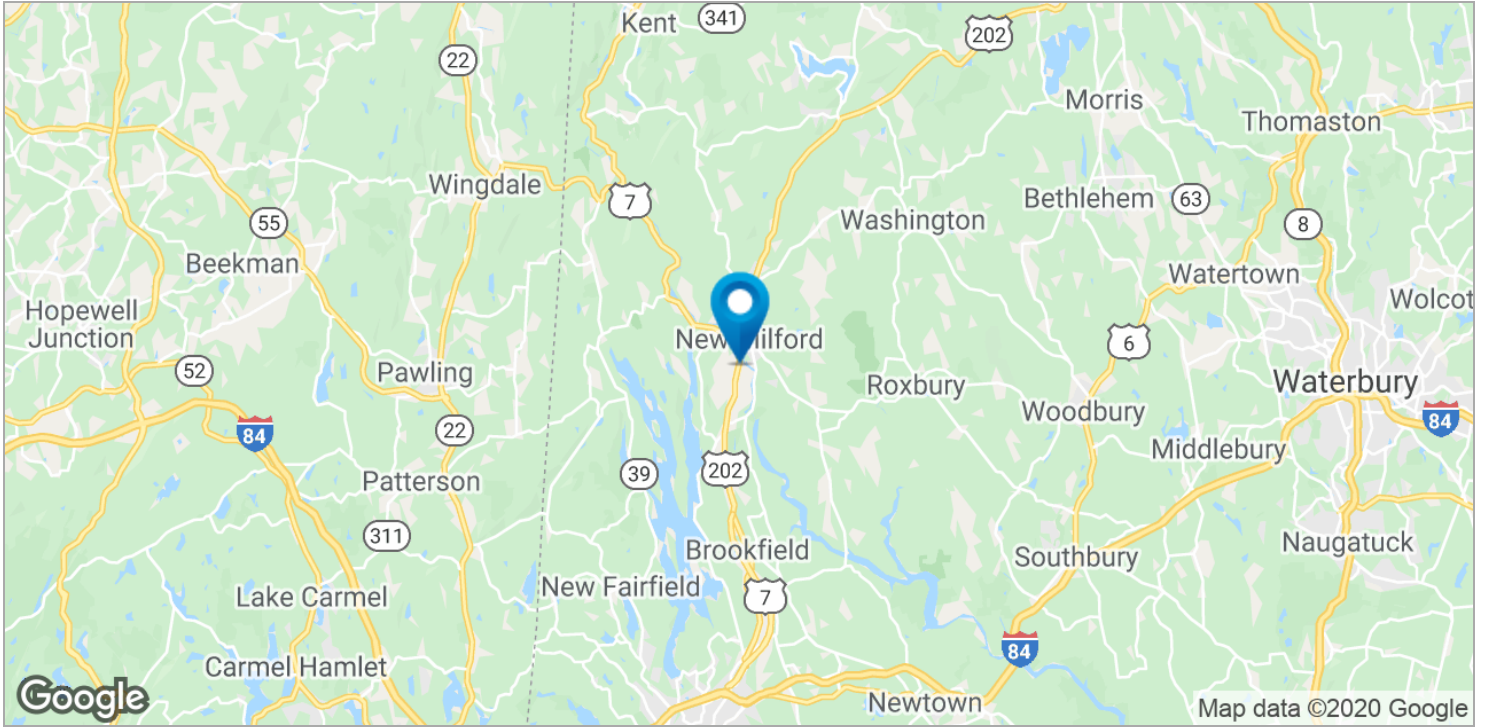
# APPROVED RETAIL PAD SITE FOR SALE



**Garrett Palmer**  
 203.456.3230  
 garrett.palmer@cbcnrt.com

66 DANBURY RD, NEW MILFORD, CT 06776

# APPROVED RETAIL PAD SITE FOR SALE



**Garrett Palmer**

203.456.3230

garrett.palmer@cbcprt.com