

SALE

MEDICAL OFFICE CONDO

93 West St Ste 3 Danbury, CT 06810



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the thriving Danbury area. 842 SF office condo within prominent Medical Office building. With a CL10 zoning designation, this property offers remarkable potential for various commercial ventures in the heart of Danbury. Its prime location presents a strategic advantage for office building investors seeking a dynamic and growing market. Meticulously maintained and thoughtfully designed, this property is poised to meet the needs of discerning investors seeking a solid addition to their portfolio. Don't miss the chance to secure your stake in this prime commercial real estate offering.

PROPERTY HIGHLIGHTS

- 842 SF Medical Office Space
- 12 units
- Zoned CL10
- Prime Danbury Location

OFFERING SUMMARY

Sale Price:	\$160,000
Number of Units:	12
Unit Size:	842 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,418	3,448	9,879
Total Population	4,019	9,129	28,405
Average HH Income	\$69,157	\$75,883	\$81,749

Alice Fitzsimons
(203) 770-2843

Garett Palmer
(914) 774-4969

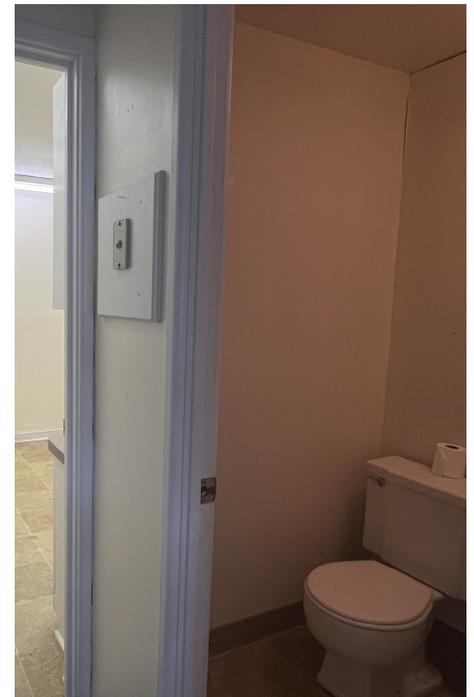


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

MEDICAL OFFICE CONDO

93 West St Ste 3 Danbury, CT 06810



Alice Fitzsimons
(203) 770-2843

Garett Palmer
(914) 774-4969



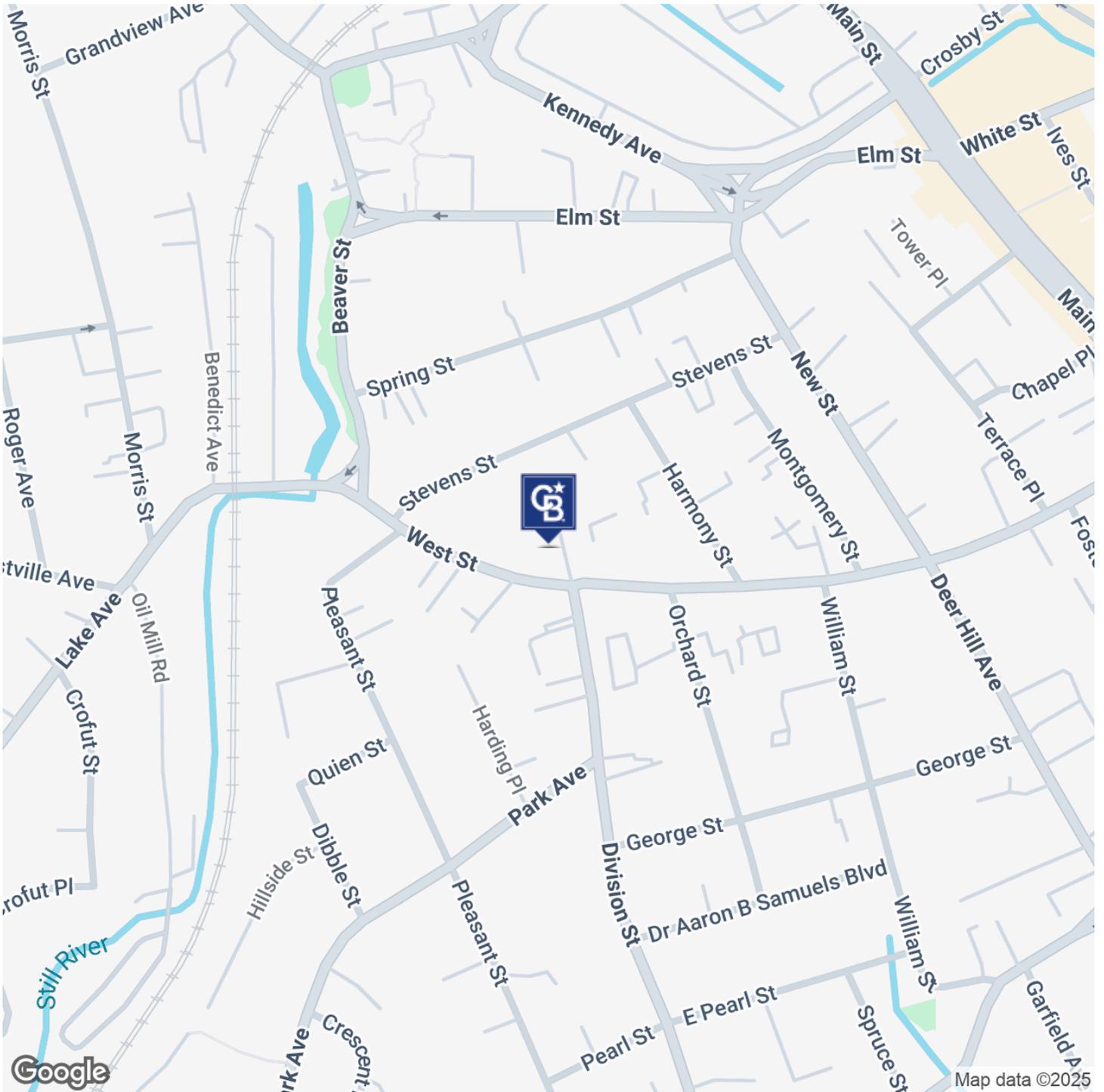
COLDWELL BANKER
COMMERCIAL
REALTY

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.

SALE

MEDICAL OFFICE CONDO

93 West St Ste 3 Danbury, CT 06810



Alice Fitzsimons
(203) 770-2843

Garett Palmer
(914) 774-4969



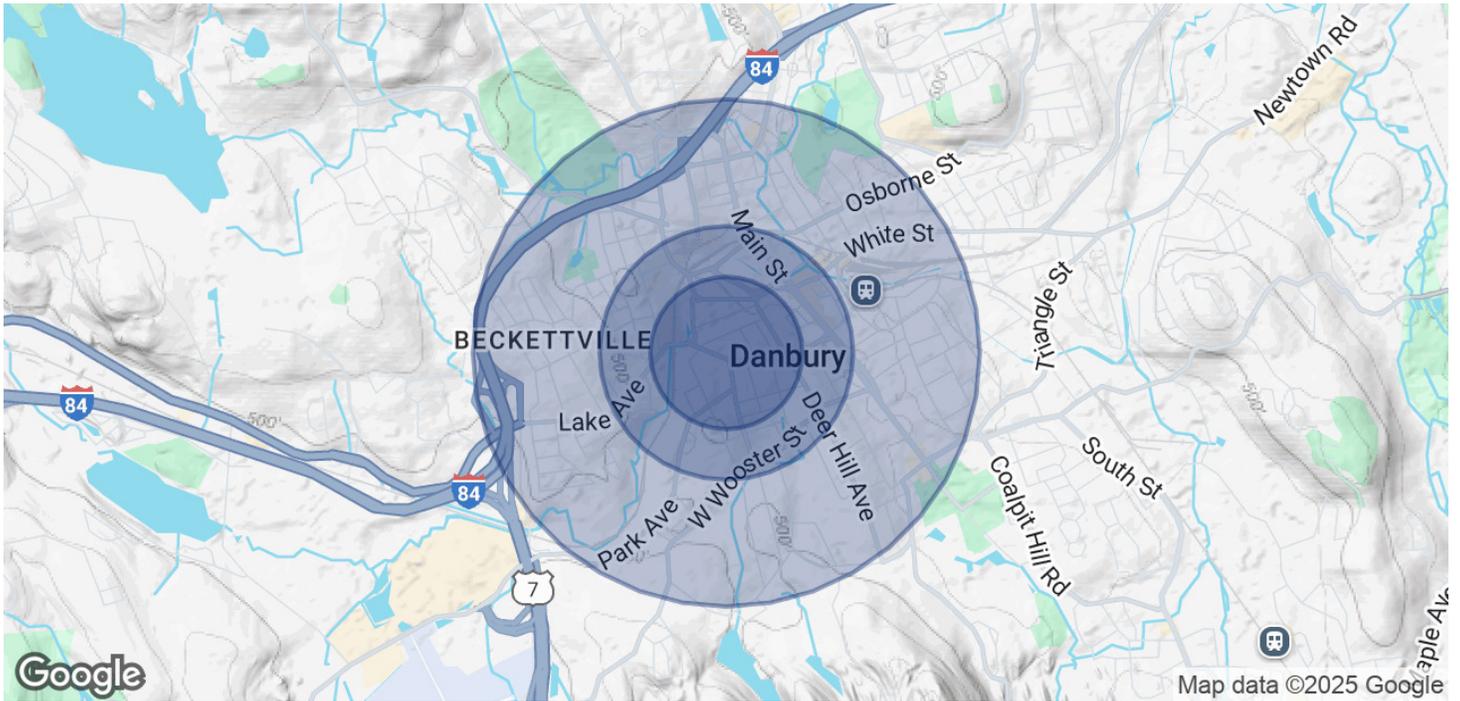
COLDWELL BANKER
COMMERCIAL
REALTY

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.

SALE

MEDICAL OFFICE CONDO

93 West St Ste 3 Danbury, CT 06810



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,019	9,129	28,405
Average Age	37	37	37
Average Age (Male)	36	37	36
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,418	3,448	9,879
# of Persons per HH	2.8	2.6	2.9
Average HH Income	\$69,157	\$75,883	\$81,749
Average House Value	\$341,533	\$351,962	\$363,036

Demographics data derived from AlphaMap

Alice Fitzsimons
(203) 770-2843

Garett Palmer
(914) 774-4969



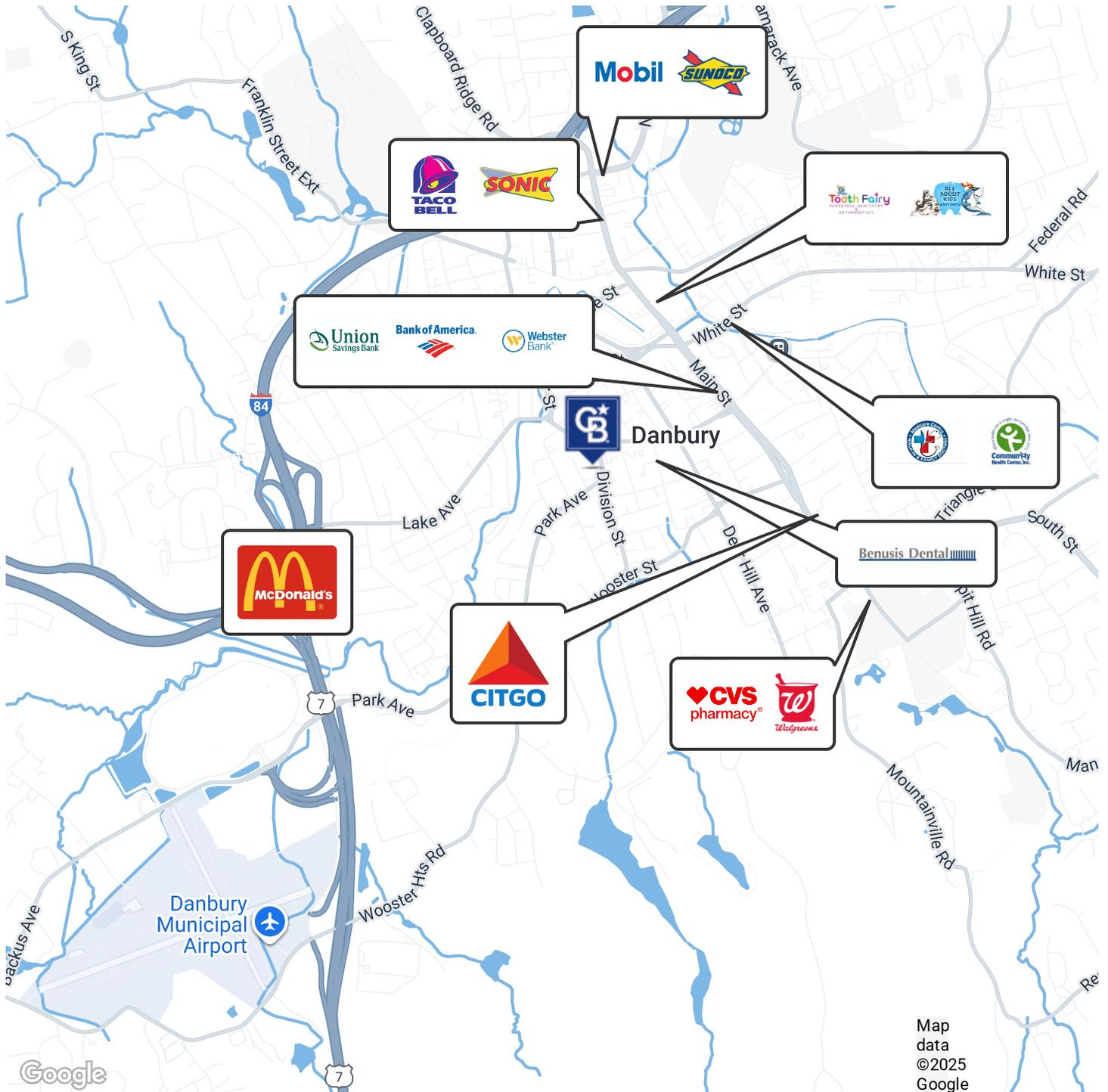
COLDWELL BANKER
COMMERCIAL
REALTY

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.

SALE

MEDICAL OFFICE CONDO

93 West St Ste 3 Danbury, CT 06810



Alice Fitzsimons
(203) 770-2843

Garett Palmer
(914) 774-4969



COLDWELL BANKER
COMMERCIAL
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.

CONTACT



ALICE FITZSIMONS
Commercial Associate
203.770.2843
Alice.fitzsimons@cbrealty.com

GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate¹, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

39
COUNTRIES/
TERRITORIES

500+
MARKETS²

3,100+
AFFILIATED
PROFESSIONALS³

COLDWELL BANKER COMMERCIAL IS:

- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

1.4M

CBCWORLDWIDE.COM
PAGE VIEWS ANNUALLY*

\$9.82B*

TOTAL 2022
SALES VOLUME

LOCAL EXPERTISE. GLOBAL POWER.

Make decisions
with unparalleled
confidence.

CBCWORLDWIDE.COM



**COLDWELL BANKER
COMMERCIAL
REALTY**

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.