

AVAILABLE FOR SALE

**375 Danbury Road
New Milford, CT 06776**

ATHERTON TEAM

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PROPERTY OVERVIEW

The Atherton Team at BHGRE Commercial exclusively presents available for sale 401 Danbury Road in New Milford, CT. Centrally located with frontage on well trafficked Route 202 in New Milford this property provides convenient access and great visibility to the surrounding area with the Route 202/Route 7 connector under 10 minutes away from the subject property. Plenty of large retailers, local shops and restaurants located within minutes of the property add to the convenience and great location.

Sales Price:	\$825,000
Building Size:	4,119 +/- SF
Lot Size:	1.67 – 1.87 +/- Acres
Zone:	IC/R80

Tenant Name	Sq. Ft.	Monthly Rent	Annual Rent	Lease Start Date	Lease End Date
Coldwell Banker	3,000+/-	\$2,750	\$33,000	2/13/1992	*9/30/2025
Bloom Yoga	1,119+/-	\$406.81	\$4,881.74	MTM	MTM

*Tenant has one (1), one (1) year renewal option remaining on Lease



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Additional Property Photos



Main entrance of building



Coldwell Banker wing of building



bloomYoga wing of building



Located at signalized intersection

Area Retail Map



Property Maps

Option 1 (1.67 acres):



