

FOR SALE // HISTORIC DOWNTOWN PROFESSIONAL BUILDING

8 South Main St, New Milford, CT



PROPERTY DESCRIPTION

Exceptional opportunity to own one of New Milford's premier office properties, ideally located just steps from the Town Green. Originally built in 1900 and extensively renovated in 2020, this award-winning property blends historic character with modern functionality. Currently configured as a first-class professional office, the building offers flexible use and potential for single-family or multi-family residential conversion, subject to local approvals. Zoned R-8-2 and served by public water and sewer, the property features hardwood floors throughout, dramatic ceiling heights, a stunning stone fireplace, and 10 off-street parking spaces. Recognized with the 2021 New Milford Historic Preservation Award, this turnkey property offers a rare combination of location, versatility, and timeless appeal in the heart of Downtown New Milford.

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.28 Acres
Building Size:	3,074 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,410	6,918	11,587
Total Population	3,541	18,343	30,259
Average HH Income	\$99,254	\$119,522	\$144,859



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TOMMY CONSALVO

Sales Associate

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PROPERTY HIGHLIGHTS

- Prime In-Town Location
- Walkable to New Milford Town Center
- Zoned R-8-2 with Residential Conversion Potential
- Public Water & Sewer
- Fully Renovated in 2020 Including All Major Mechanical Systems
- 2021 New Milford Historic Preservation Award Recipient
- 10 Off-Street Parking Spaces Plus Additional Street Parking
- Historic Charm with Modern Upgrades
- New Metal Roof, Windows & Chimney (2020)
- Dramatic Ceiling Heights & Hardwood Floors Throughout
- Spectacular Stone Fireplace
- Fully Alarmed with Security Camera System
- Freshly Painted (2026)
- Turnkey Opportunity with Significant Recent Capital Improvements
- Immaculate Walk-Up Attic and Full Basement
- Exceptional Pride of Ownership Throughout
- New Energy Efficient HVAC Systems Throughout (2020 & 2024)



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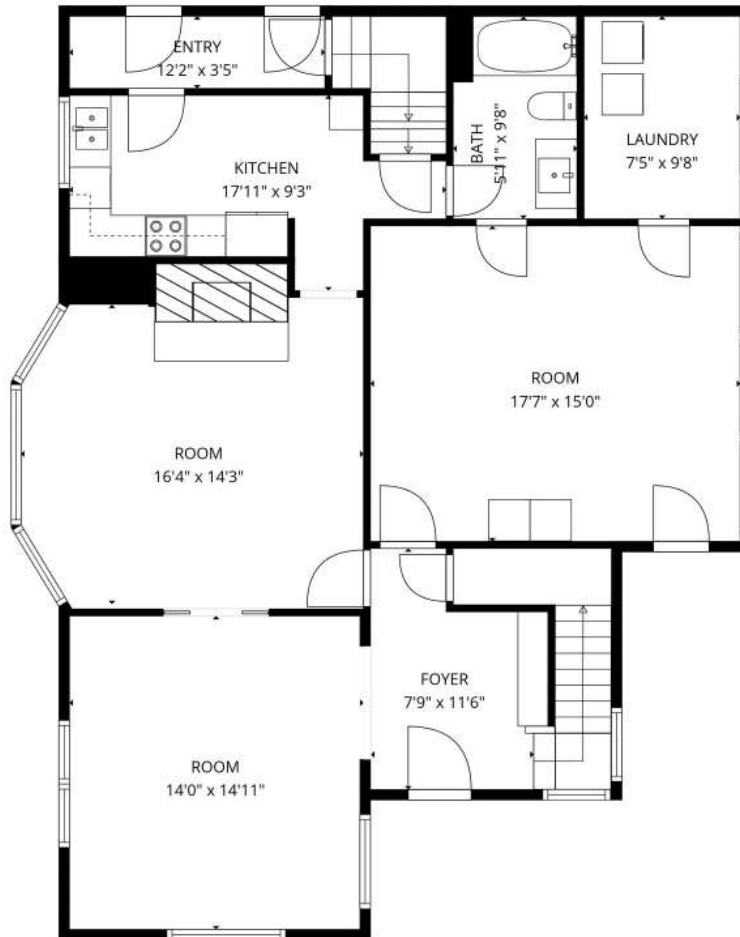


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TOTAL: 3037 sq. ft

1st floor: 365 sq. ft, 2nd floor: 1296 sq. ft, 3rd floor: 1376 sq. ft, 4th floor: 0 sq. ft
EXCLUDED AREAS: BASEMENT: 1328 sq. ft, LOW CEILING: 329 sq. ft, ATTIC: 1023 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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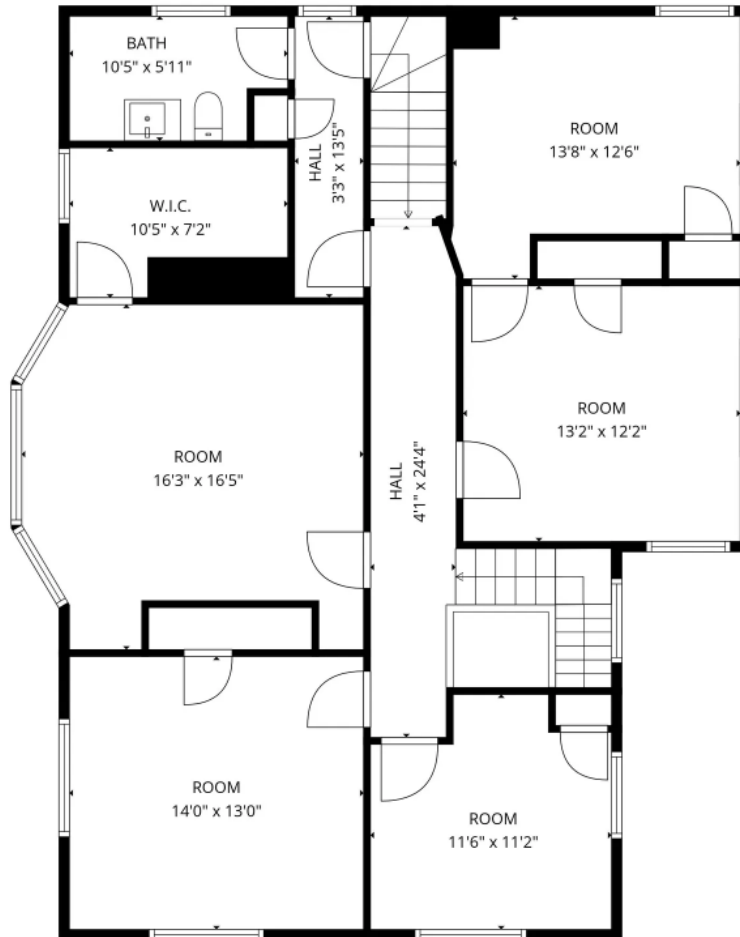
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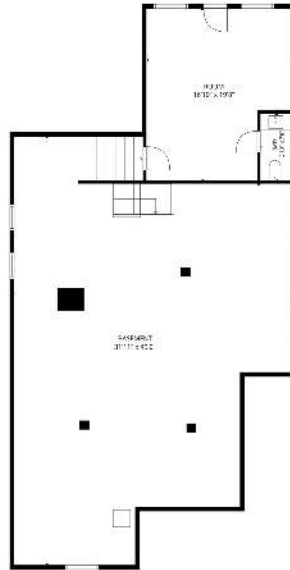
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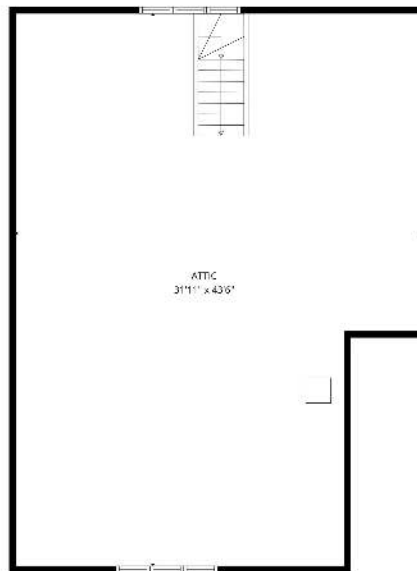
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TOTAL: 3037 sq. ft.
1st floor: 355 sq. ft, 2nd floor: 1296 sq. ft, 3rd floor: 1376 sq. ft, 4th floor: 0 sq. ft
EXCLUDED AREAS: BASEMENT: 1328 sq. ft, LOW CEILING: 329 sq. ft, ATTIC: 1023 sq. ft
3037 SQT. INCLUDES 600 SQT. OF COMMONS, 1000 SQT. OF 2ND FLOOR



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CHAPTER 30: TWO-FAMILY RESIDENCE DISTRICT (R-8-2)

Section 030-010 Purpose

The purpose of the Two-Family Residence District is to allow additional housing options, as of right, consistent with the Plan of Conservation and Development in established neighborhoods of older homes located within the sewer district. In addition this regulation serves to provide an incentive to restore, rehabilitate and maintain many of the older homes located within the Town of New Milford.

Section 030-020 Permitted Uses

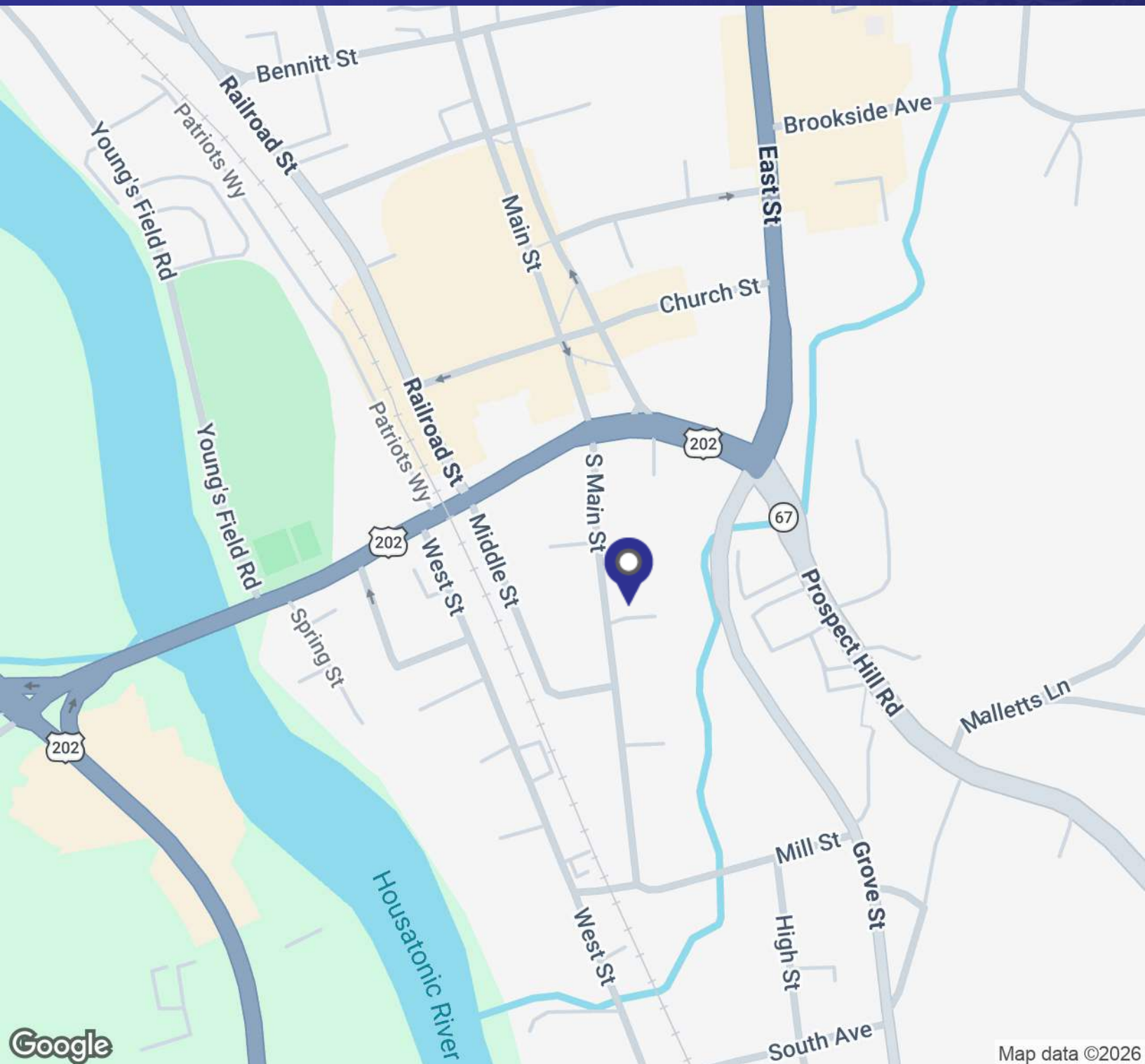
In a Two-Family Residence District the following uses may be permitted:

1. A use permitted as of right in a Single Family Residence Zone;
2. A two-family dwelling serviced by public sewer and water, together with such other buildings as are ordinarily appurtenant thereto, in compliance with the provisions of Section 025-110. A minimum of two (2) parking spaces per dwelling unit must be provided.
3. A use permitted by special permit in a Single Family Residence District is also permitted by special permit in a Two-Family Residence District.

(Amended Effective: September 1, 2006)

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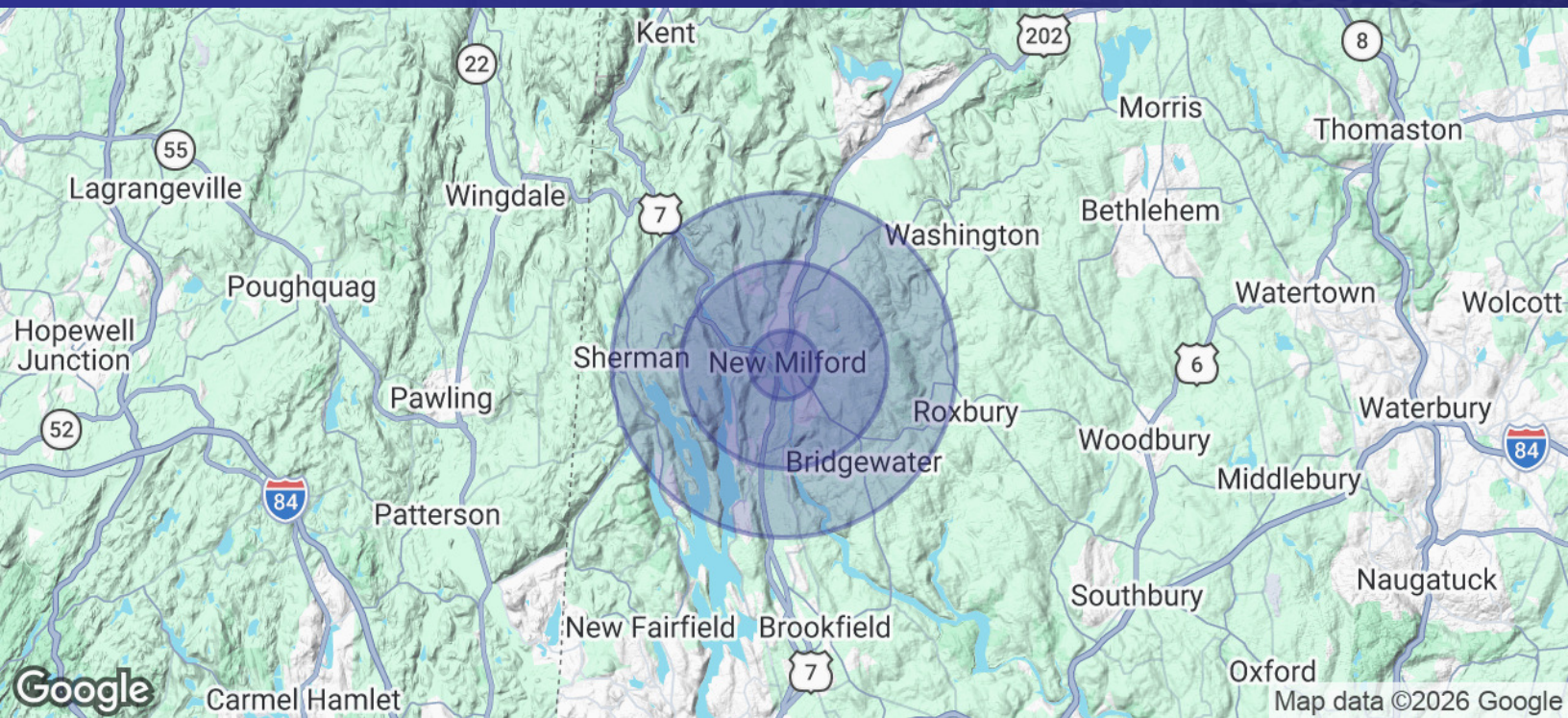
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,541	18,343	30,259
Average Age	42.2	43.3	44.9
Average Age (Male)	39.6	43.3	45.3
Average Age (Female)	41.7	39.0	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,410	6,918	11,587
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$99,254	\$119,522	\$144,859
Average House Value	\$329,552	\$384,576	\$458,161

2023 American Community Survey (ACS)



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