

FOR SALE AND LEASE // 898 ETHAN ALLEN HWY, UNIT 2, RIDGEFIELD, CT



PROPERTY DESCRIPTION

Recently renovated first floor end unit office condominium with ideal Route 7 location. Building is well maintained and features: full sprinklers, handicap accessibility, basement storage, elevator and great parking. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Current Layout: Reception, Six Private Offices, Conference Room and Kitchenette
- Year Built: 1988
- Zone: B-2 (Commercial)
- Plumbing: Common Bath
- Heating: Oil Heat
- Cooling: Central A/C
- Utilities: Well and Sewer
- Taxes: \$5,004 Yearly
- Common Charges: \$802.90 Monthly (Incl. Heat)

OFFERING SUMMARY

Sale Price:	\$259,000
Lease Rate:	\$1,950/month + utilities (Gross)
Number of Units:	7
Available SF:	1,676 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	240	932	1,968
Total Population	602	2,336	4,879
Average HH Income	\$130,087	\$141,820	\$154,046



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR SALE AND LEASE // 898 ETHAN ALLEN HWY, UNIT 2, RIDGEFIELD, CT



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



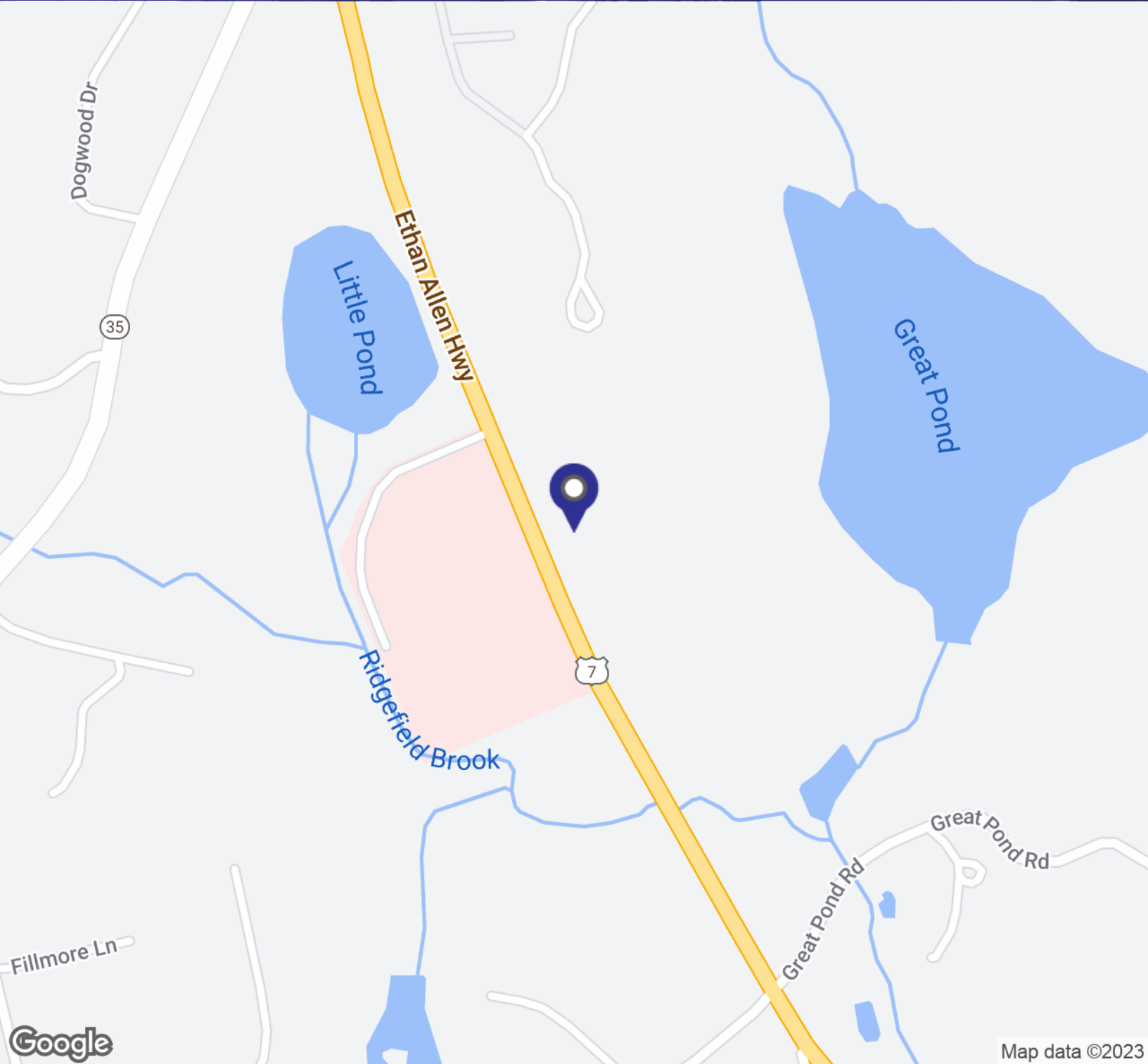
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR SALE AND LEASE // 898 ETHAN ALLEN HWY, UNIT 2, RIDGEFIELD, CT



Map data ©2023



MICK CONSALVO

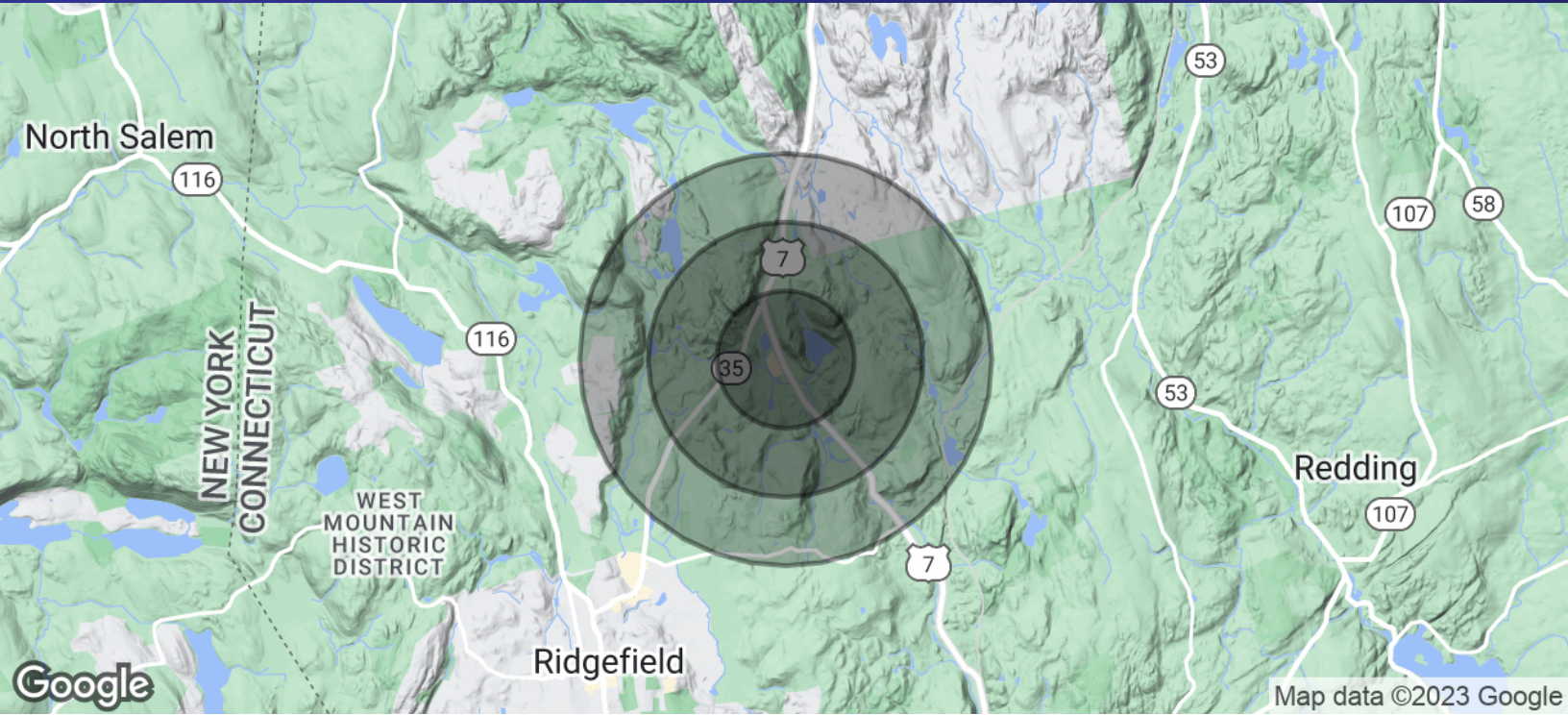
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

Broker
203.482.5792
tconsalvo@towercorp.com

FOR SALE AND LEASE // 898 ETHAN ALLEN HWY, UNIT 2, RIDGEFIELD, CT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	602	2,336	4,879
Average Age	49.5	46.7	45.6
Average Age (Male)	54.4	48.1	45.0
Average Age (Female)	46.0	45.7	46.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	240	932	1,968
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$130,087	\$141,820	\$154,046
Average House Value	\$588,415	\$585,038	\$574,257

* Demographic data derived from 2020 ACS - US Census

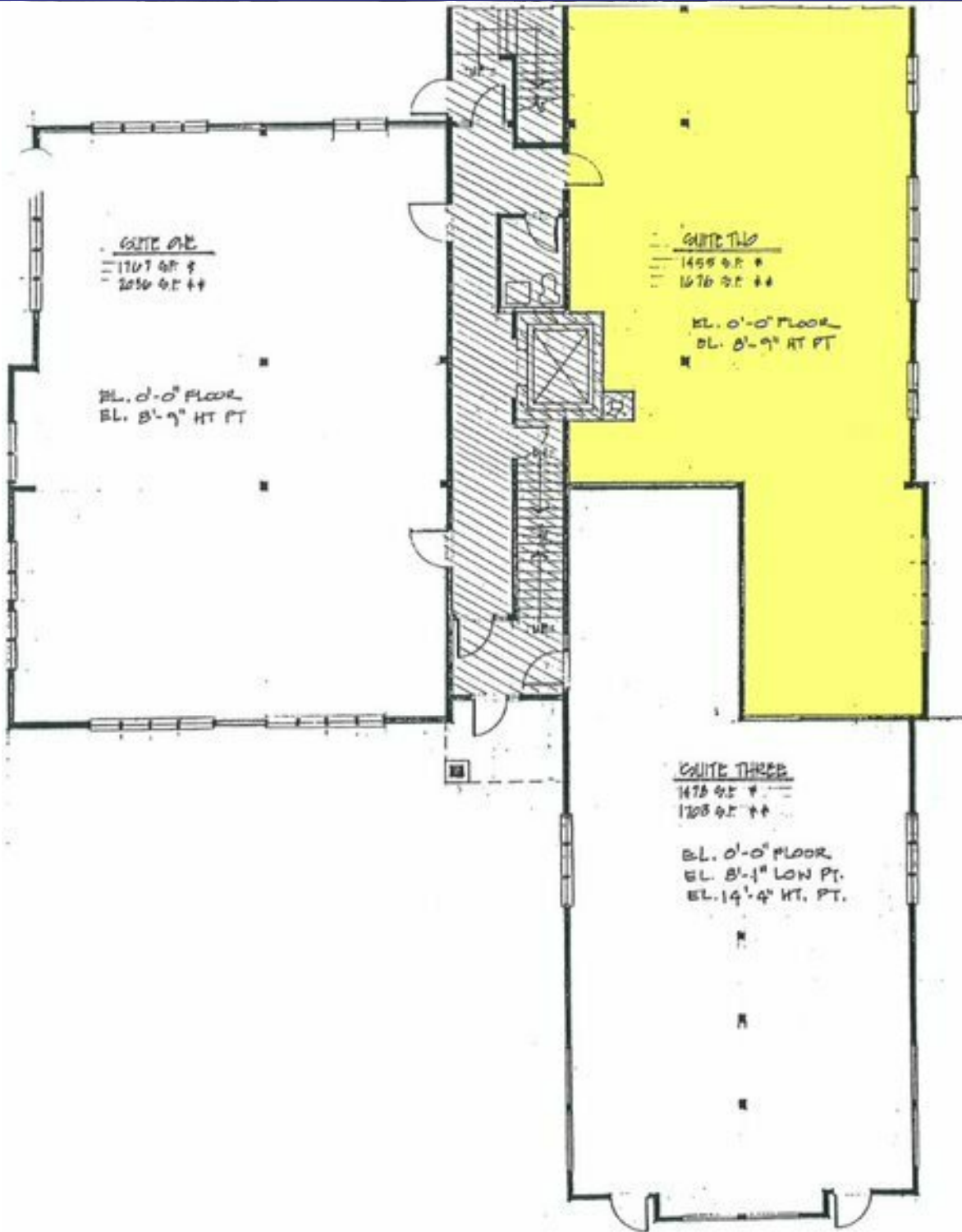


MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR SALE AND LEASE // 898 ETHAN ALLEN HWY, UNIT 2, RIDGEFIELD, CT



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com