

FOR SALE // COMMERCIAL CONDOMINIUMS - NEWTOWN, CT



PROPERTY DESCRIPTION

Unit M6-M7: 2,016 SF of Open Retail Space currently rented to tile shop.

Unit M5: 1,120 Sq Ft of First Floor Office Space with Private Office, Open Bullpen Area, Excellent storage, private bath.

* Both units can be delivered vacant for an owner occupant.

PROPERTY HIGHLIGHTS

- Current Rental Income: M5- \$1,600/month
- Current Rental Income: M6, M7 - \$3,000/month
- Total Income: \$4,600/month x 12 = \$55,200/year
- New LED Lighting
- Heat: Gas
- Full A/C
- Basement Storage Available
- M5 Taxes: \$440/month, \$3,894/year
- M6/M7 Taxes: \$880/month. \$7,145/year

103 SOUTH MAIN ST, NEWTOWN, CT

	M5: \$179,000
Sale Price:	M6/M7: \$349,900
	All Units: \$499,000
Available SF:	M5: +/- 1,120SF
	M6/M7: +/-2,016SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	522	2,637	5,589
Total Population	1,691	7,412	15,109
Average HH Income	\$144,280	\$138,891	\$139,598



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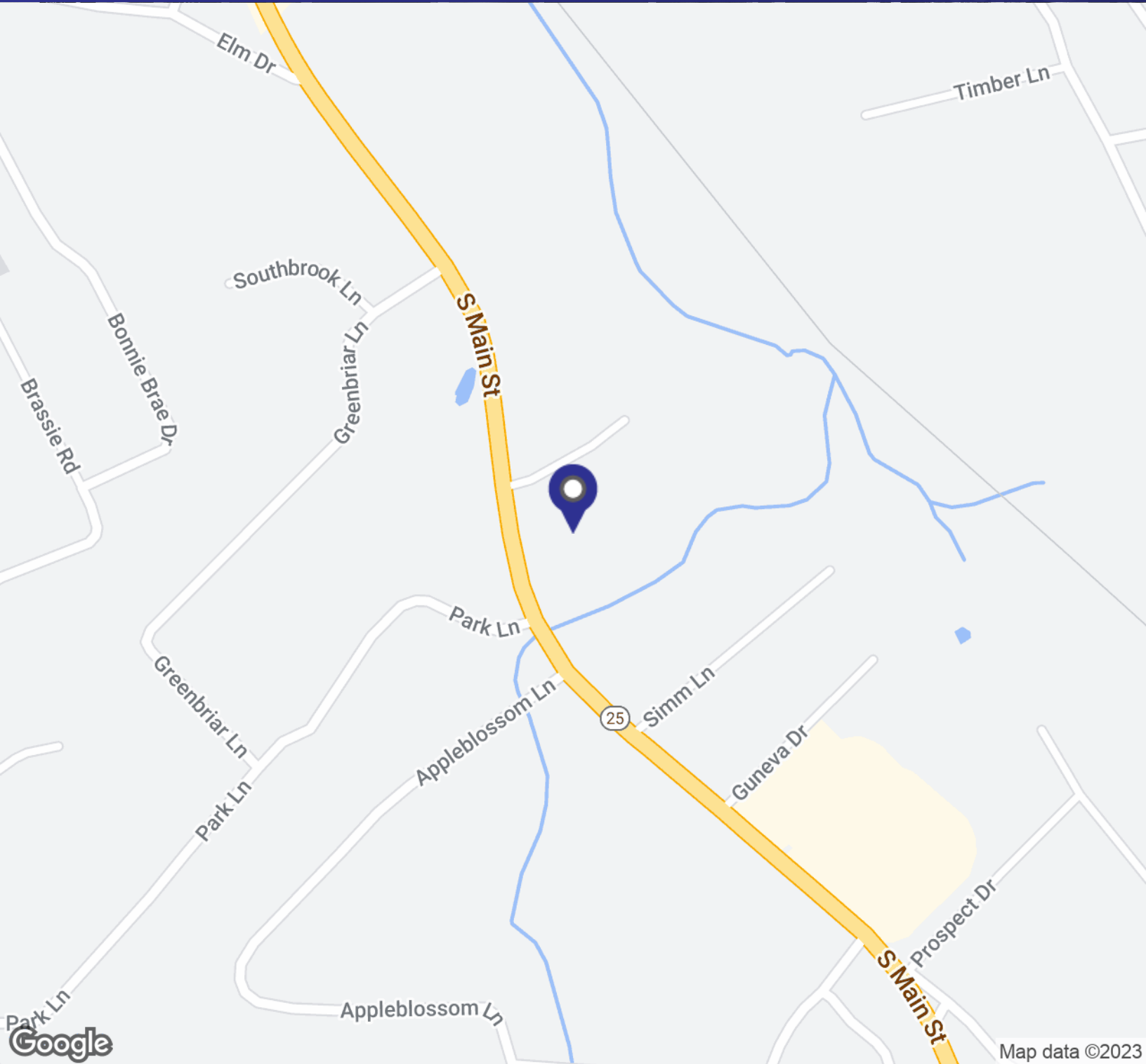
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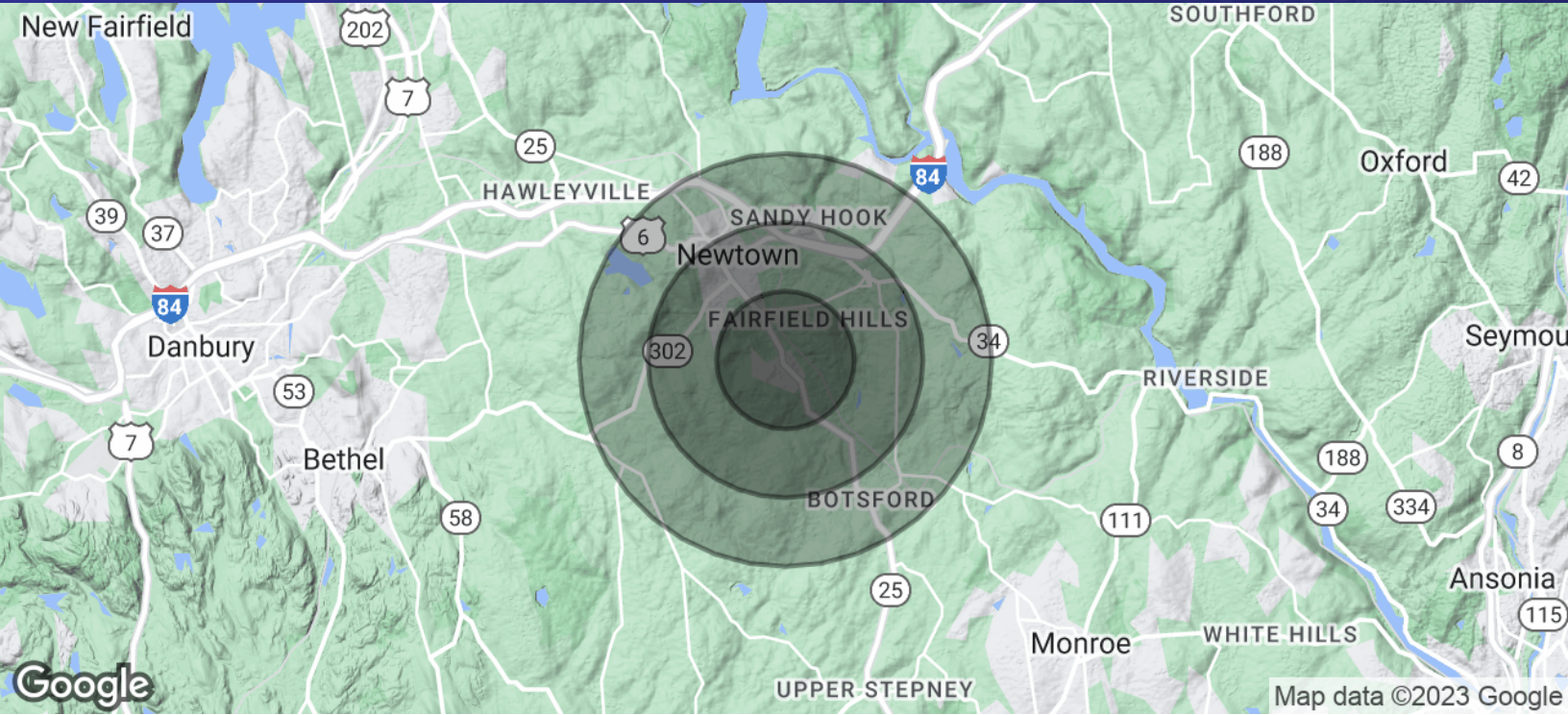
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,691	7,412	15,109
Average Age	38.9	42.2	44.8
Average Age (Male)	35.7	39.2	42.3
Average Age (Female)	42.1	45.6	47.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	522	2,637	5,589
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$144,280	\$138,891	\$139,598
Average House Value	\$378,319	\$377,035	\$386,585

* Demographic data derived from 2020 ACS - US Census



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