

FOR SALE / LEASE

\$950,000

**NRT**

TORRINGTON, CT 06790

53 MCDERMOTT AVENUE

Property Description

Coldwell Banker Commercial NRT presents for sale 53 McDermott Avenue, located in Torrington, Connecticut. The property consists of a 5,500 SF Restaurant building and a 676 SF Office building on 2.41 acres. Zoned Local Business and could potentially be Office, Medical, Retail, Self Storage, etc.

Property Highlights

- Development Opportunity
- Excellent Visibility & Parking
- 676 SF Office Building
- 5,562 SF Restaurant

Offering Summary

Available SF:	676 - 5,562 SF
Lot Size:	2.41 Acres
Year Built:	2007
Building Size:	6,238 SF
Sale Price / SF:	\$152.29

Spaces	Lease Rate	Size (SF)
Office	\$750 per month	676
Restaurant	\$65,000 per year	5,562



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COLDWELL BANKER COMMERCIAL

CBC NRT

7 OLD SHERMAN TURNPIKE | SUITE 207

DANBURY, CT 06810

203-744-7025

TORRINGTON, CT 06790

53 MCDERMOTT AVENUE



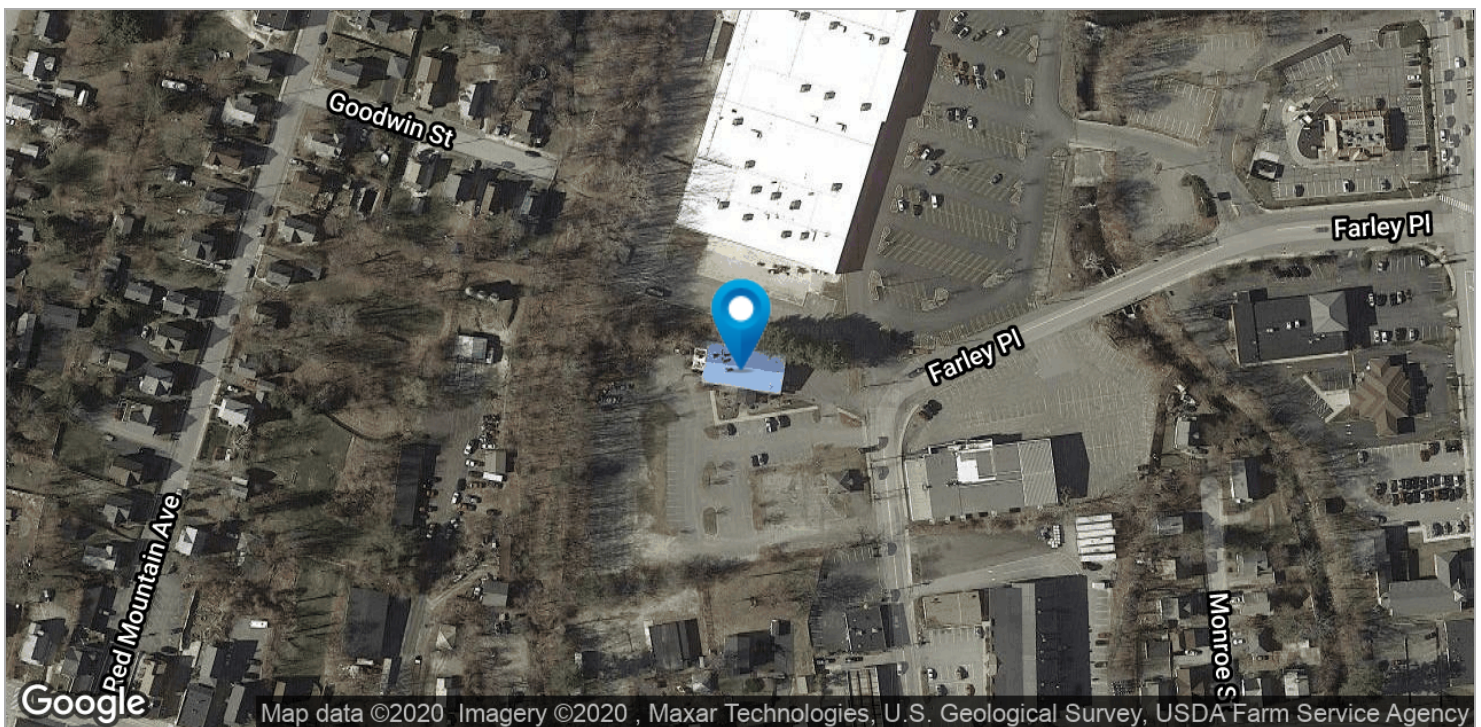
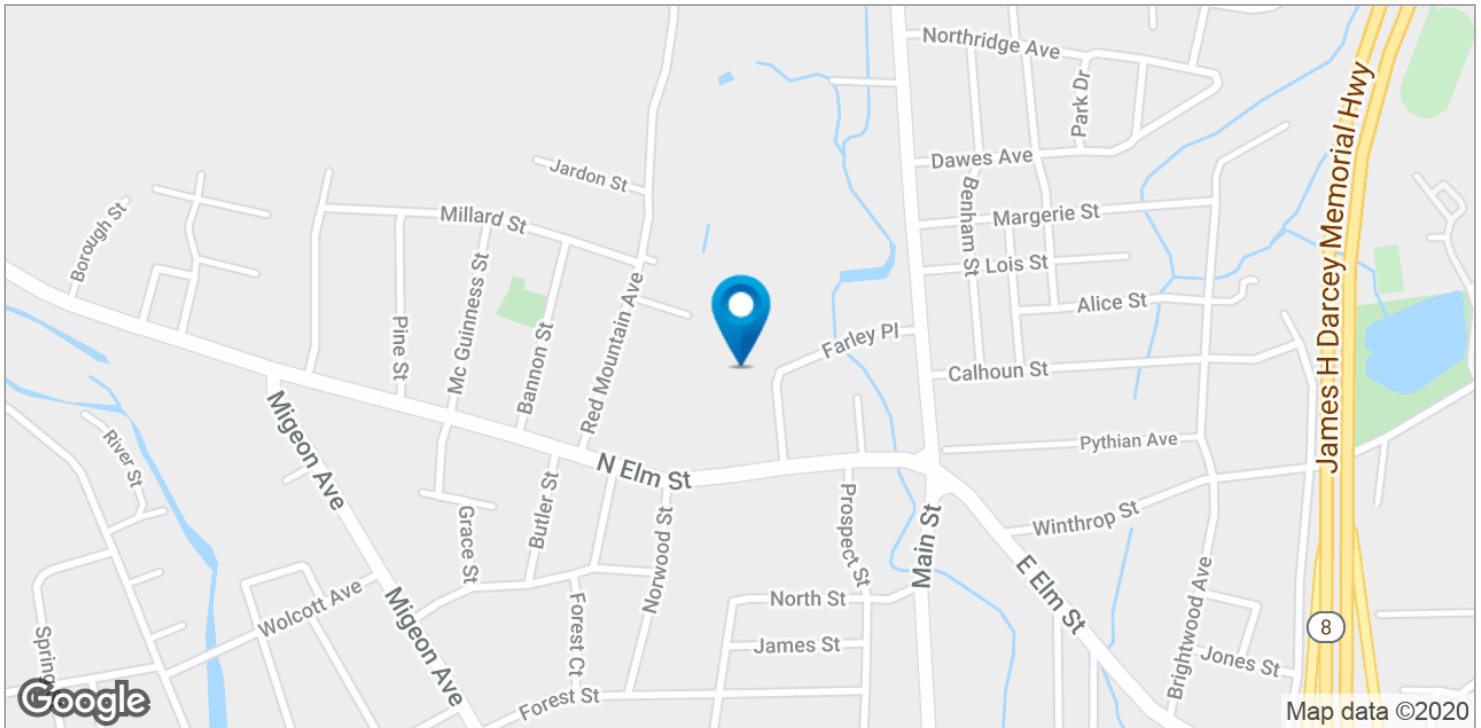
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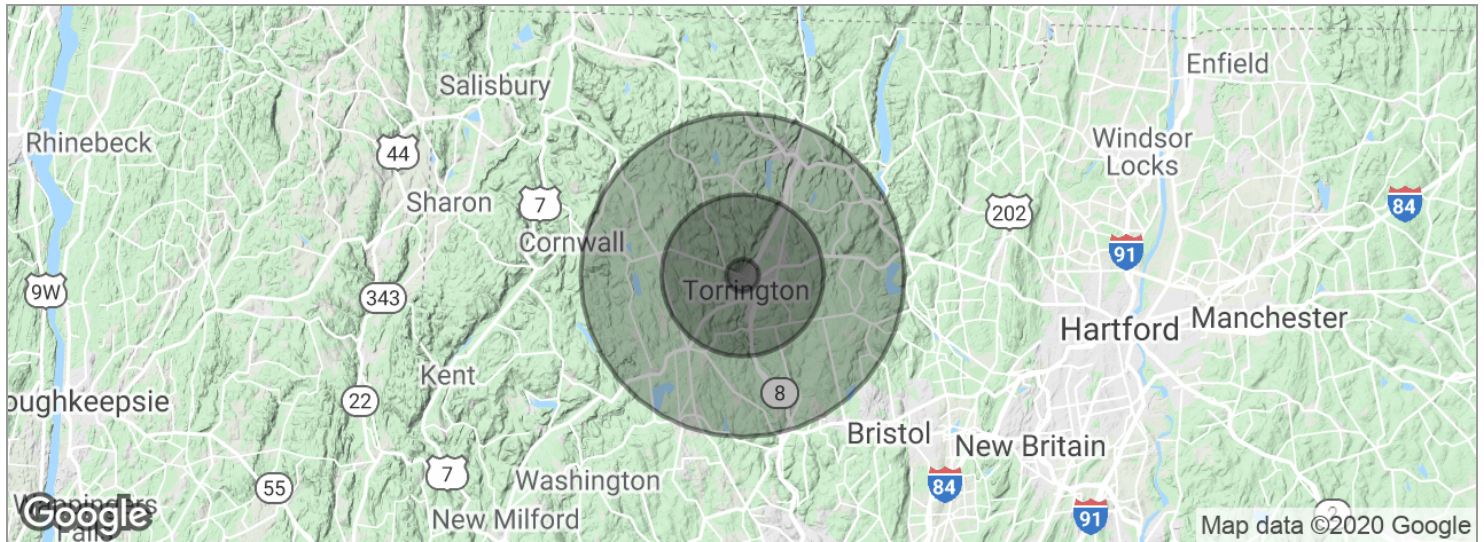
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,010	53,166	96,672
Median age	38.8	42.0	42.4
Median age (male)	34.9	39.5	40.2
Median age (Female)	40.4	44.0	44.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,488	22,664	39,955
# of persons per HH	2.3	2.3	2.4
Average HH income	\$49,454	\$63,480	\$74,026
Average house value	\$225,974	\$242,316	\$296,946

* Demographic data derived from 2010 US Census

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