

FOR SALE // BROWNSTONE OFFICE BUILDING



LOCATION INFORMATION

Street Address	248 Main Street
City, State, Zip	Danbury, CT 06811
County	Fairfield

BUILDING INFORMATION

Sale Price:	\$795,000
Size:	+/- 8,612

PROPERTY HIGHLIGHTS

- Very rare opportunity to own Danbury's only brownstone office building. Very visible downtown location with direct parking garage access. Offering beautiful first floor office space with large windows, private offices, fully finished basement for break room/storage. Second and third floors currently rented to excellent tenants. Please contact Michael Dimyan for more information.
- First Floor 2,125 Sq Ft
- Second Floor 2,166 Sq Ft
- Third Floor 1,934 Sq Ft
- Basement 2,387 Finished
- Direct access to parking garage abutting building
- City Water, Sewer

MICHAEL DIMYAN

Broker
 203.948.2891
 mdimyan@towercorp.com

FOR SALE // BROWNSTONE OFFICE BUILDING

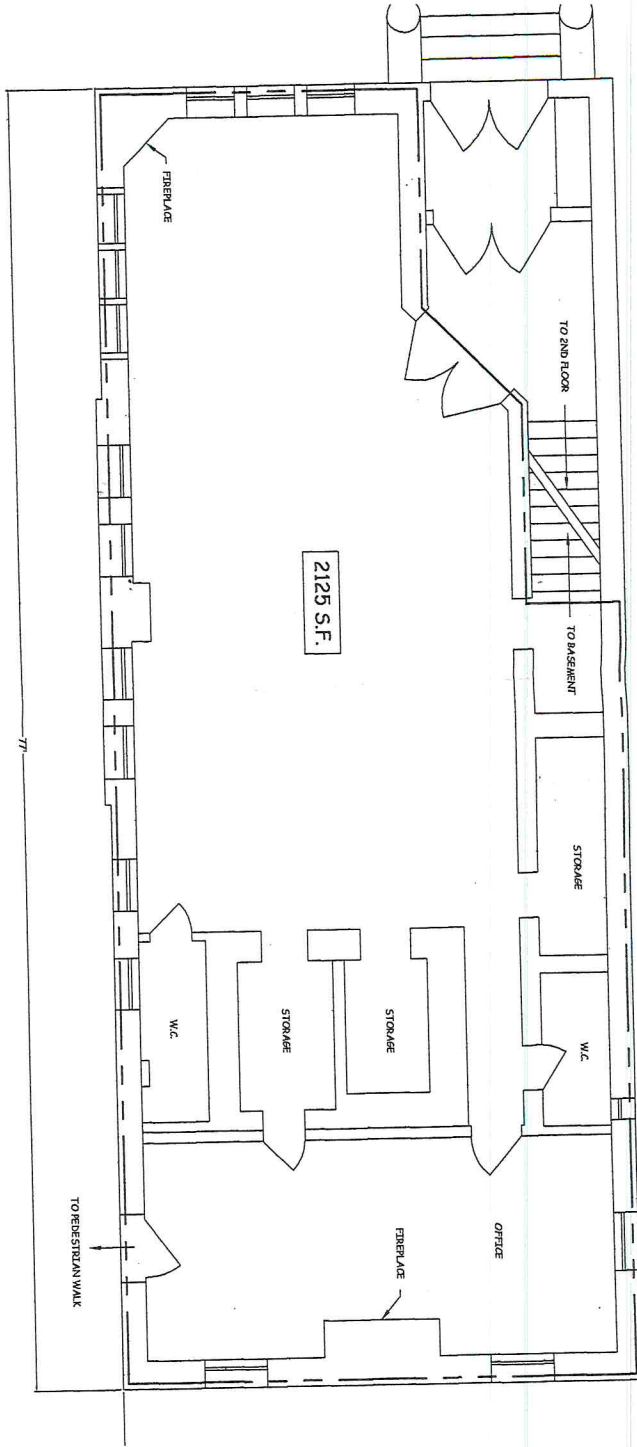


MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



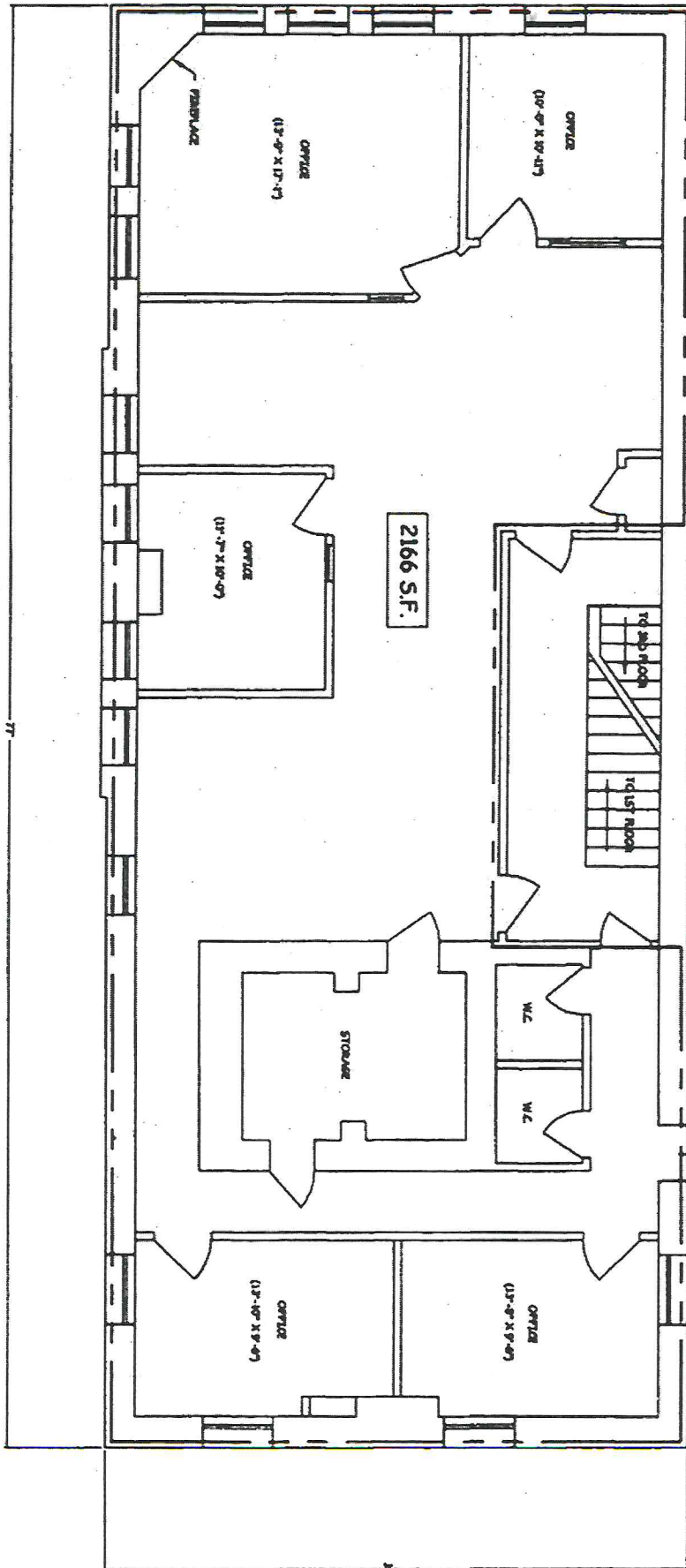
FIRST FLOOR PLAN
1/8" = 1' - 0"

2125 S.F.

REVISIONS	BROWNSTONI
	248 A
	DANBUR
	SCALE: 1/8" = 1' - 0"
	DATE: January 2, 2007
	EXISTIN

SECOND FLOOR PLAN

1/8" = 1' - 0"



TO FIRE ESCAPE

2166 S.F.

TO 3RD FLOOR
TO 1ST FLOOR

OFFICE
(10'-0" X 10'-11")

OFFICE
(13'-0" X 13'-11")

OFFICE
(13'-7" X 10'-0")

W.C.

W.C.

STORAGE

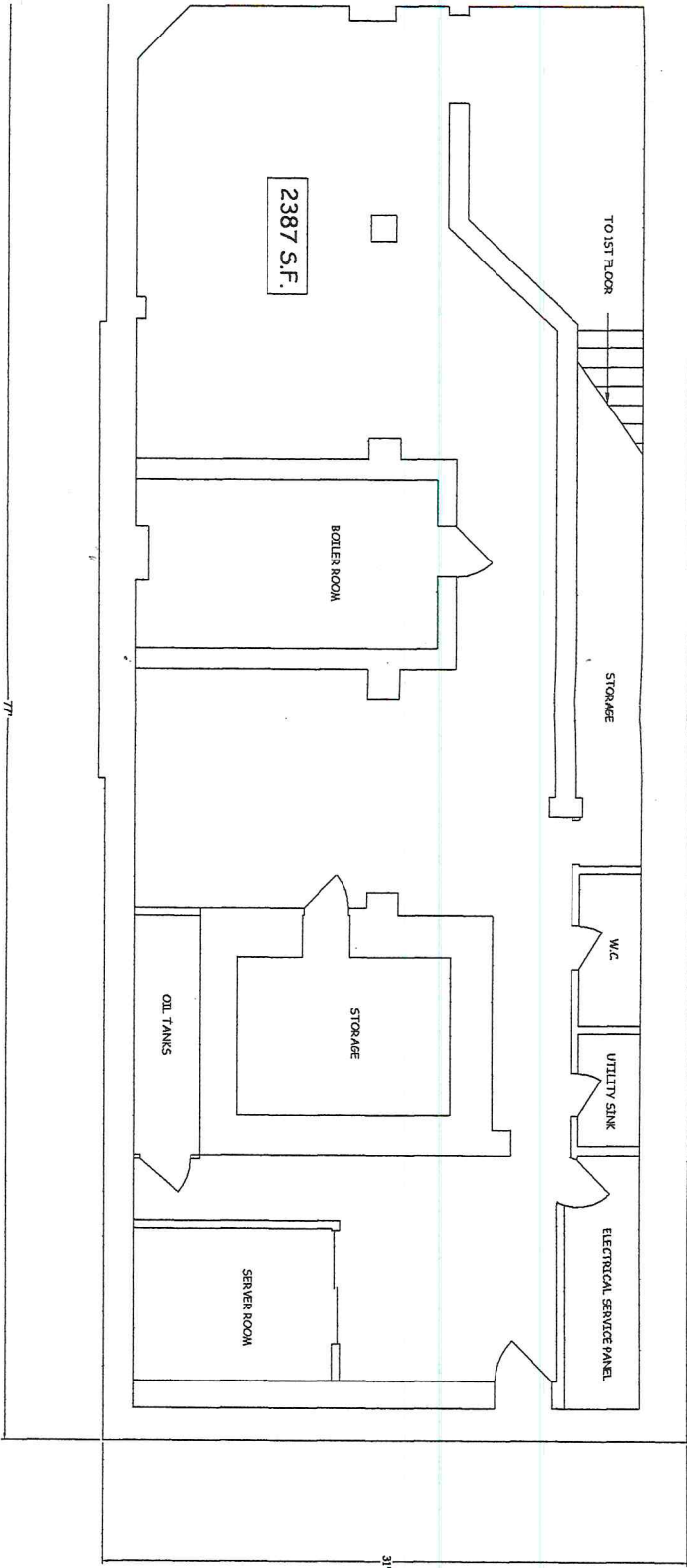
OFFICE
(13'-0" X 9'-0")

OFFICE
(13'-7" X 10'-0")

BASEMENT PLAN

1/8" = 1' - 0"

2387 GROSS S.F.



2387 S.F.

BOILER ROOM

TO 1ST FLOOR

STORAGE

W/C

UTILITY SINK

ELECTRICAL SERVICE PANEL

STORAGE

SERVER ROOM

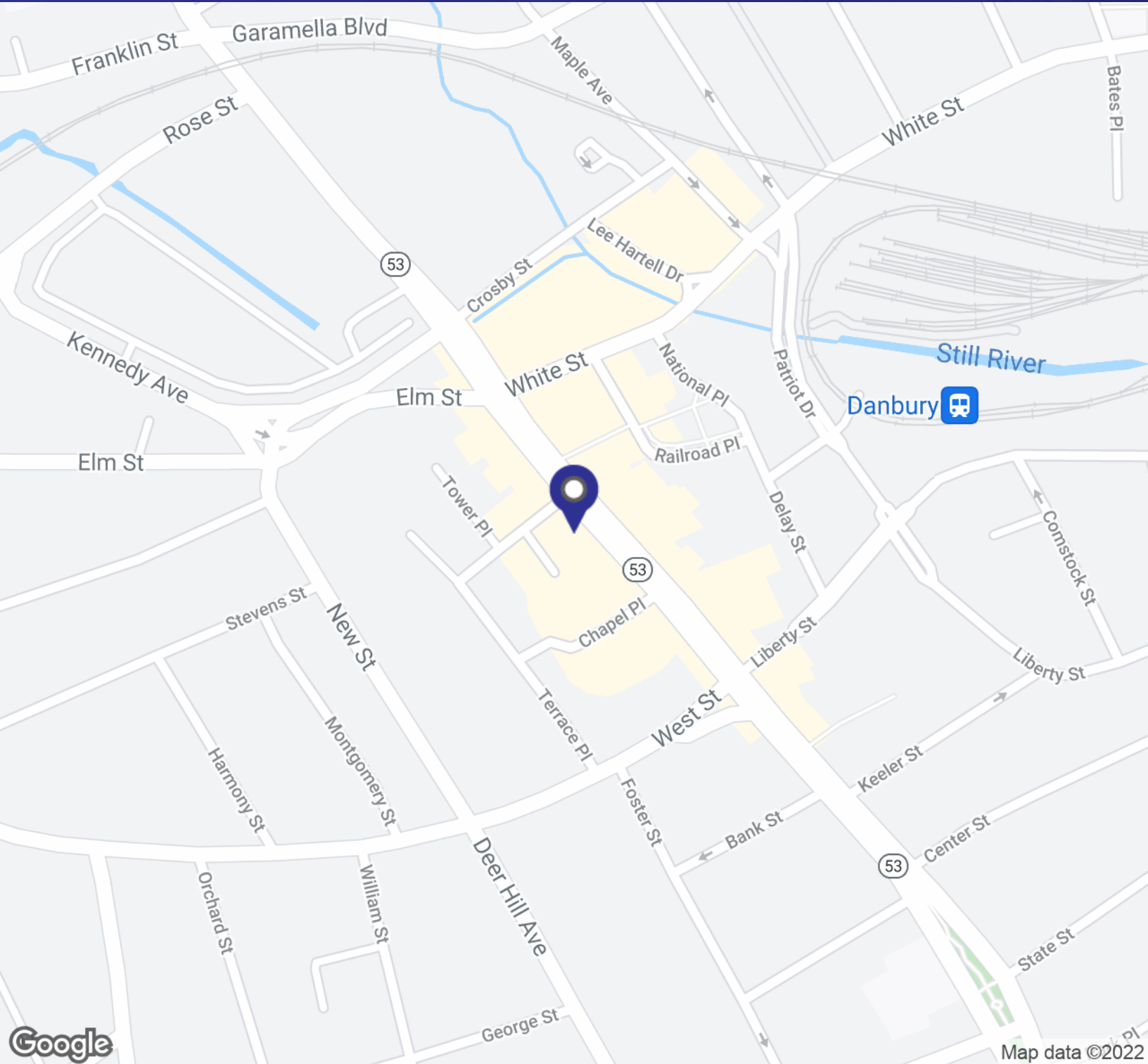
OIL TANKS

31'

REVISIONS

BROWNSTONE MANAGEMENT
248 MAIN STREET
DANBURY, CONNECTICUT
SCALE: 1/8" = 1' - 0"
DATE: January 2, 2007
DRAWN: [blank]
APPROVED: [blank]
EXISTING BASEMENT PLAN

FOR SALE // BROWNSTONE OFFICE BUILDING



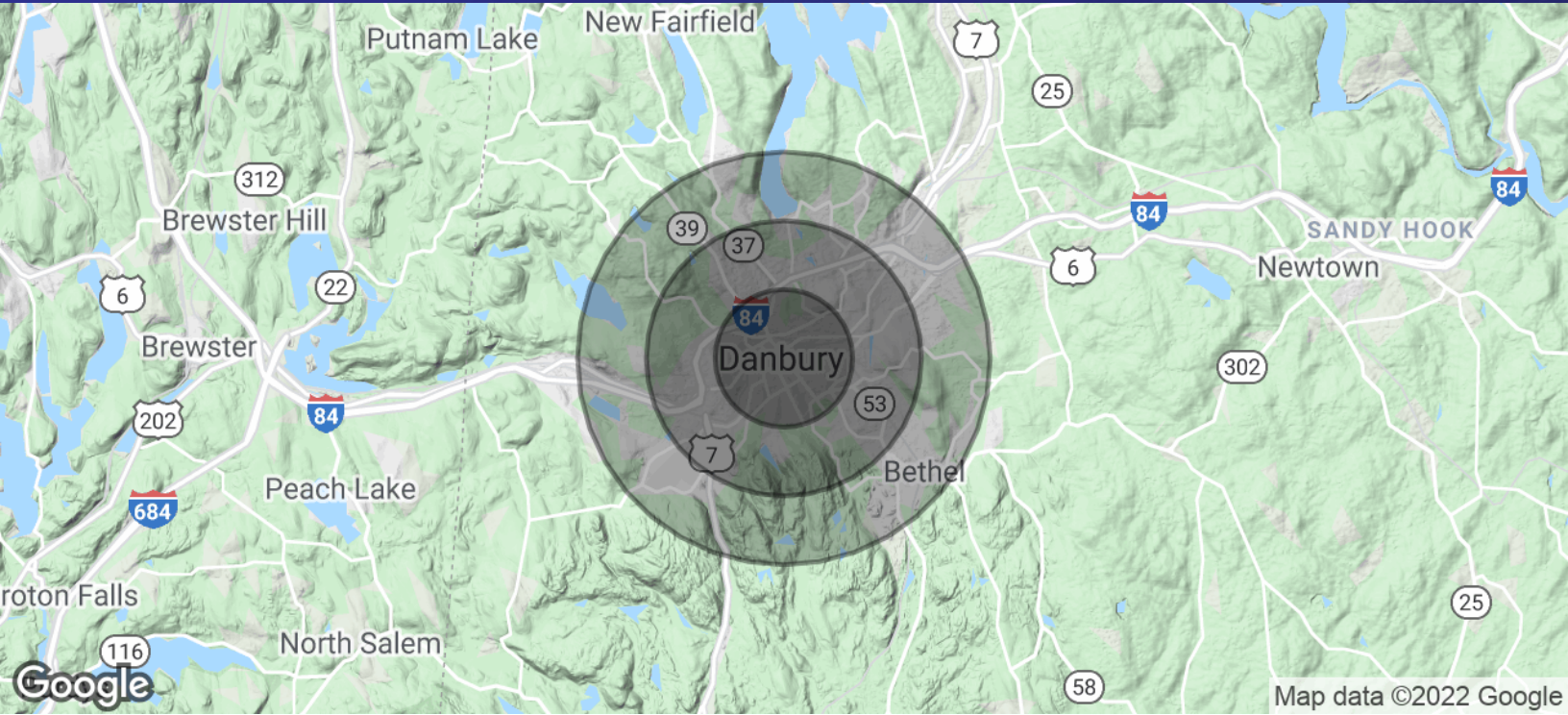
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR SALE // BROWNSTONE OFFICE BUILDING



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,884	51,586	74,369
Average Age	33.3	33.9	35.1
Average Age (Male)	33.1	33.6	34.6
Average Age (Female)	33.6	34.4	35.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,702	18,897	27,784
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$57,316	\$65,435	\$72,372
Average House Value	\$319,750	\$328,714	\$344,863

* Demographic data derived from 2010 US Census

MICHAEL DIMYAN

Broker
 203.948.2891
 mdimyan@towercorp.com