

FOR SALE OR LEASE // 7 BERKSHIRE ROAD, NEWTOWN CT



PROPERTY DESCRIPTION

Rare opportunity to own or lease a free standing 7,500 SF building on 1.3 acres immediately off exit 11 of I-84! This one story building currently has a 5,000 SF day care tenant and a 2,500 SF dance studio tenant in place that will be vacating upon sale. Amazing location with easy access to I-84 and Rt. 34. Building features: 400 amp, 3 phase power, propane heat, full airconditioned and +/- 35 car parking. Ideal for office, medical, lab, day care, dance studio or Residential Development. Adjacent 1.2 acres is also for sale at \$399,000.

PROPERTY HIGHLIGHTS

- 400 Amp 3 Phase Power
- Well and Septic
- 10' Clear Ceilings - 14' to the Deck
- 3 Propane Meters/ 3 Electric Meters
- Ample Parking
- Possibility to Add Drive in Doors
- Year Built 2004
- Zone BPO (Regulations Attached)
- Propane Heat with Central AC

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	+/- 5,000 - 7,500 SF
Building Size:	+/- 7,500 SF
Lot Size:	+/- 1.3 Acres
Taxes:	\$21,729

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	827	2,966	5,920
Total Population	1,833	7,267	15,149
Average HH Income	\$119,392	\$127,081	\$137,062



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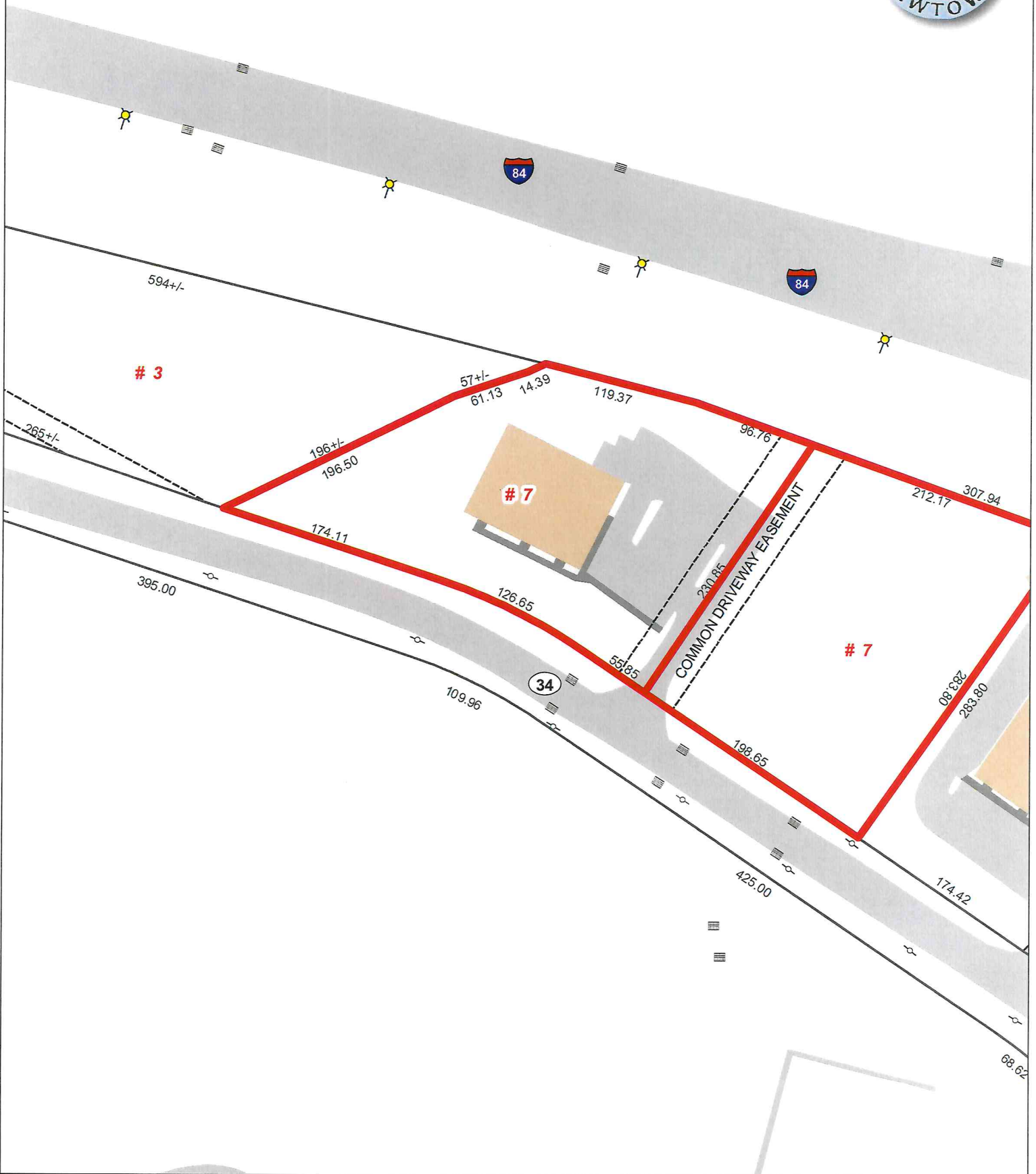
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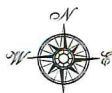
Town of Newtown, Connecticut - Assessment Parcel Map

Parcel: 38-10-6

Address: 7 BERKSHIRE ROAD

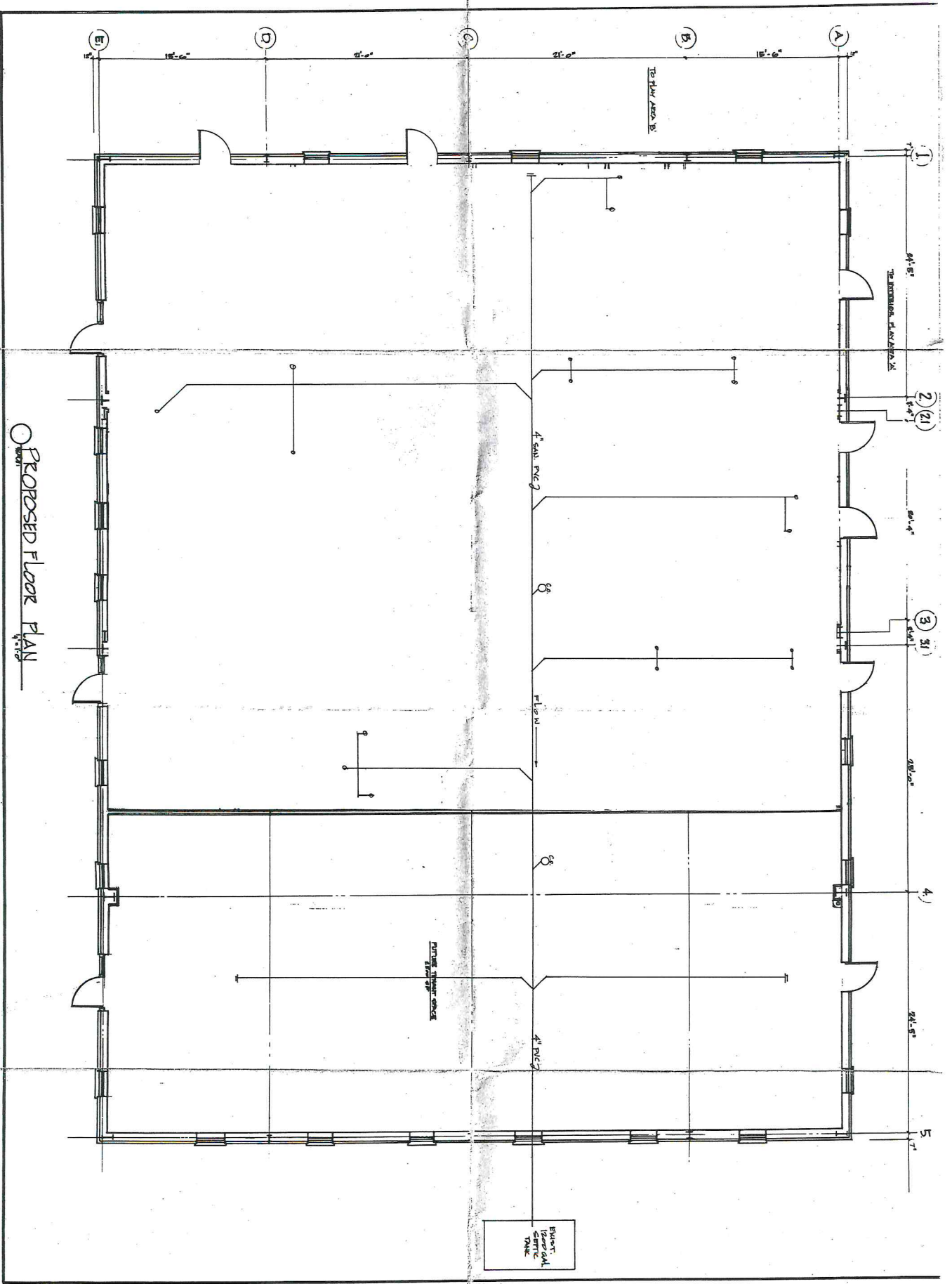


Approximate Scale:



Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Newtown and its mapping contractors assume no legal responsibility for the accuracy of the information contained herein.

Map Produced Nov 2020



PROPOSED FLOOR PLAN

REPORT
 REVISION
 SERVIC
 TANK

7 BERKSHIRE RD
 SANDY HOOK, CT

NO.	DATE	REVISION
1.	5-7-20	CHANGE COORDS.
2.	5-20-20	CHANGE COORDS.
3.	5-20-20	CHANGE COORDS.



Caldwell & Walsh
 Building Construction, Inc.
 17 Berkshire Road
 Sandy Hook, CT 06482
 Tel: 203 270 4000
 Fax: 203 270 4501

REVISED UNDER SLAB
 PIPING LAYOUT

DATE: 07/20/20
 DRAWN BY: [Signature]
 PROJECT NO.
 DRAWING NO. **A-001**

ARTICLE IV – BUSINESS COMMERCIAL & PROFESSIONAL USES

SECTION 1 – BUSINESS AND PROFESSIONAL OFFICE ZONE (BPO)

4.01.100 Purpose and Intent

The purpose of the BPO Business & Professional Office Zone is to provide a business district where limited commercial activity single family residential and limited hospitality uses can co-exist.

The intent of the BPO Business Professional Office Zone is to limit the number, size and type of commercial uses that may be conducted within the zone.

4.01.200 Permitted Uses

4.01.210 The following principal uses are permitted within a single building provided that Site Development Plan approval has been granted, if required, in accordance with Article X hereof. Uses that are not listed shall not be permitted by variance.

4.01.211 One or two-family dwelling, one per lot. (Amended effective May 29, 2012).

4.01.212 A one-family dwelling plus the office of a professional person.

4.01.213 A community residence, one per lot.

4.01.214 A community residence plus the office of a professional person.

4.01.215 A bed and breakfast, one per lot.

4.01.216 One or more of the following uses may occupy a single building of less than 10,000 square feet provided that not more than five uses (tenants) may locate on the first floor and not more than five uses (tenants) may locate on the second floor:

- (a) Financial institution
- (b) Medical or dental laboratory
- (b) Office

4.01.300 Special Exception Uses (BPO)

4.01.310 The following principal uses and building size are permitted in the BPO Zone subject to obtaining a Special Exception approval from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Article XI hereof, and the additional standards and criteria set forth herein:

4.01.311 An adult day care or child day care center (amended effective May 14, 2012).

4.01.312 a personal service establishment

4.01.313 a single building which is arranged, designed, intended to house or is capable of housing more than five permitted uses (tenants) on the first floor, or more than five permitted uses (tenants) on the second floor or when such building exceeds 10,000 square feet.

- (a) The minimum lot area shall be computed at a ratio of 43,560 square feet for each 9,000 square feet of usable gross floor area (or fraction thereof);
- (b) Lot frontage shall be equal to at least one-half (1/2) the average depth of the lot, but not less than 150 feet;
- (c) Sufficient parking spaces shall be provided to accommodate all persons reasonably expected to patronize said business building at any one time;
- (d) The requirements of Article VII hereof shall otherwise be met except that the Commission may require wider buffers, wider side or rear yards and a deeper building setback than are otherwise required where needed to screen adequately residential zones, or to meet the standards set forth in Article XI, provided that structural coverage including parking and loading areas is not required to be reduced to less than sixty percent (60%) of lot area;
- (e) The wall of the business building facing the street shall not be longer than 200 feet or twice the distance which is setback from the street line, whichever is greater.

4.01.314 Veterinary hospital

4.01.315 Place of religious worship

4.01.316 Public Museum on lots with a minimum of one (1) acres.

4.01.400 Accessory Uses

Article IV, Section 4 regarding Accessory Uses in Business Zones shall apply.

4.01.500 Site and Building Standards in Business Zones

Article IV, Section 5 regarding Site and Building Design Standards in Business Zones shall apply.

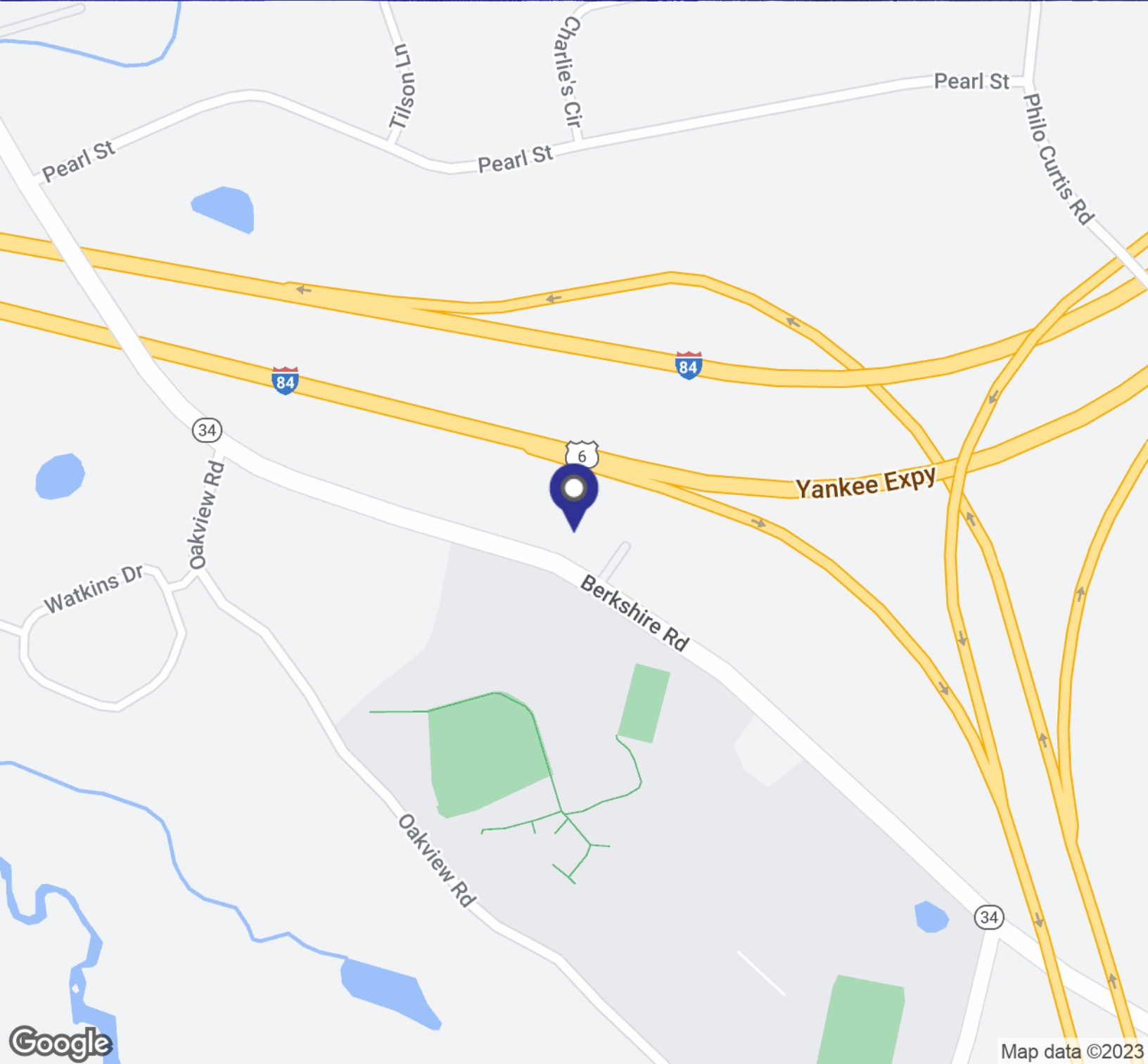
4.01.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

4.01.700 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

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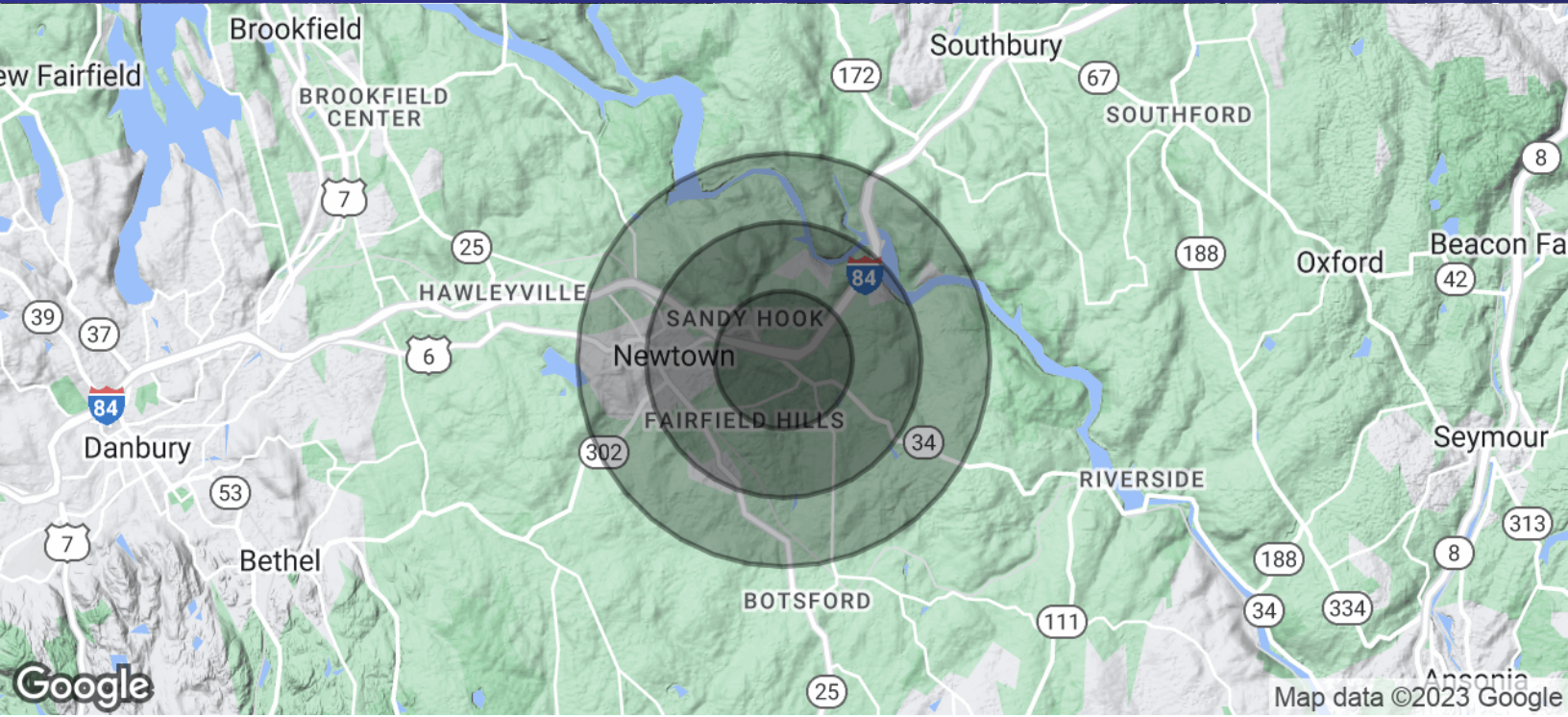
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,833	7,267	15,149
Average Age	46.9	45.9	44.5
Average Age (Male)	44.3	43.4	42.1
Average Age (Female)	50.3	48.3	46.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	827	2,966	5,920
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$119,392	\$127,081	\$137,062
Average House Value	\$352,840	\$365,494	\$368,412

* Demographic data derived from 2020 ACS - US Census



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