

FOR SALE // 14 ALLEN DRIVE, NEW MILFORD CT



PROPERTY DESCRIPTION

Very rare opportunity to own free standing industrial building with drive in doors, high bay warehouse, level lot, offices, and break room. Property is a condominium shared with one other building. Ideal for car storage, automobile work or any industrial use.

PROPERTY HIGHLIGHTS

- I Zone
- AC in Office
- Gas Heat
- 3 Drive in Doors
- 10,624 Sq Ft First Floor
- 2,200 Sq Ft Second Floor
- Taxes \$12,500+/-
- Common Charges \$650 Per Month

OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	12,824 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	269	1,872	6,437
Total Population	597	4,205	14,871
Average HH Income	\$132,529	\$133,189	\$108,930



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR SALE // 14 ALLEN DRIVE, NEW MILFORD CT



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR SALE // 14 ALLEN DRIVE, NEW MILFORD CT



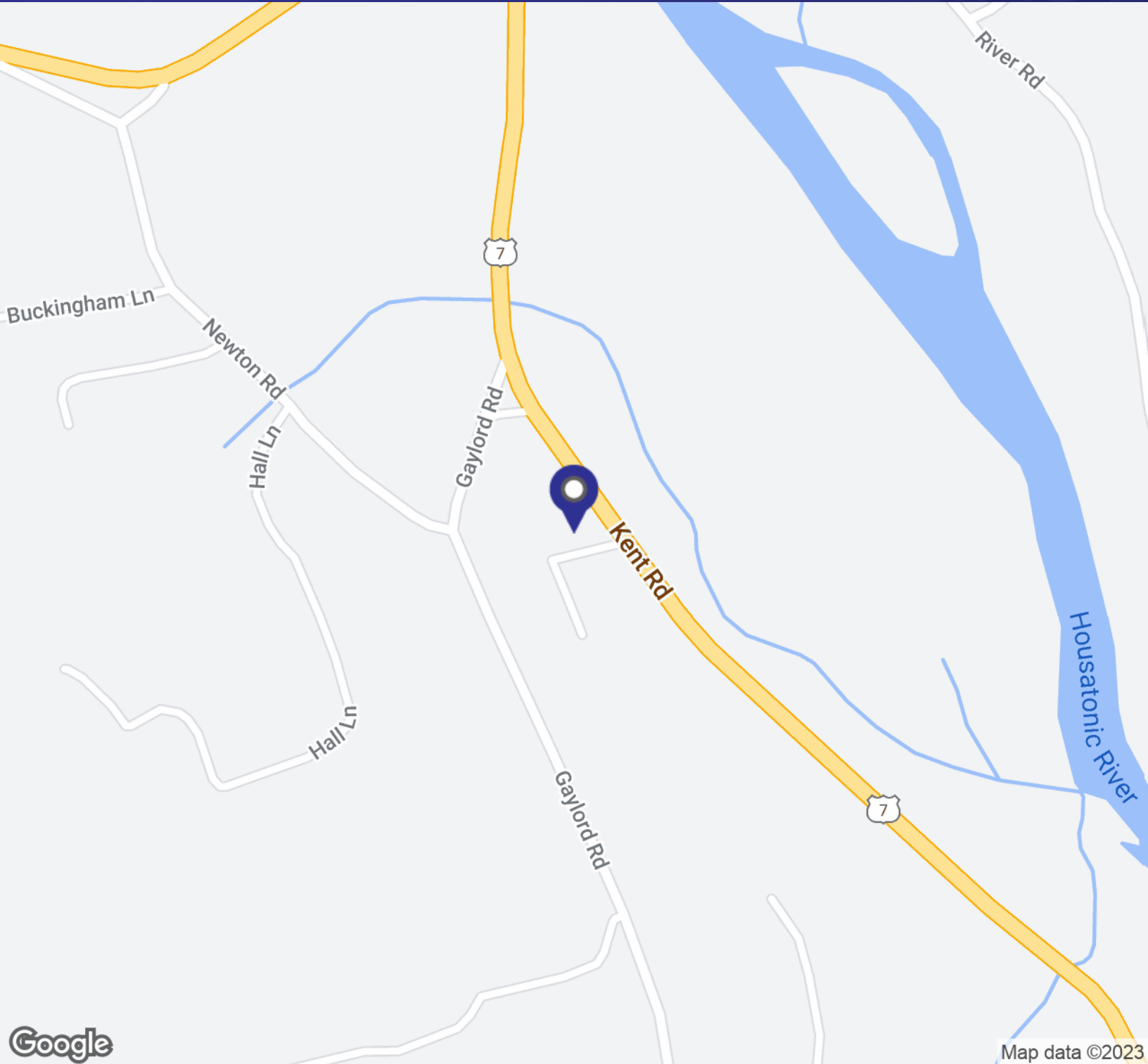
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR SALE // 14 ALLEN DRIVE, NEW MILFORD CT



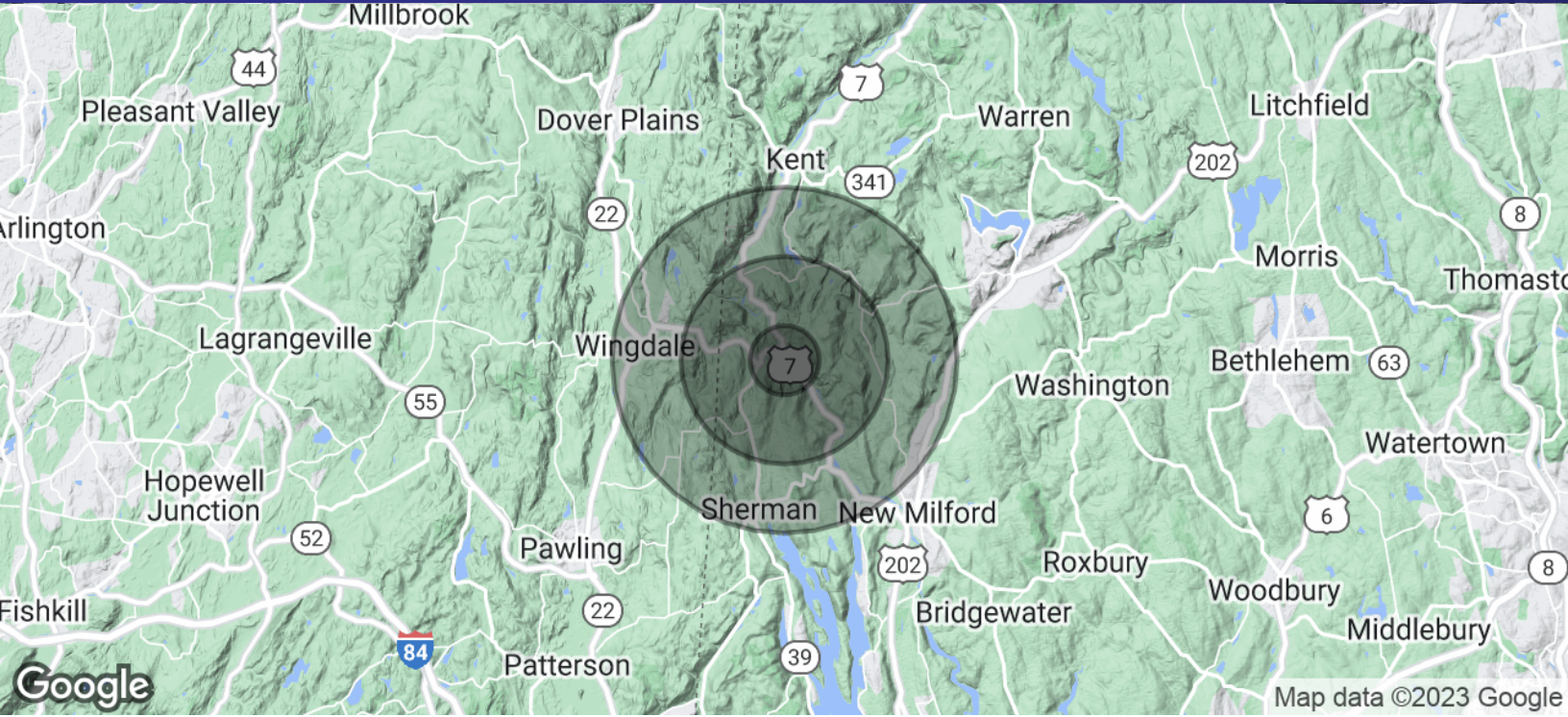
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR SALE // 14 ALLEN DRIVE, NEW MILFORD CT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	597	4,205	14,871
Average Age	52.6	50.0	46.8
Average Age (Male)	56.7	51.3	46.3
Average Age (Female)	49.9	49.5	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	269	1,872	6,437
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$132,529	\$133,189	\$108,930
Average House Value	\$350,501	\$379,307	\$348,570

* Demographic data derived from 2020 ACS - US Census



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com