

FOR SALE

\$1,500,000



NRT



16 HOSPITAL AVENUE, DANBURY, CT 06810

16 HOSPITAL AVENUE**Property Description**

Coldwell Banker Commercial NRT presents for Sale 16 Hospital Avenue in Danbury, Connecticut. This 15,500 SF Landmark Medical Building is located on .76 acre, one block from Danbury Hospital. The property features ample parking for Medical users and all current tenants have month to month leases in place. This is an excellent opportunity to reposition for Single Tenant Medical or redevelop as Residential.

Property Highlights

- Excellent Location
- Across the Street from Maplewood Senior Living
- One Block from Danbury Hospital
- Ample Parking

Offering Summary

Lot Size:	0.76 Acres
Year Built:	1971
Building Size:	17,490 SF
Zoning:	RH-3
Price / SF:	\$85.76

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CBC NRT

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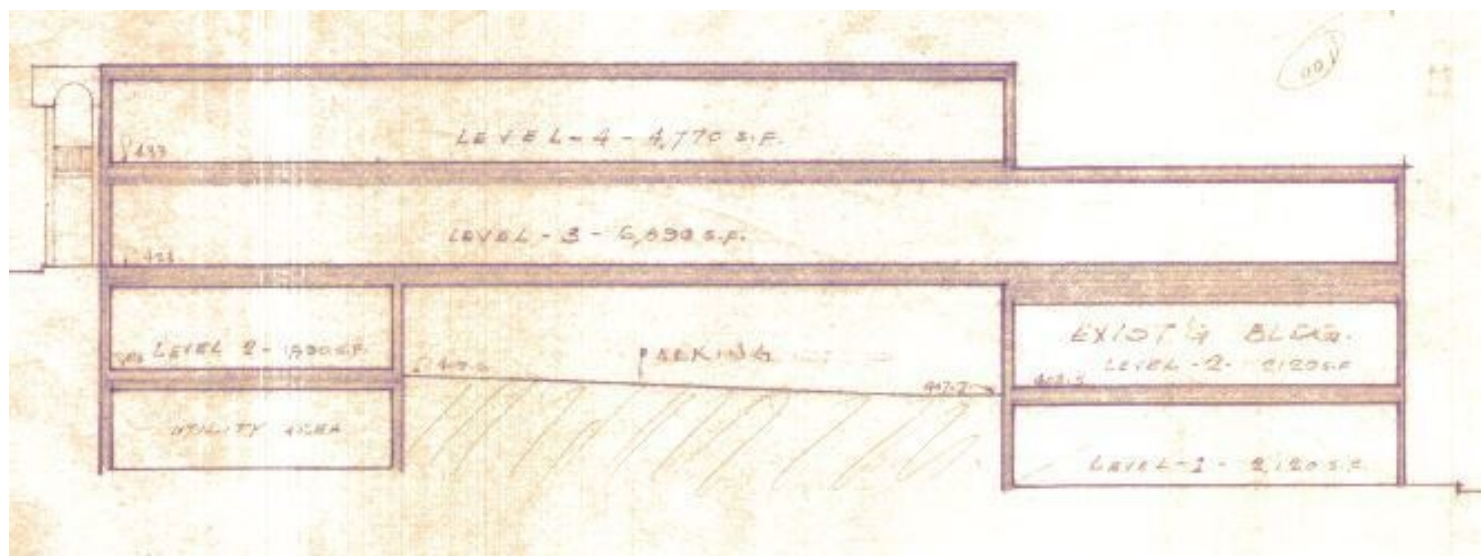
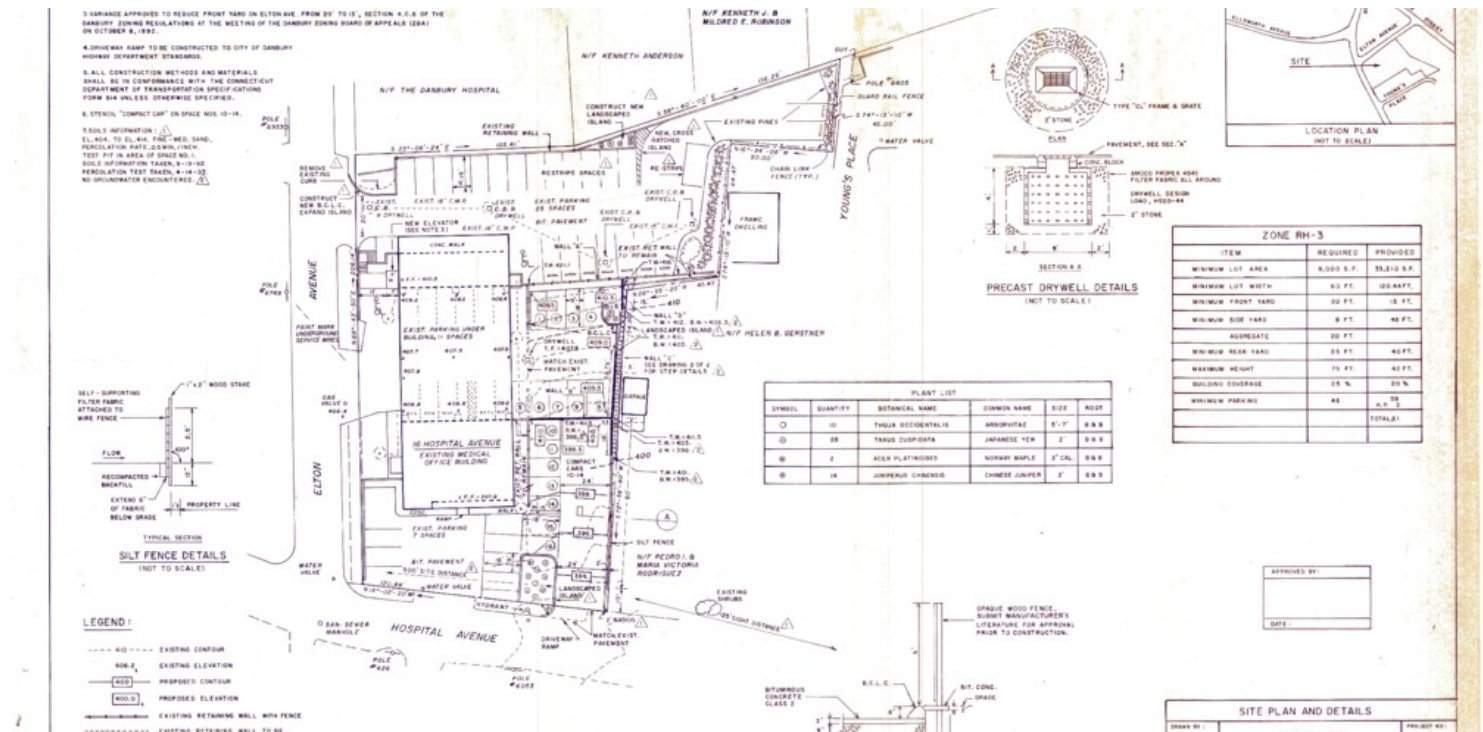
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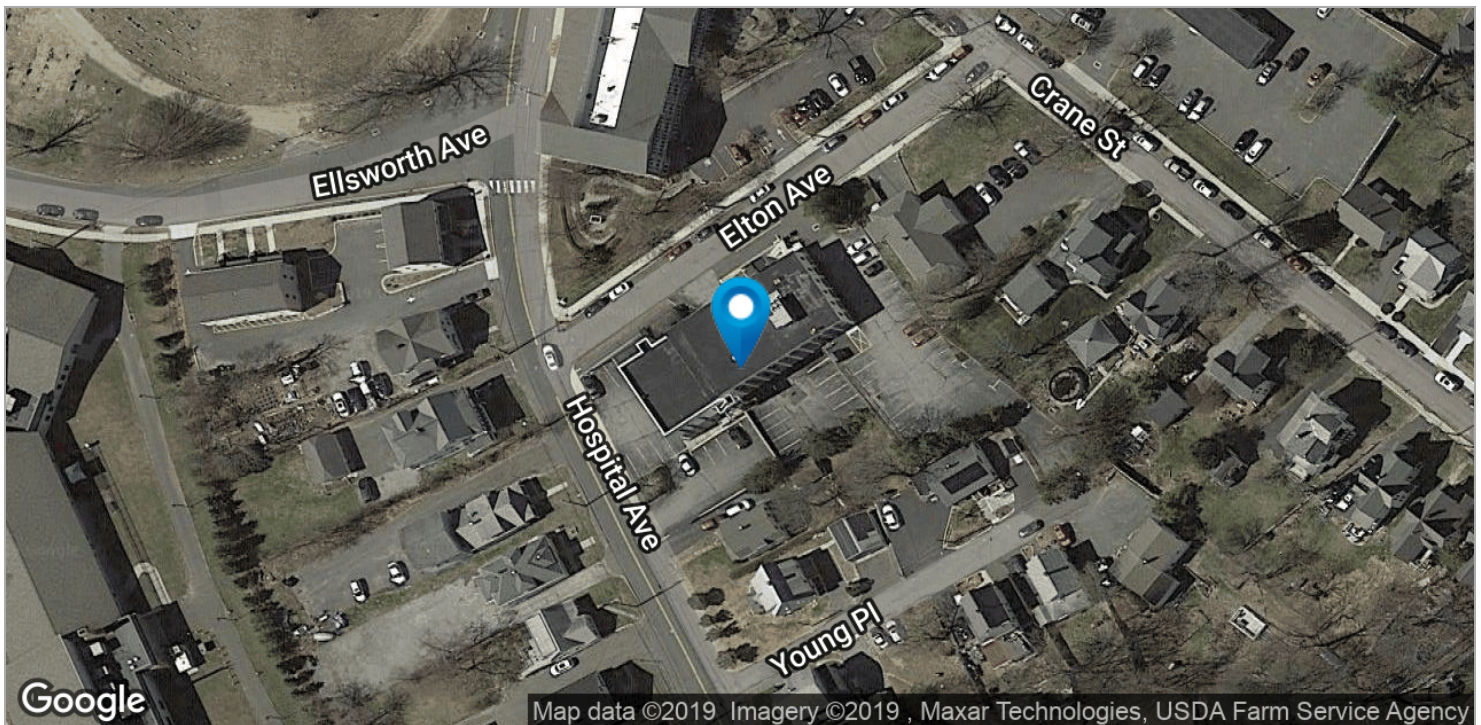
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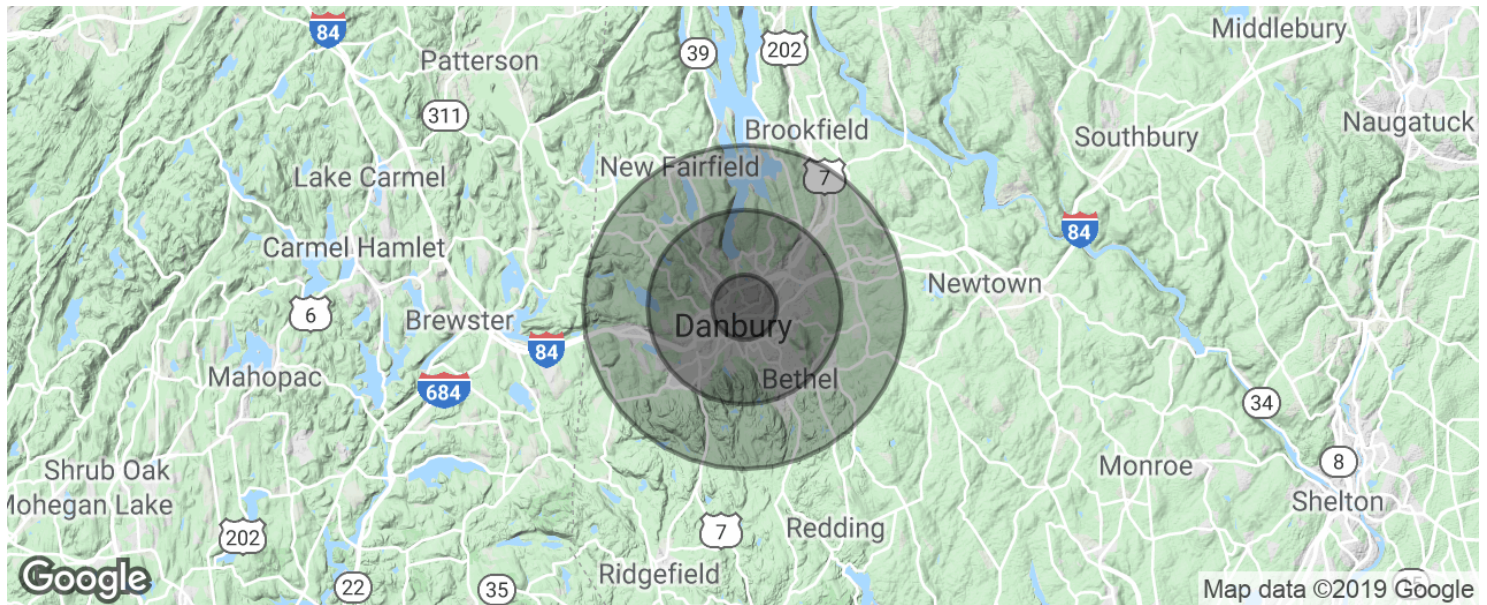
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,858	79,632	127,594
Median age	32.3	35.4	37.6
Median age (Male)	32.3	34.9	36.7
Median age (Female)	32.0	36.1	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,338	29,663	47,502
# of persons per HH	2.8	2.7	2.7
Average HH income	\$57,299	\$72,646	\$85,292
Average house value	\$310,540	\$342,456	\$384,276

* Demographic data derived from 2010 US Census

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