



# FOR SALE

## 1,329 OFFICE/RETAIL BUILDING

241 ALBANY TURNPIKE | CANTON, CT 06019



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 241 Albany Turnpike, Canton CT for sale.

### PROPERTY HIGHLIGHTS

- Located in Canton Village Design District
- Traffic count 20,465
- Ideal for owner/occupant
- 1,329 square feet plus full basement/garage

### OFFERING SUMMARY

Sale Price:	\$199,900
Number of Units:	1
Lot Size:	0.98 Acres
Building Size:	1,329 SF plus full basement/garage

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	824	17,532	65,673
Total Population	1,989	46,214	167,630
Average HH Income	\$103,429	\$130,513	\$121,131

**LARRY LEVERE, SIOR**  
 860.690.0447  
 levere@sentrycommercial.com





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**\$199,900**

### BUILDING SPECIFICATIONS

Building Size	1,329 SF plus full basement/garage
Year Built	1940
Construction Status	Existing

### MECHANICAL/UTILITIES

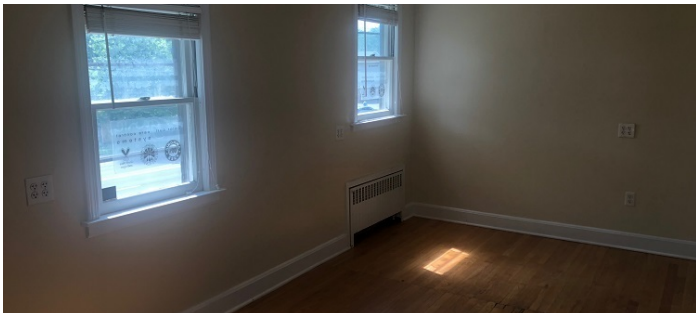
Heat	Oil
Air Conditioning	Central Air Conditioning
Water/Sewer Company	Well/Septic
Gas / Propane	No
Electric Company	Eversource

### LAND

Lot Size	0.98 Acres
Rail	N/A
Zoning	Canton Village Design District

### TAXES

Tax PSF	\$5.13 SF
Taxes	\$6,821.00
Year Assessed	2019
Mill Rate	32.59



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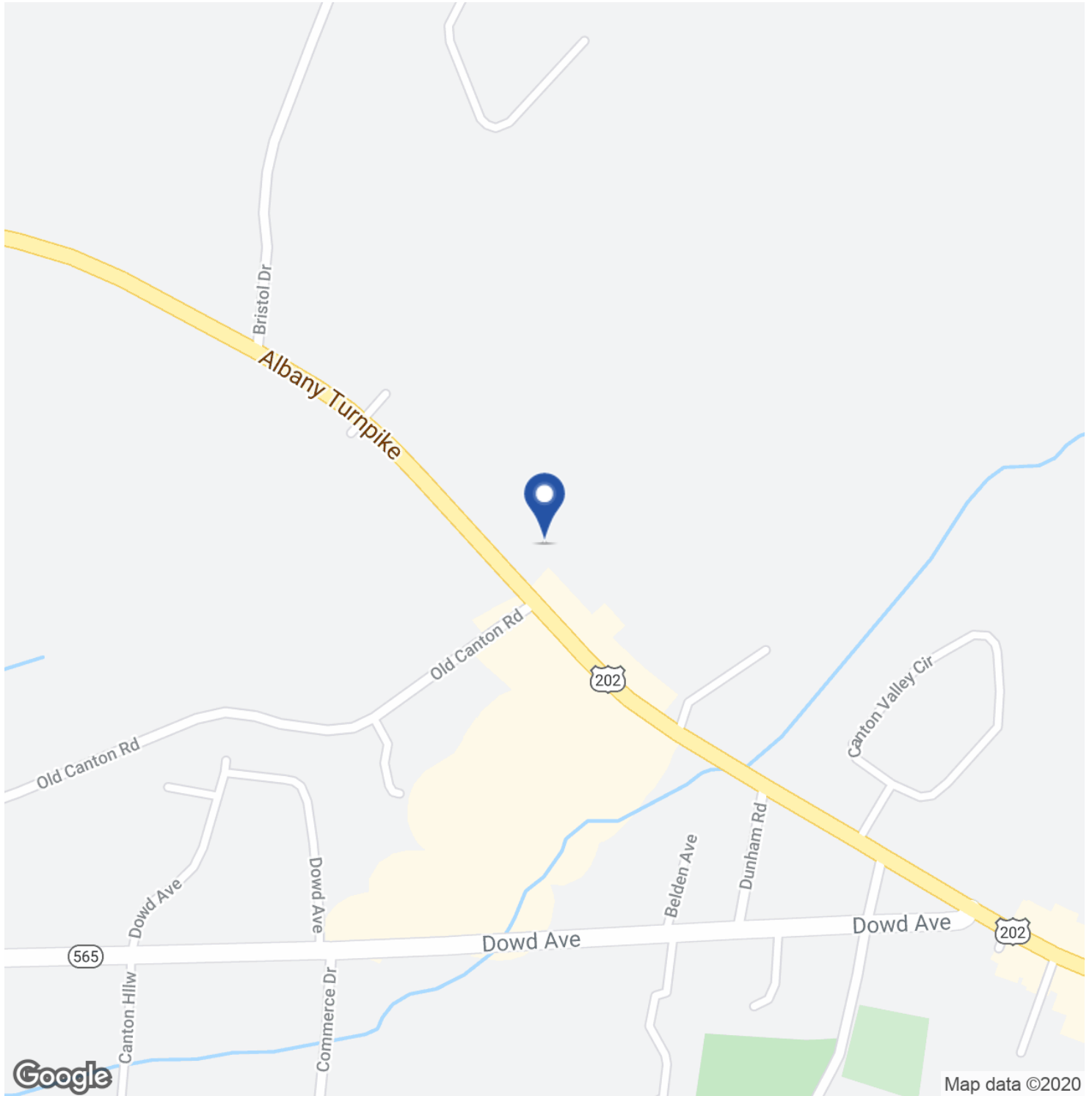
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	1,989	46,214	167,630
Median age	41.6	42.6	43.2
Median age (Male)	40.4	41.7	41.6
Median age (Female)	42.4	43.0	44.3
Total households	824	17,532	65,673
Total persons per HH	2.4	2.6	2.6
Average HH income	\$103,429	\$130,513	\$121,131
Average house value	\$355,829	\$425,982	\$404,395

Google

Imagery ©2020 Maxar Technologies, U.S. Geological Survey

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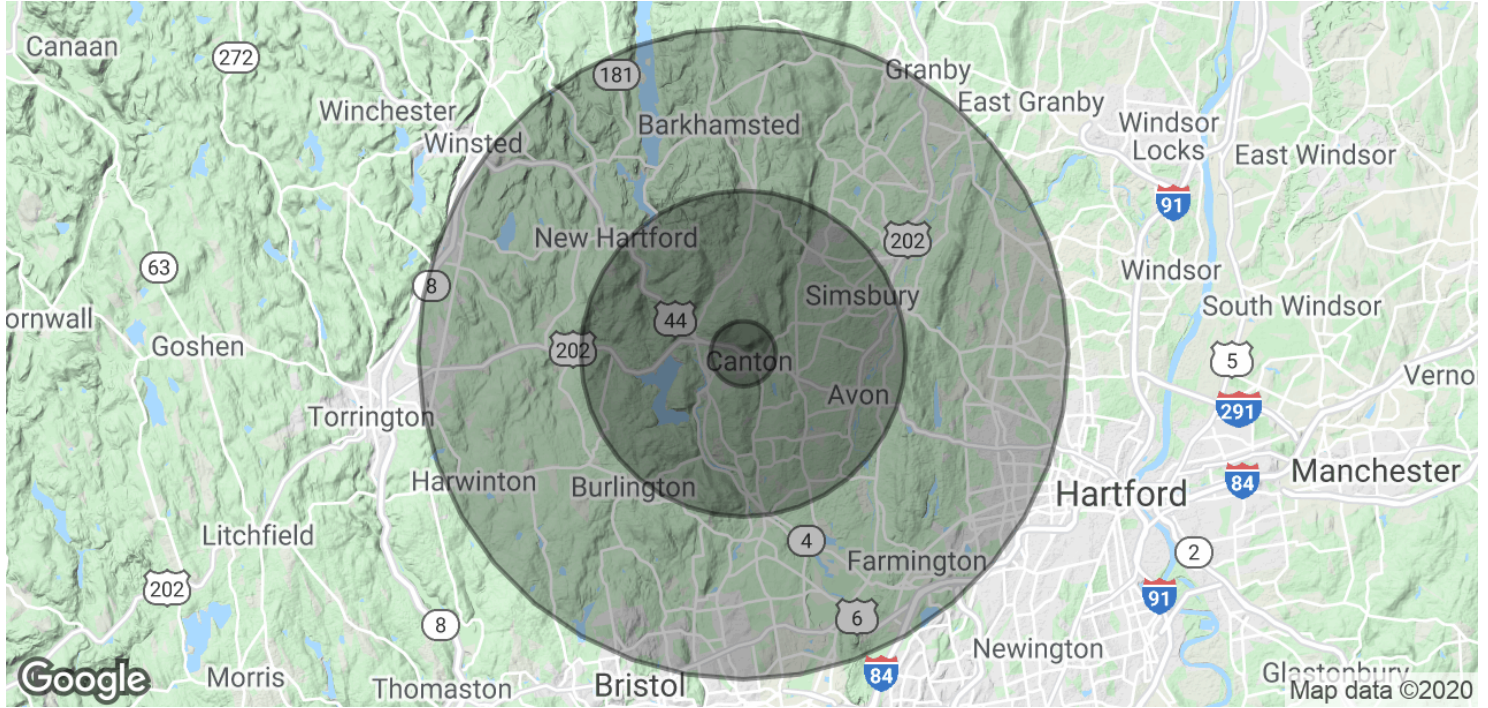
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POPULATION	1 MILE	5 MILES	10 MILES
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Average age	41.6	42.6	43.2
Average age (Male)	40.4	41.7	41.6
Average age (Female)	42.4	43.0	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	824	17,532	65,673
# of persons per HH	2.4	2.6	2.6
Average HH income	\$103,429	\$130,513	\$121,131
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\* Demographic data derived from 2010 US Census

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