



TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE



**~ FOR SALE ~
RETAIL, WAREHOUSE or FLEX**

Sale Price Reduced

493 Danbury Road (Route 7), New Milford, CT



Size:	+/- 19,778 Sq. Ft. First floor Showroom and Service Center +/- 4,908 Sq. Ft. Second Floor Office/Storage
Land:	+/- 3.54 Acres
Zone:	I/C
Power:	800 Amp, 3 Phase
Construction:	Block and Metal
Parking:	+/- 200 Car Lighted Parking
Traffic Count:	+/- 33,000 Cars Vehicles Day (2014)
Road Frontage:	+/- 526 Ft. on Route 7
Loading:	4 Drive-in Doors
Bays:	20 Bays
Heating/Cooling:	Natural Gas; Central A/C
Utilities:	Well; Septic and Gas (Water in Street)
Ceiling Height:	18 Ft. Clear
Year Built:	1996
Taxes:	\$40,652
Sale Price:	\$2,599,000

Recently occupied by *Agway, Marble & Granite Creations, and RDZ Motorsports*. Great location and exposure with 526 ft. road frontage on Route 7. Features include: 4 drive-in doors and 20 bays, oil grid separator, airlines throughout, T-1 lines, lighted 200-car parking, natural gas, central a/c and wired for alarm. Ideal for owner/operator interested in any automotive, retail or industrial use.



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FOR MORE INFORMATION CONTACT

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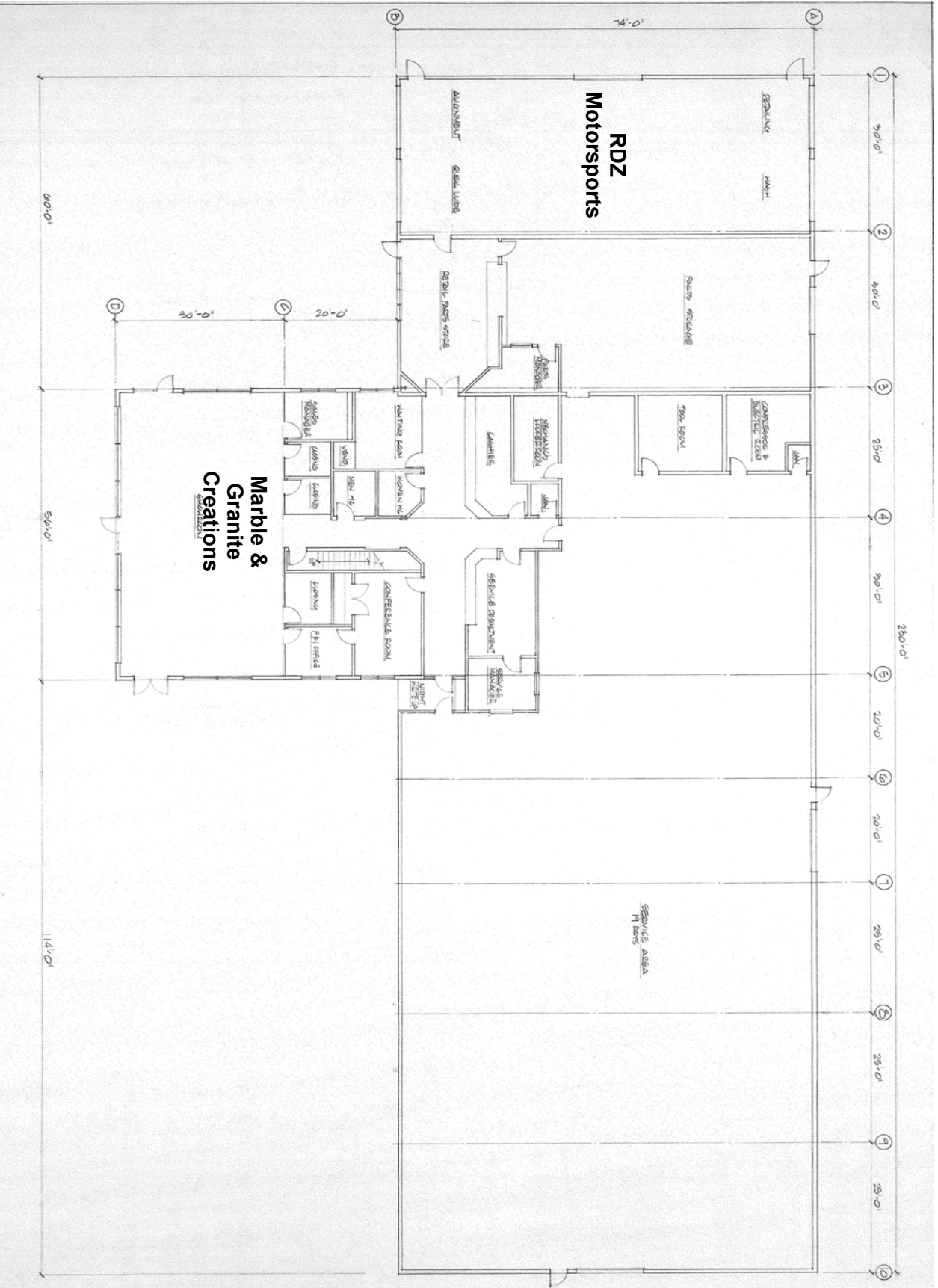
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First Floor



493 Danbury Road, New Milford, CT

