

FOR SALE // 77 RAILROAD ST, NEW MILFORD, CT



PROPERTY DESCRIPTION

This freestanding +/- 6,415 Sq ft building is an Ideal Downtown Location! The property is adjacent to municipal parking and is a short walk to shops and restaurants. This building is currently used as a dance studio and music academy and would be ideal for any retail, office, or medical use. Current owners fully renovated the building in 2012/2013.

PROPERTY HIGHLIGHTS

- B1 (retail/office)
- Adjacent to municipal parking
- +/- 6000 Sq ft of Retail Space
- +/- 3000 Sq ft full basement for Storage
- Handicap Accessible
- 3 Bathrooms: 2 Handicap Accessible + 1 Additional
- City Water + City Sewer
- Propane Heat
- Updated Sprinkler System

OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	+/- 6,415 SF
Taxes	\$9,315 Per Year

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	1,806	3,222
Total Population	870	3,575	6,846
Average HH Income	\$64,095	\$73,525	\$82,897

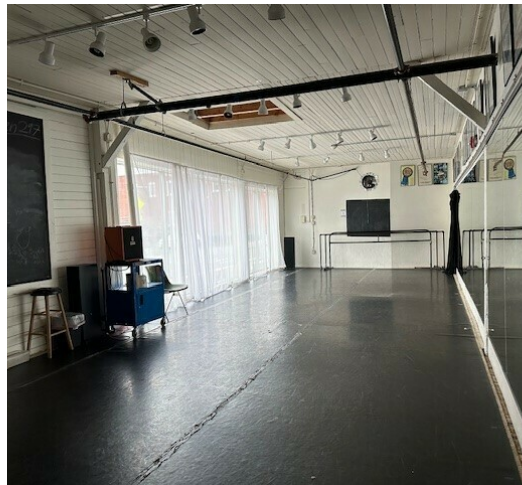
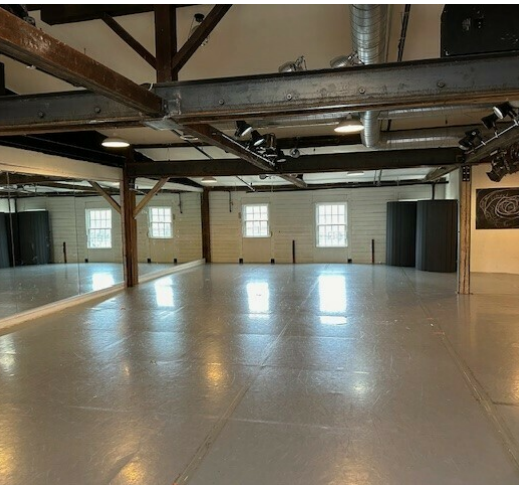


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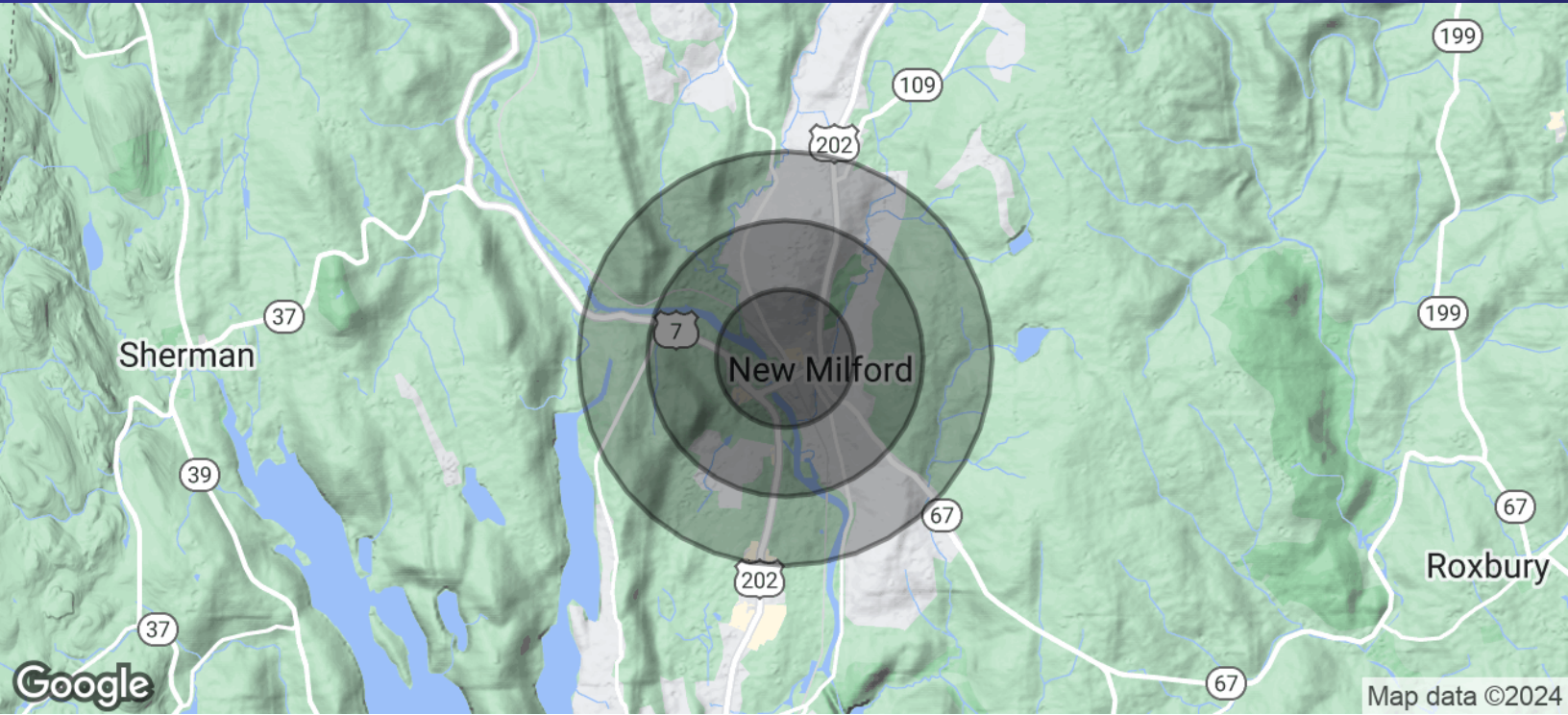
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	870	3,575	6,846
Average Age	39.5	40.2	41.3
Average Age (Male)	35.4	37.0	38.0
Average Age (Female)	43.3	43.2	43.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	452	1,806	3,222
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$64,095	\$73,525	\$82,897
Average House Value	\$228,082	\$244,685	\$266,364

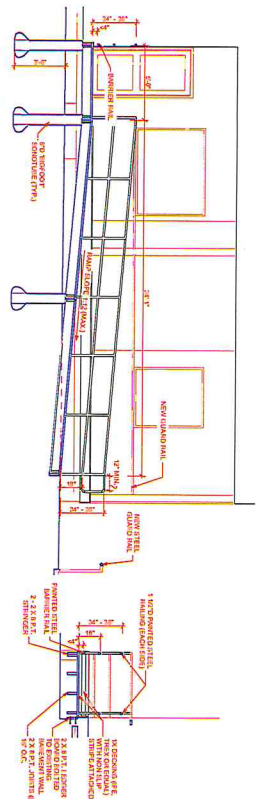
* Demographic data derived from 2020 ACS - US Census



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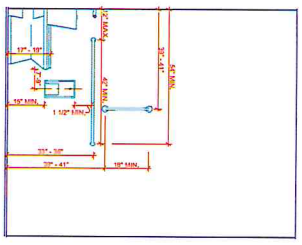
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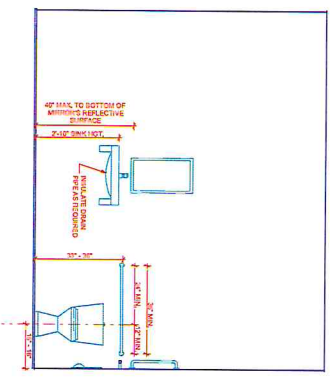
1 Ramp/Railing Section
SCALE: 1/2" = 1'-0"

NOTE: P.L.T. - PRESSURE TREATED

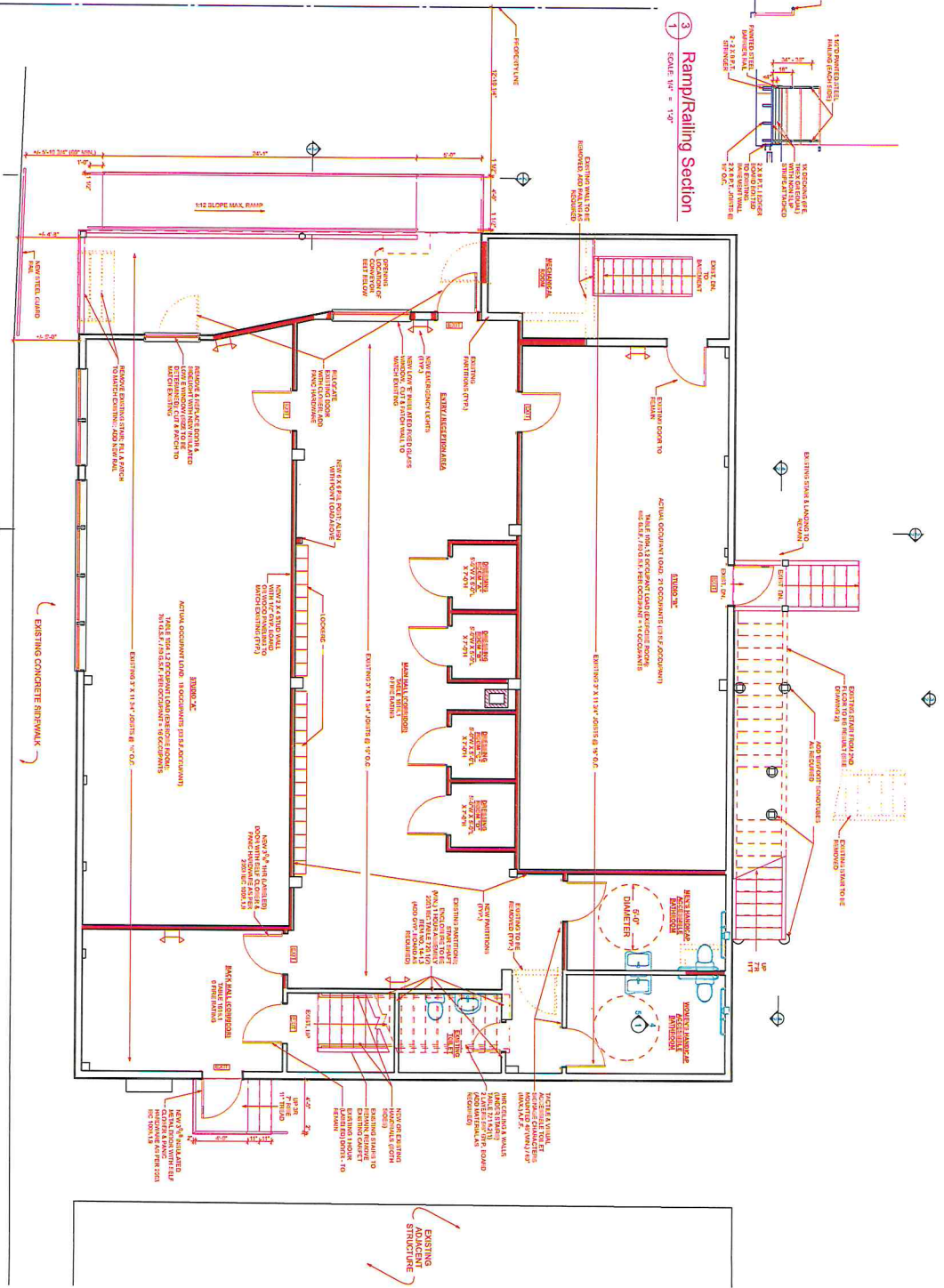
2 Ramp/Railing Section
SCALE: 1/2" = 1'-0"



4 Bathroom Elevation
SCALE: 1/2" = 1'-0"
NOTE: PROVIDE BLOCKING IN WALLS FOR GRABBARS AS REQUIRED



5 Bathroom Elevation
SCALE: 1/2" = 1'-0"



1 First Floor Plan
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
 2. PROVIDE A FINISHED GRA FINISH TO ALL INTERIORS.
 3. CONTRACTOR TO PROVIDE SPRINKLER SYSTEM SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION.
 4. CONTRACTOR TO PROVIDE SPRINKLER SYSTEM SHOP DRAWINGS PER 2003 IBC TABLE 720.1.2.1, ITEM NUMBER 14.1.3.
 5. CONTRACTOR TO PROVIDE SPRINKLER SYSTEM SHOP DRAWINGS PER 2003 IBC TABLE 720.1.2.1, ITEM NUMBER 14.1.3.
 6. CONTRACTOR TO PROVIDE SPRINKLER SYSTEM SHOP DRAWINGS PER 2003 IBC TABLE 720.1.2.1, ITEM NUMBER 14.1.3.
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Dance Studios Building Conversion
77 FALL ROAD STREET

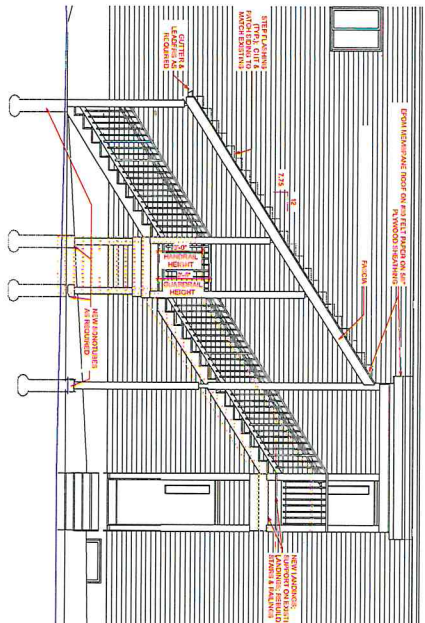
First Floor Plan, Ramp/Railing Sections & Bathroom Elevations

New Milford

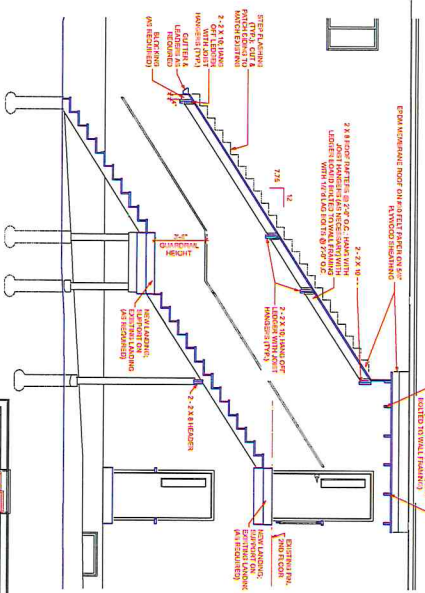
CT

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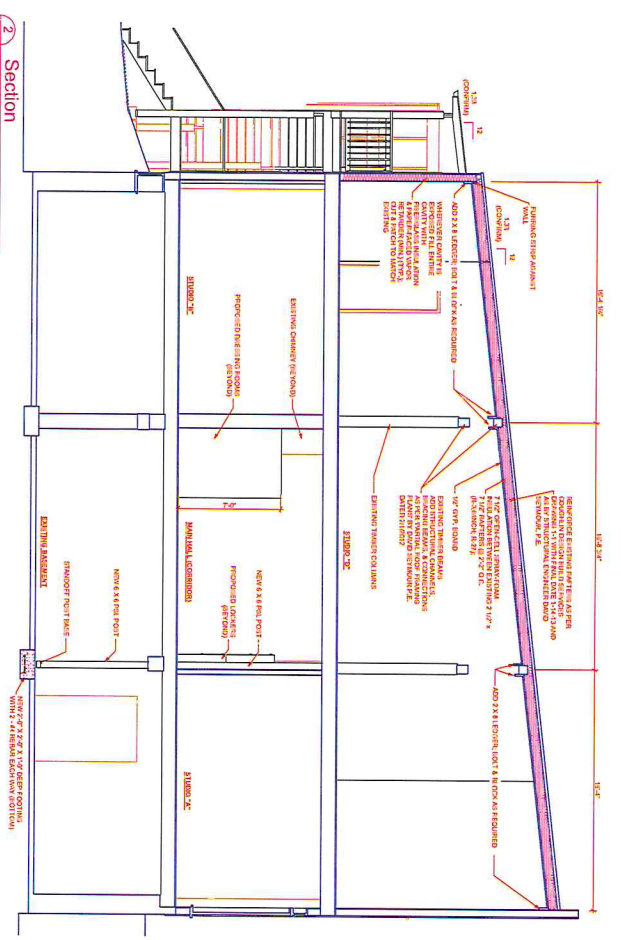
DATE: 1-28-13
 REV: 2-12-13
 SCALE: AS SHOWN
 SHEET: 13



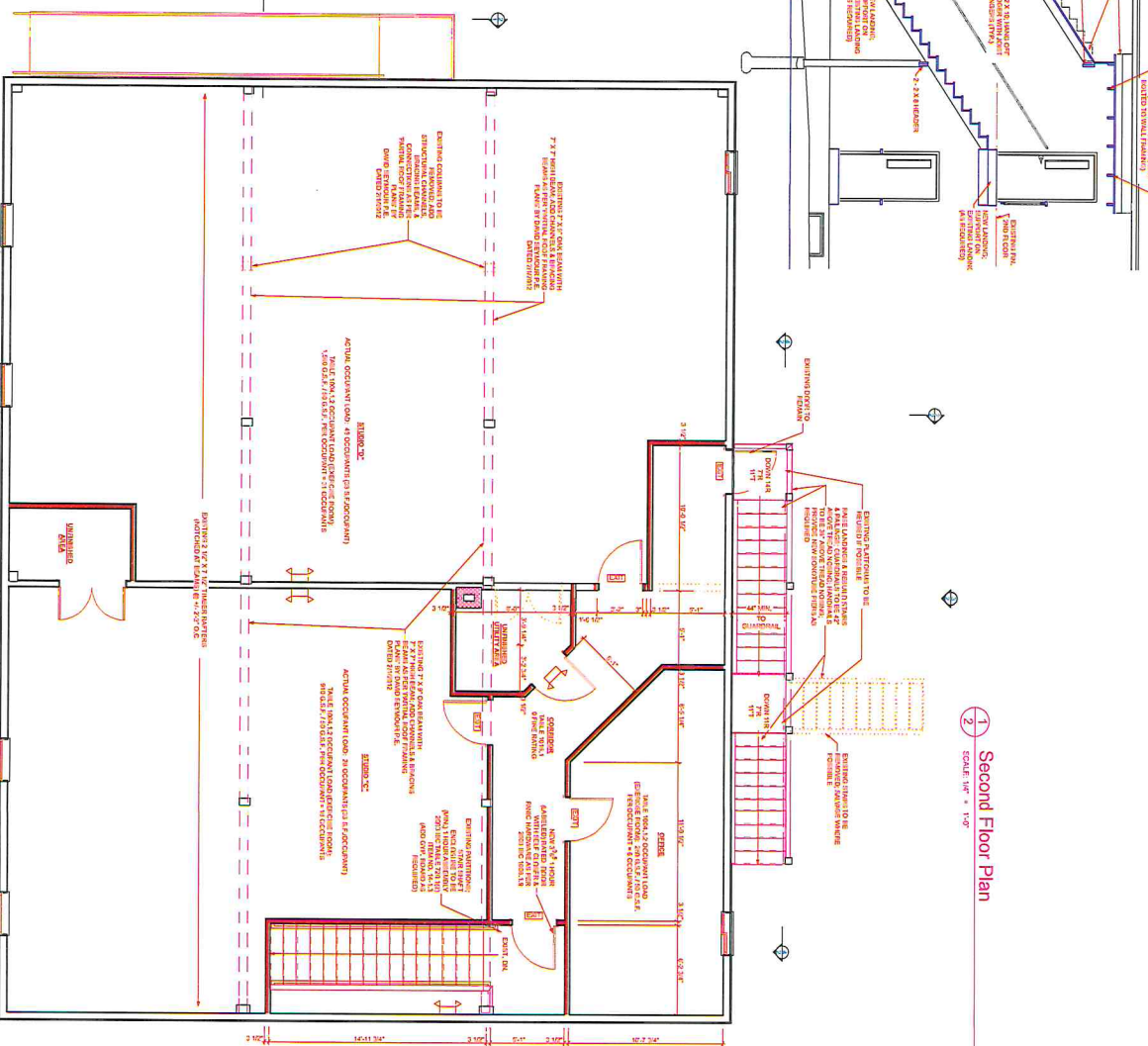
3 Exterior Stair Elevation
SCALE: 1/4" = 1'-0"



4 Exterior Stair Section
SCALE: 1/4" = 1'-0"



2 Section
SCALE: 1/4" = 1'-0"



1 Second Floor Plan
SCALE: 1/4" = 1'-0"

Dance Studios Building Conversion
77 RAILROAD STREET

Second Floor Plan, Section, Ext. Stair Section & Elev.

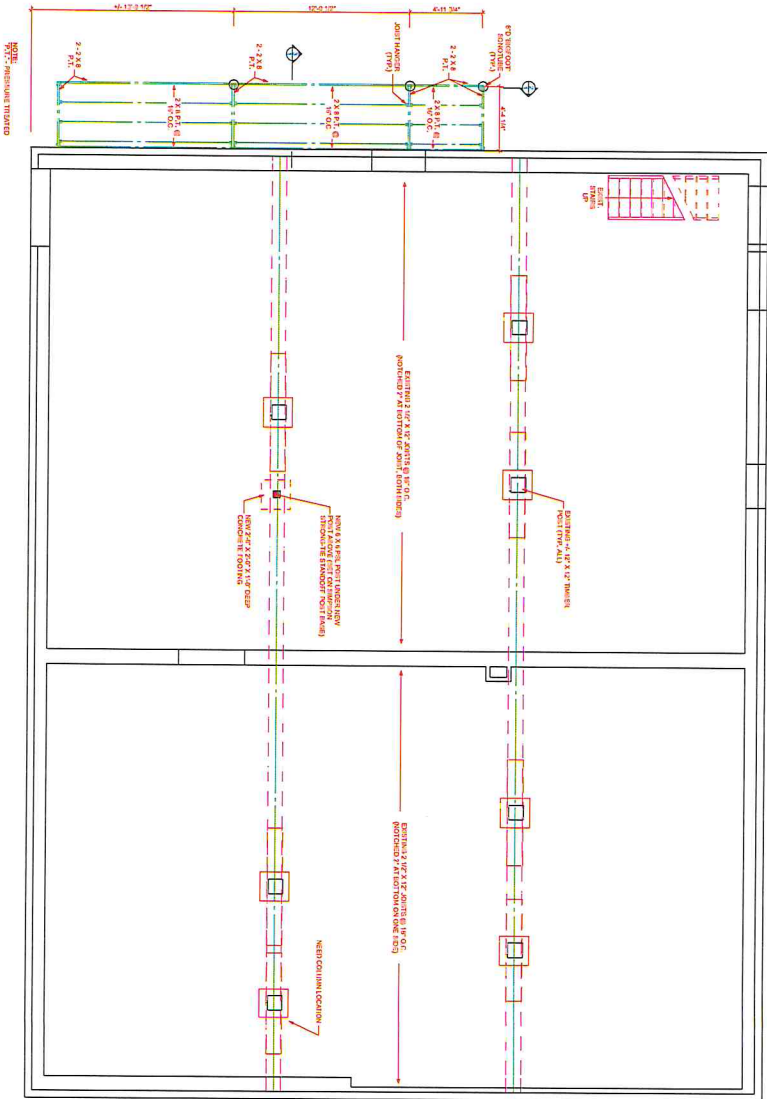
New Milford

CT

DATE	2/17/16	SCALE	1/4" = 1'-0"
REV	1/24/16	SP	1/1
REV	2/12/16	SP	1/2

STEPHEN LASARIS ARCHITECTS AIA

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1 Existing Unfinished Basement Floor Plan/Ramp Framing Plan
 3 SCALE: 1/4" = 1'-0"
 NO STORAGE PERMITTED

Dance Studios Building Conversion
 77 RAILROAD STREET

New Milford

CT

Existing Unfinished Basement Plan & Ramp Framing Plan

ISSUED 2/17/16 SCALE 1/4" = 1'-0"
 DATE 8/21/12
 REV. 2/12/10 5/11

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