

# GOODFELLOW | REAL ESTATE

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**BY \$230,000!**

2 Old Park Lane Road ~ New Milford, Connecticut 06776

- FOR SALE -



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# GENERAL OFFICE / MEDICAL USES

2 Old Park Lane Road ~ New Milford, Connecticut 06776

## PROPERTY INFORMATION / Executive Summary



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$450,000</b>
<b>Price / SF:</b>	<b>\$65.91</b>
<b>Lot Size:</b>	<b>2 Acres</b>
<b>Year Built:</b>	<b>1983</b>
<b>Building Size:</b>	<b>6,827 SF</b>
<b>Zoning:</b>	<b>B-1 ; R-40</b>
<b>Utilities:</b>	<b>City Water &amp; Sewer</b>

### PROPERTY OVERVIEW

Two story, 6,827 SF office building for sale in New Milford, CT, situated on 2 acres of land. The building is zoned R-40. Allowable uses consist of general office businesses as well as medical practices.

Previous tenants were OB doctors, Obstetric doctors and Physical Therapy.

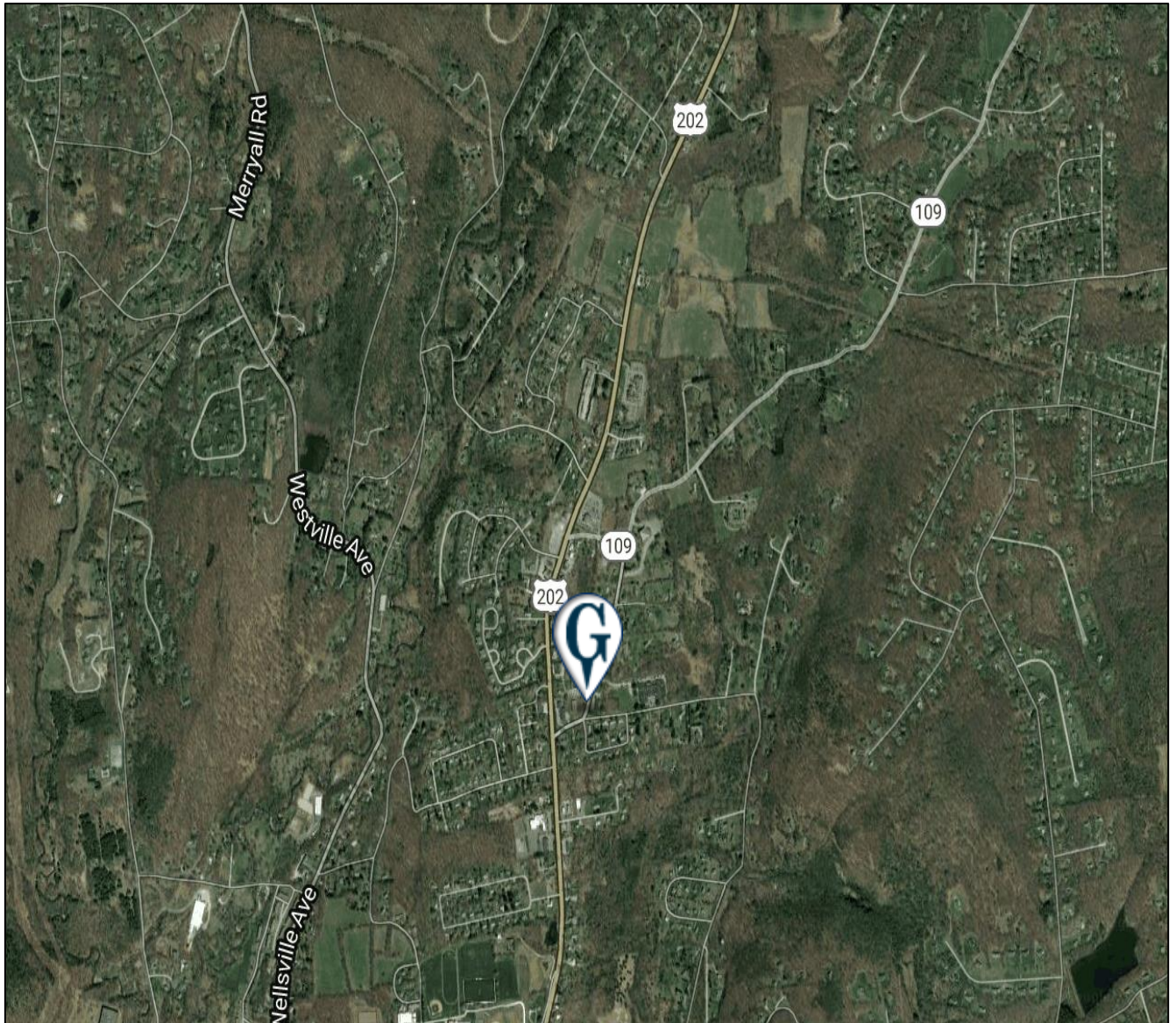
Property includes additional acre that can be developed.

Building divisible for three separate units.

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PROPERTY INFORMATION / Map & Location Overview



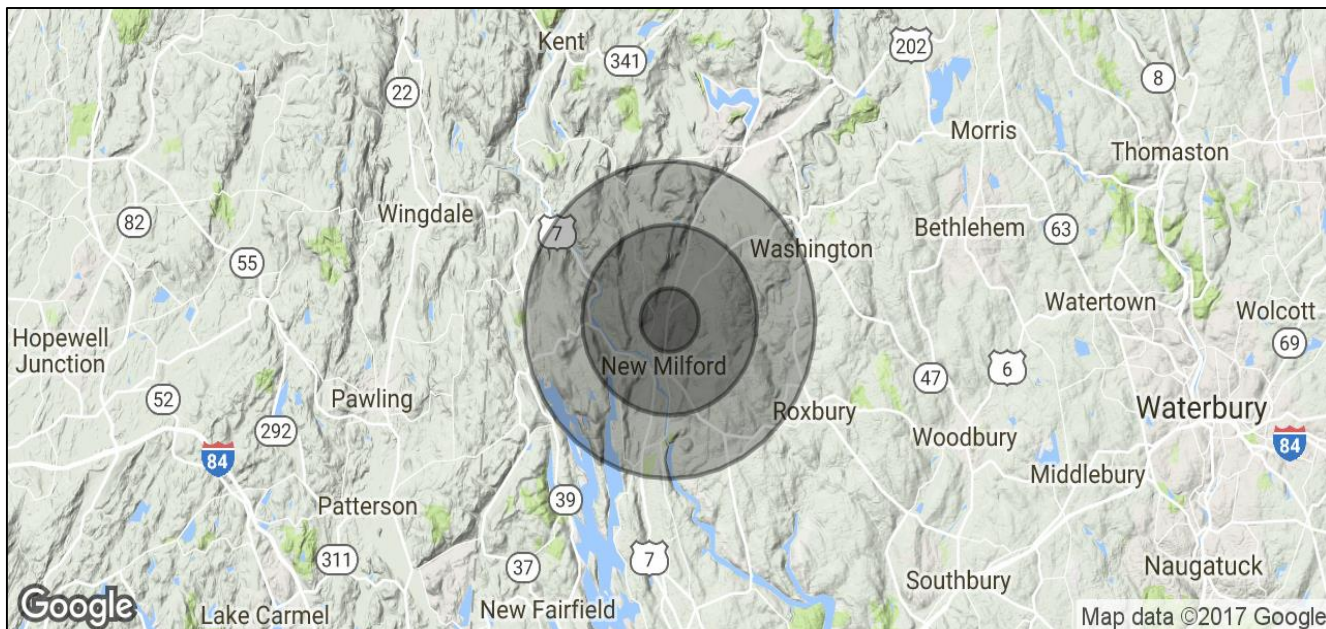
## LOCATION OVERVIEW

Located on the corner of Old Park Lane Road and Park Lane East, in the town of New Milford, Connecticut. New Milford Hospital is close to 1 mile from the property.

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## PROPERTY INFORMATION: Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	3,710	16,602	32,408
MEDIAN AGE	41.9	40.4	40.8
MEDIAN AGE (MALE)	41.2	40.3	40.6
MEDIAN AGE (FEMALE)	42.5	40.8	41.1
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	1,537	6,488	12,429
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$83,261	\$94,290	\$101,333
AVERAGE HOUSE VALUE	\$325,503	\$358,065	\$384,417