

BROKER

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

1 Moss Avenue

DANBURY, CT 06810



Prominent Office Building and Large Paved Parking Lot, Directly Across the Street from the Danbury Superior Court for Sale at \$799,000

Angel Commercial, LLC, is pleased to offer an office building at **1 Moss Avenue** along with **147 White Street in Danbury, CT**, for sale at \$799,000. This offering includes a completely remodeled office building and a contiguous parking lot in a High Rise Residential (RH3) Zone. The properties are directly across the street from the Danbury Superior Court and next to Western Connecticut State University. This offering is ideal for an owner-occupant, investment property, or a development site.

- 1 Moss Avenue is a prominent three-story 3,634 SF office building on .19 acres that has recently been renovated throughout, including new siding, windows, flooring, millwork, roof, and HVAC. The building features three stories of office space and a full basement. It will be delivered vacant and is currently configured with a reception area, law library, ten private offices, a conference room, a kitchenette, three restrooms, and one full bath with shower facilities. There are ten parking spaces onsite and a handicap-accessible ramp provides access to the building.
- 147 White Street is a separate tax parcel consisting of a .41 acre paved parking lot. It currently provides 33 additional parking spaces.

1 Moss Avenue & 147 White Street are highly visible, located directly across the street from the Danbury Superior Court and next to Western Connecticut State University. The properties are less than one mile from I-84 (Exit 5) and within walking distance (0.4 miles) to the Danbury Train Station. They are close to restaurants, shopping, banks, medical facilities, and government buildings.

For more information, please contact Brett A. Sherman, CCIM, Senior Vice President at Angel Commercial, LLC, at (203) 335-6600 Ext 22.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

1 Moss Avenue

DANBURY, CT 06810

Financial Information

Lease Rate:	\$799,000
2021 Real Estate Taxes:	147 White Street: \$8,809.92 1 Moss Avenue: \$13,399.80

The Site

Space Available:	3,634 SF
Total Building Size:	3,634 SF
Land:	.6 Acres
Zoning:	High Rise Residential (RH3)
Year Built:	1932, Recently Renovated
Construction:	Wood
Stories:	Three
Tenancy:	Single Occupancy

Features

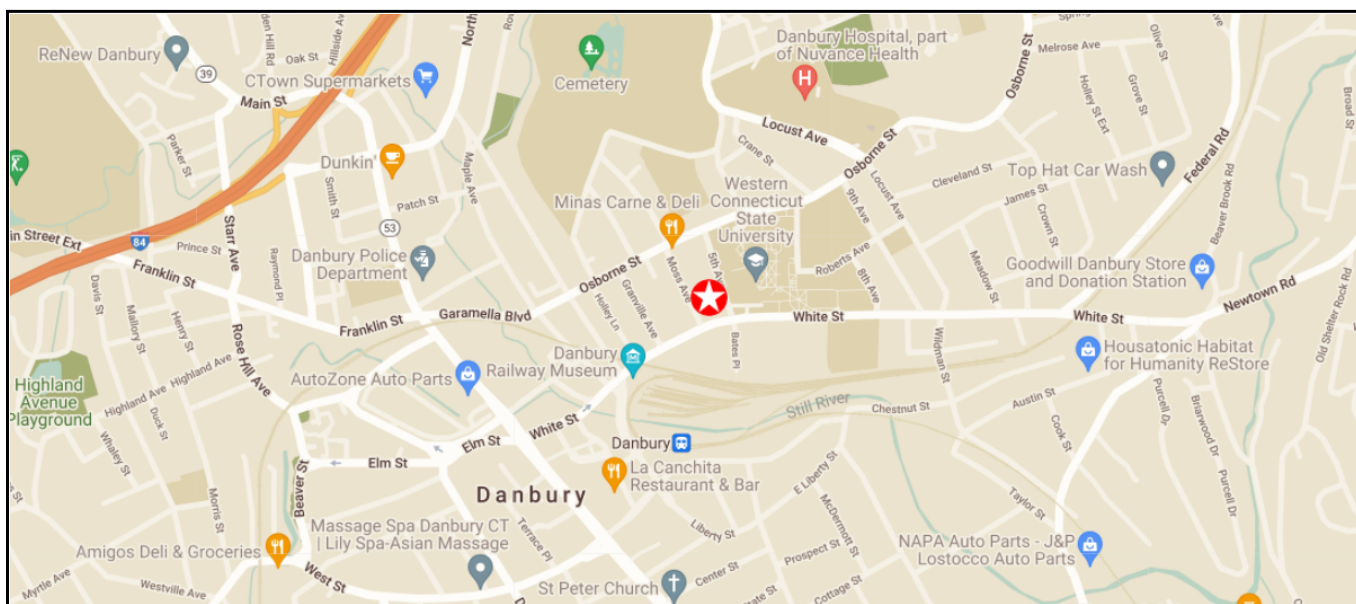
Parking:	43 Spaces
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Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heating:	Gas

Demographics

	1 Mile	3 Miles	5 Miles
Population:	24,992	76,635	111,422
Median HH Income:	\$49,629	\$71,655	\$84,890



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