

# FOR SALE

## Three-Building Multi-Family Portfolio

20 Residential Units • Laundry Room • Garage

*108, 114, 118 E. Liberty Street  
Danbury, Connecticut*



**Building A – 108**



**Building B – 114**



**Building C – 118**

## Executive Summary

This offering presents a rare opportunity to acquire a stabilized **20-unit multi-family portfolio** comprising three buildings on adjacent parcels. The portfolio includes two 8-unit buildings and one 4-unit building, supported by a shared on-site laundry room and garage – storage area — amenities that drive ancillary income and tenant retention.

With 17 of the units currently occupied and rents below market, the asset offers immediate cash flow with clear upside through renovations / rent adjustments and expense reduction.

## Investment Highlights

- **20 total units** across three buildings — diversified, scalable income
- **Ancillary income** from on-site laundry room and garage / storage or parking
- **Value-add potential** through unit upgrades / rent growth / expense control
- **Strong location** near transit / employers / schools / amenities
- **Separately metered** utilities electric / gas
- **Victorian Design features-** original woodwork, hardwood floors, cupolas

## Property Overview

<b>Address</b>	108, 114 & 118 E. Liberty Street, Danbury, CT
<b>Property Type</b>	Multi-Family (3 buildings)
<b>Total Units</b>	20 (8 + 8 + 4)
<b>Parcel / Lot Size</b>	1.69 acres
<b>Year Built</b>	1886 – 1900' updated in 1979 - 1983
<b>Gross Building Area</b>	108 – 3664, 114 – 4985, 118 – 4428 square feet
<b>Zoning</b>	RM - 12
<b>Parking</b>	Current Surface lot, garage used as storage
<b>Laundry</b>	On-site shared laundry room (income-producing)
<b>Utilities</b>	Tenants pay own utilities / Owner common areas



## Building Breakdown

Building	Units	Unit Mix	Notes
Building A 114 E.L	8	8 studios	Option of Add unit 3 <sup>rd</sup> fl.
Building B 118 E.L	8	5 studios, 3 - 1BR	Tenant pays utilities
Building C 108 E.L	4	1-2BR, 2-1BR, 1-Studio	Laundry / garage
<b>Total</b>	<b>20</b>		

## Rent Roll Summary

*Replace the rows below with actual unit-level data. Add or remove rows as needed.*

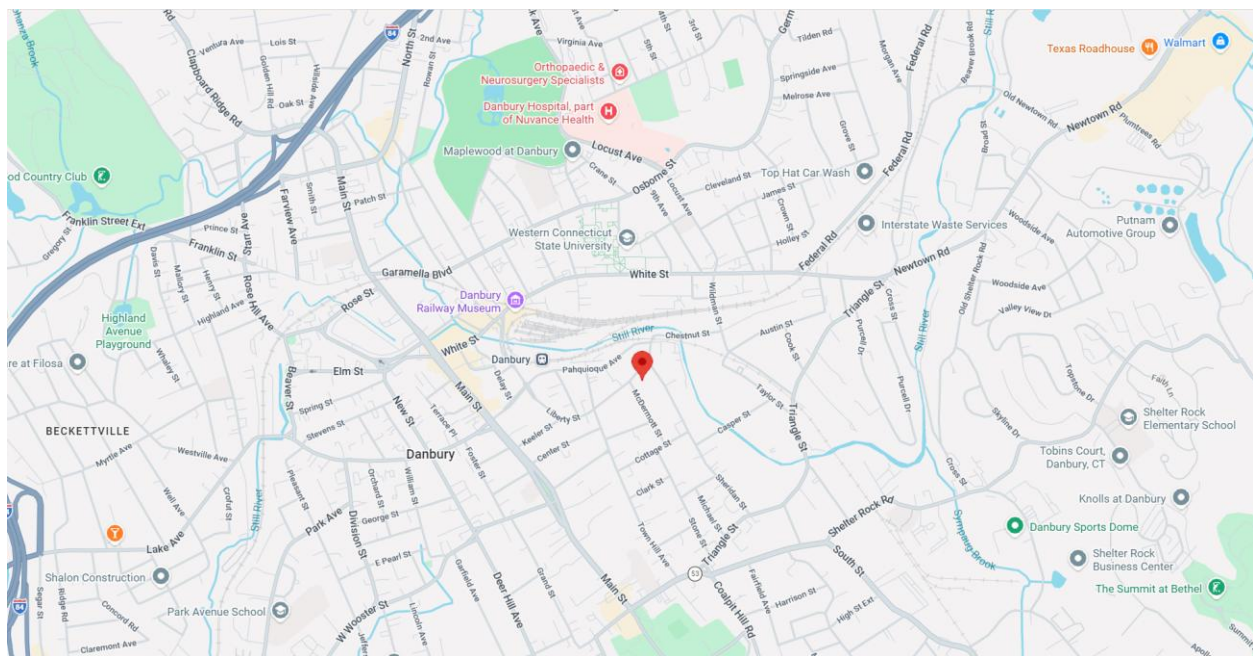
Unit	Type	Current Rent	Market Rent	Status
A-1	14 studios	\$800 - \$975	\$1000 - \$1400	11 occupied
A-2	5 one-bedroom	\$975 - \$1100	\$1100 - \$1600	4 occupied
B-1	1 two-bedroom	\$1800	\$2000 - \$2800	Occupied
<b>Totals</b>	<b>20 units</b>			

## Location & Amenities

The property sits in the heart of Downtown Danbury, within the Main Street Historic District and one of the area's most walkable neighborhoods. Downtown is home to Western Connecticut State University's Midtown campus, giving the immediate area a steady base of student, faculty, and staff renters, along with cultural attractions, local restaurants, and specialty shops. The location combines historic character, transit access, and a stable, diversified employment base that drives consistent rental demand.

### Nearby Points of Interest

- **Major employers:** Danbury Hospital (Nuvance Health, now part of Northwell), Western Connecticut State University, and the surrounding downtown business district
- **Transit & highways:** Metro-North Railroad (Danbury Branch) with service toward Stamford and Grand Central; Interstate I-84; U.S. Routes 6 and 7
- **Shopping & dining:** Downtown Danbury Historic District restaurants and shops; Danbury Fair Mall
- **Schools & healthcare:** Western Connecticut State University; Danbury Public Schools district; Danbury Hospital
- **Parks & recreation:** Rogers Park; Tarrywile Park
- **Culture & attractions:** Danbury Railway Museum; Danbury Museum & Historical Society; Downtown Danbury Historic District



## On-Site Amenities

- **Shared Laundry Room** — 2 washing machines and 2 dryers (leased)
- **Garage / Storage** — currently used by owner; potential to convert to additional parking or rental storage income
- **Additional** — On-site surface parking lot for tenants

## Contact & Next Steps

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For a full due-diligence package — including detailed rent roll, T-12 financials, and to schedule a tour — please contact:

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