

Turn-Key Medical Condo

27 Hospital Ave, Danbury Connecticut



COLDWELL BANKER
COMMERCIAL
REALTY

SALE / LEASE

27 HOSPITAL AVENUE

27 Hospital Avenue, Suite 404, Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents a turn-key medical office condo located at 27 Hospital Ave Suite 404 for lease, or sale. This 769 SF of space includes waiting room, reception area, two exam rooms, ADA compliant restroom, and flex office/exam space. The building is conveniently located across the street from Danbury Hospital, and within the confines of a wide variety of major medical providers.

PROPERTY HIGHLIGHTS

- 2 Exam Rooms with Sinks
- Reception/Waiting Area
- Breakroom
- Private Office
- Elevator Serviced
- ADA Compliant Restroom
- Recently Updated

OFFERING SUMMARY

Sale Price:	\$200,000
RE Taxes:	\$1,826.00
Condo Fees:	\$400.00
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	769 SF
Zoning:	CG-20

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,465	29,930	44,554
Total Population	21,022	82,861	120,291
Average HH Income	\$88,194	\$111,255	\$127,945

Alice Fitzsimons
203 770 2843



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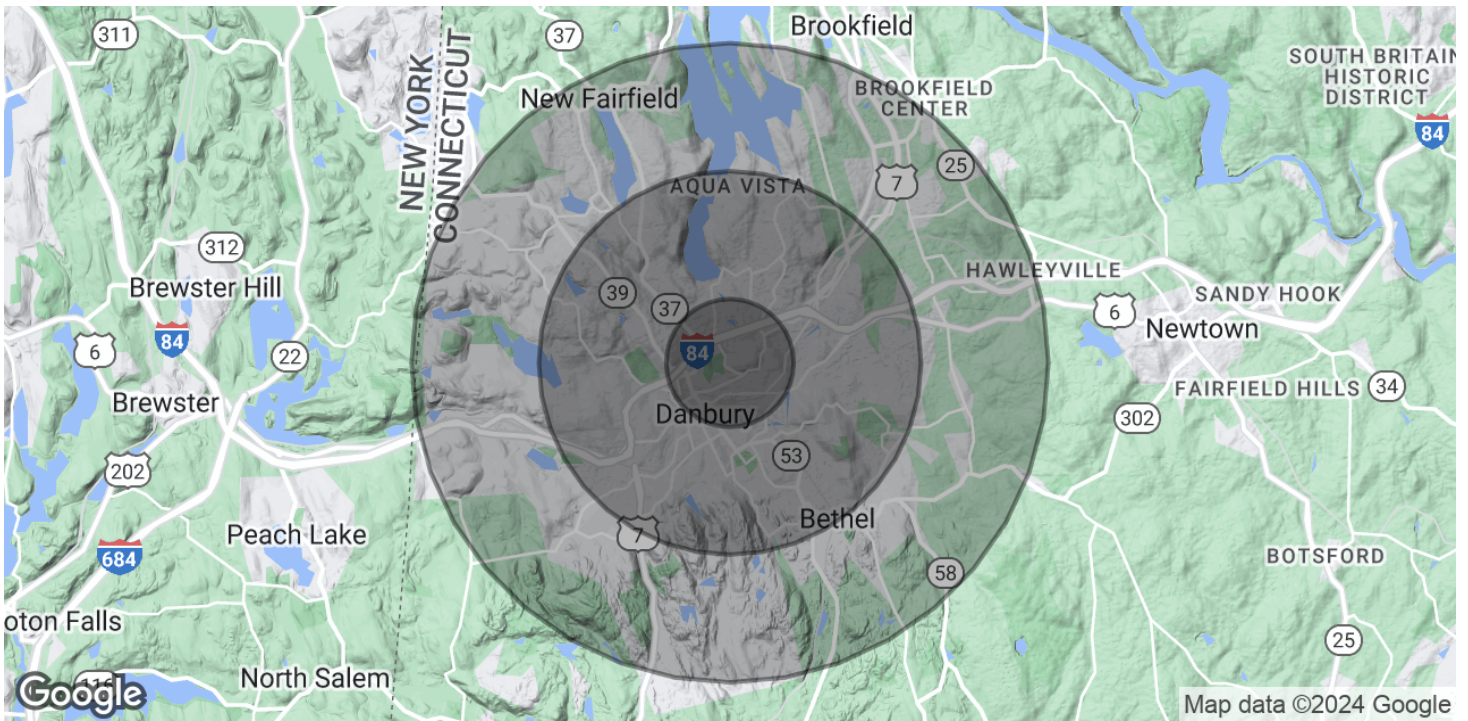
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,022	82,861	120,291
Average Age	37	40	41
Average Age (Male)	36	39	40
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,465	29,930	44,554
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$88,194	\$111,255	\$127,945
Average House Value	\$314,329	\$393,773	\$436,434

Demographics data derived from AlphaMap

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CONTACT



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GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate¹, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

39
COUNTRIES/
TERRITORIES

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MARKETS²

3,100+
AFFILIATED
PROFESSIONALS³

COLDWELL BANKER COMMERCIAL IS:

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- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

1.4M

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PAGE VIEWS ANNUALLY^{*}

\$9.82B^{*}

TOTAL 2022
SALES VOLUME

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1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.