

SALE

25 OLD MILL ROAD

Redding, CT 06896



PROPERTY DESCRIPTION

25 Old Mill Road presents a rare opportunity to acquire a distinctive mixed-use investment property in the heart of historic Georgetown, Connecticut. This unique asset features five residential apartment units combined with two creative commercial spaces, offering a diversified income stream within one of Fairfield County's most charming and evolving village settings. The property blends historic character with flexible live/work appeal, attracting a strong tenant base of residents, artists, entrepreneurs, and creative professionals.

Ideally positioned near Georgetown Center, the area continues to benefit from significant investment, increased activity, and growing demand for mixed-use properties. Residents and tenants enjoy a walkable environment surrounded by local dining, boutique shopping, and convenient commuter access via the nearby Metro-North Railroad. With its combination of stable residential income, creative commercial occupancy, and long-term upside in a highly desirable Fairfield County location, 25 Old Mill Road represents an exceptional investment and value-add opportunity.

PROPERTY HIGHLIGHTS

- Located in the historic village of Georgetown, Connecticut
- Excellent stable mixed-use investment opportunity
- Ease access to Route 7 and 107
- Charming mixed-use neighborhood with restaurants, boutiques, and local businesses
- Convenient access to Metro-North Railroad commuter line
- Strong surrounding demographics

OFFERING SUMMARY

Sale Price:	\$1,349,000
Number of Units:	7
Building Size:	6,080 SF

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

25 OLD MILL ROAD

Redding, CT 06896



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



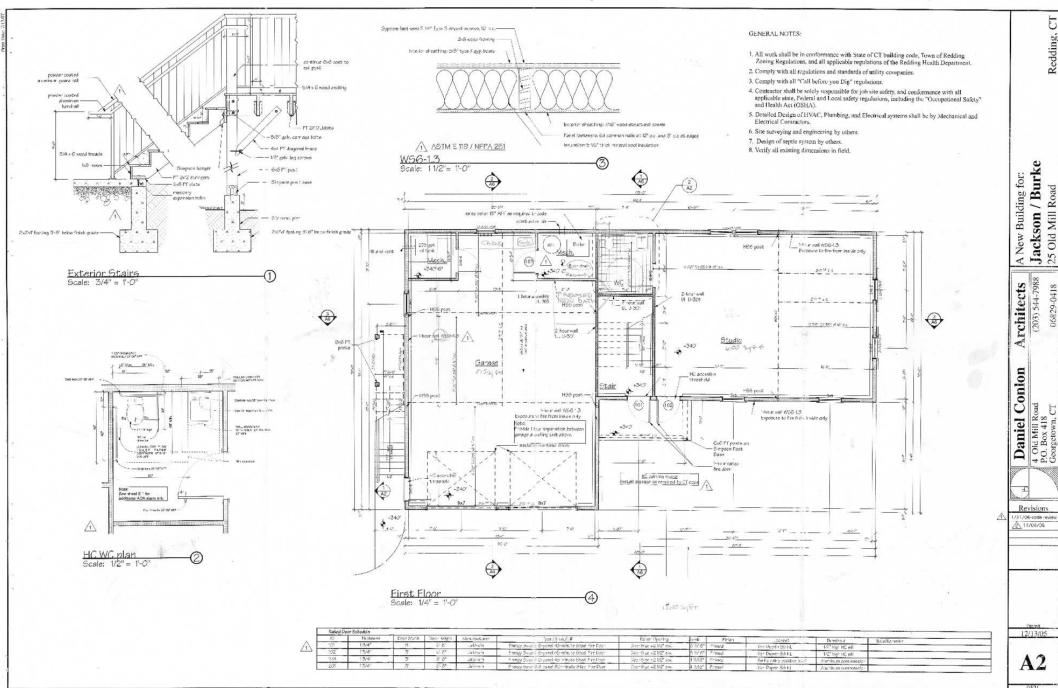
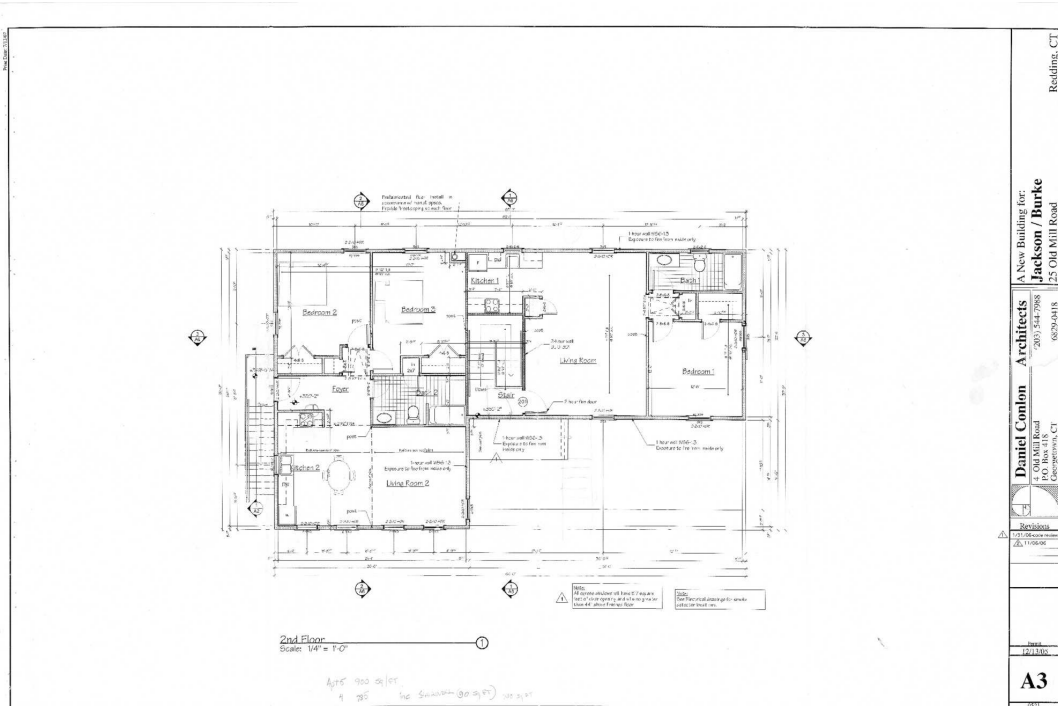
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

25 OLD MILL ROAD

Redding, CT 06896



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



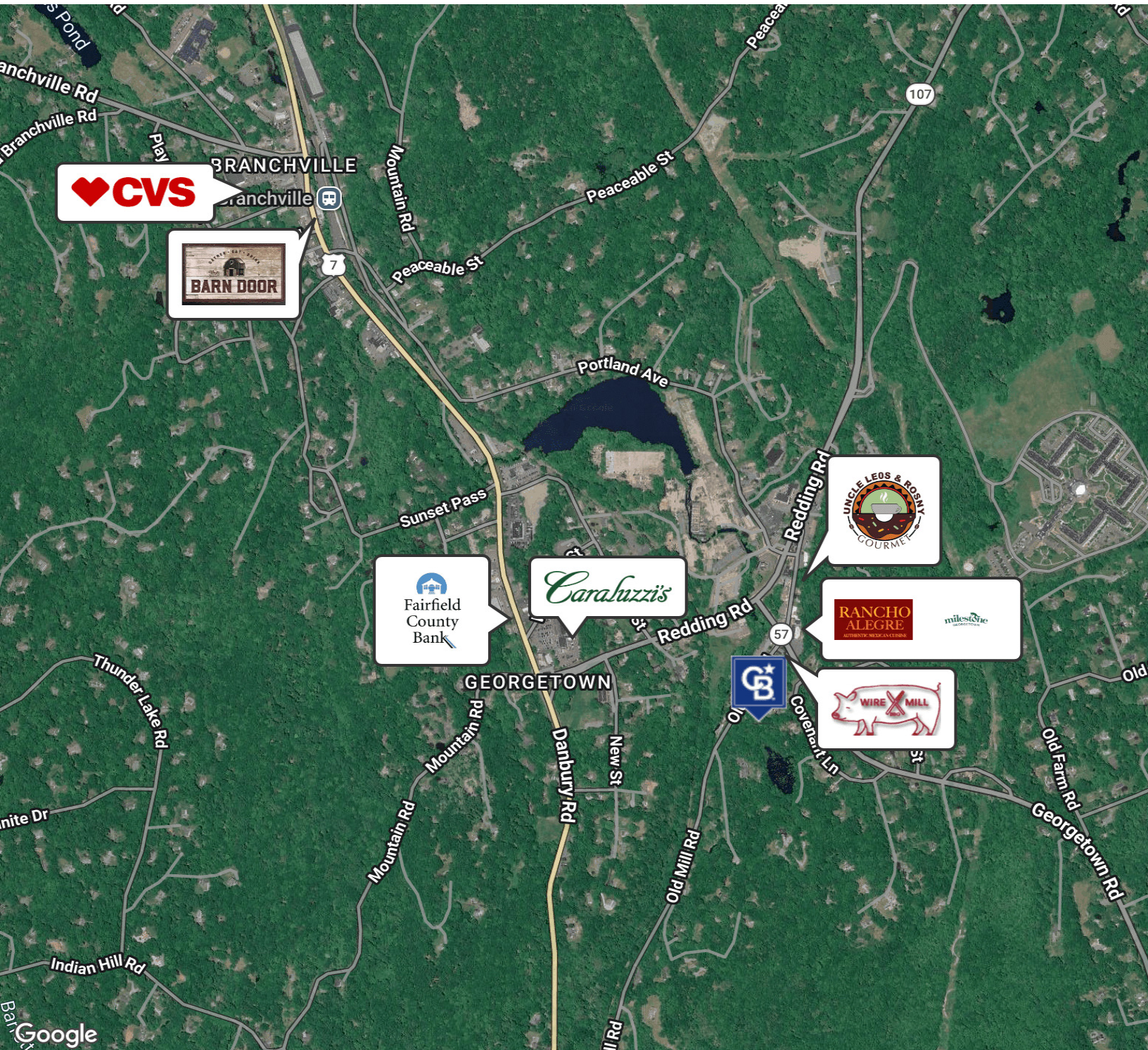
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

25 OLD MILL ROAD

Redding, CT 06896



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



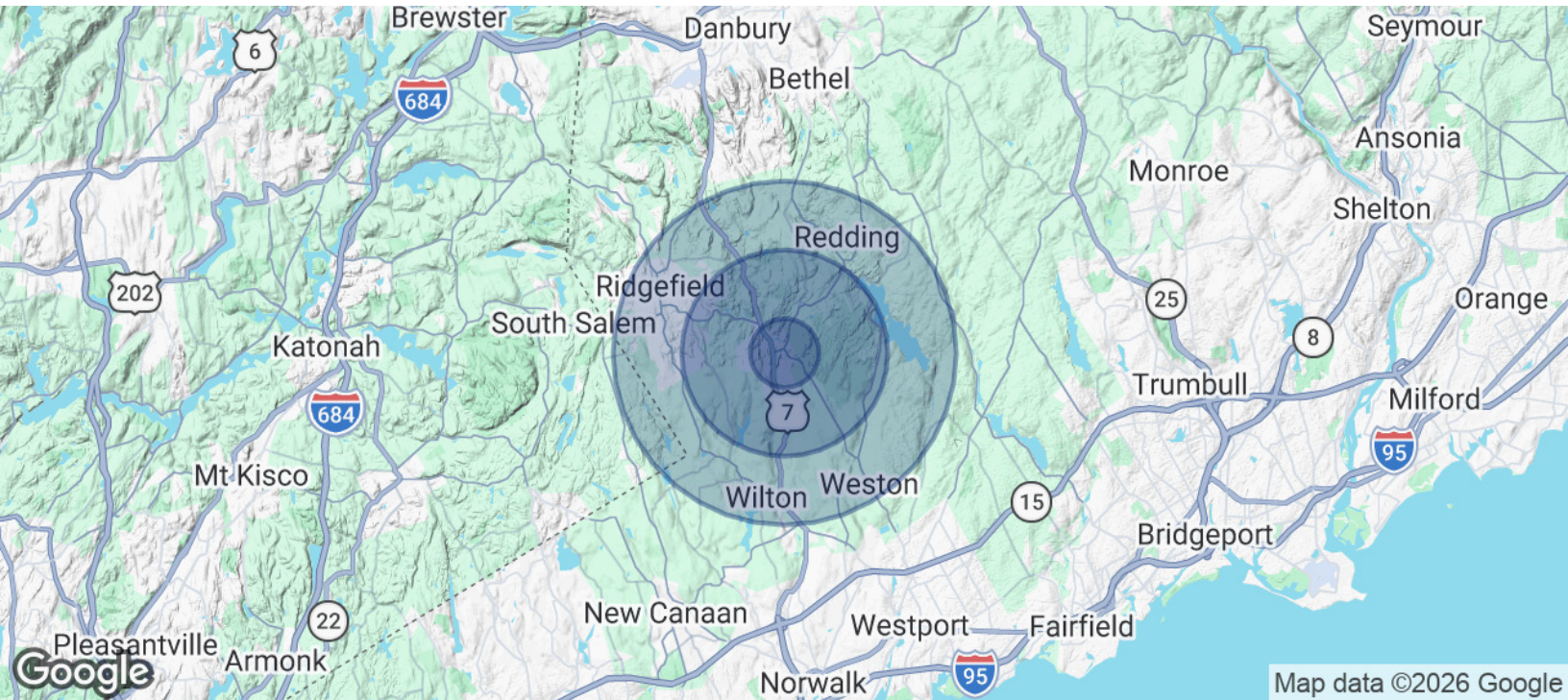
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

25 OLD MILL ROAD

Redding, CT 06896



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,337	13,556	41,092
Average Age	47.2	45.7	46.1
Average Age (Male)	46.8	45	45.8
Average Age (Female)	46.5	45.9	45.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	474	4,733	14,941
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$270,073	\$283,017	\$267,855
Average House Value	\$739,856	\$910,942	\$939,789

2023 American Community Survey (ACS)

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

25 OLD MILL ROAD
25 Old Mill Road Redding, CT 06896



CHRIS SCATTERDAY

Senior Sales Associate

Direct: (203) 461-1931
chris.scatterday@cbrealty.com



DAN SOUSA

Managing Director - National Brokerage

Direct: (203) 948-7870
dan.sousa@cbcrrt.com

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



COLDWELL BANKER
COMMERCIAL
REALTY