

INVESTMENT FOR SALE

Just Renewed for 5 Years!

RYER
Associates

COMMERCIAL
REAL ESTATE

*Building
Opportunities*

199-201

Main
Street



- **+11,200 square feet of street-front retail, and +8,500 square feet of lower-level space on 0.33 acres**
 - Retail-anchored investment property, currently leased to a national retailer(+8,600 sf) and a law firm (+2,600 sf)
 - Includes additional, smaller office suites, both leased and available
- **Lower-level includes +5,100 sf finished office space & +3,400 sf storage**
- **Current NOI: +- \$138,500 – 8.66% cap rate**
- **Full City Services**
- **Abundant street & municipal parking, including public garage**
- **Close to the entertainment district, train and bus stations, new luxury residences, shops, restaurants, and services**

FOR SALE: \$1,600,000

Danbury, CT

Invest in Danbury's Opportunity Zone!



5-MILE FACTS



Population: 115,500



Total Households: 41,000

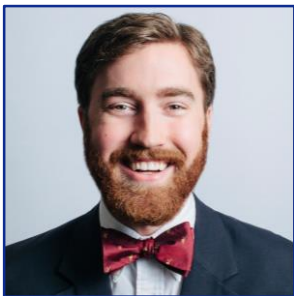


Average HH Income: \$105,500



Vehicles per Day: 19,300

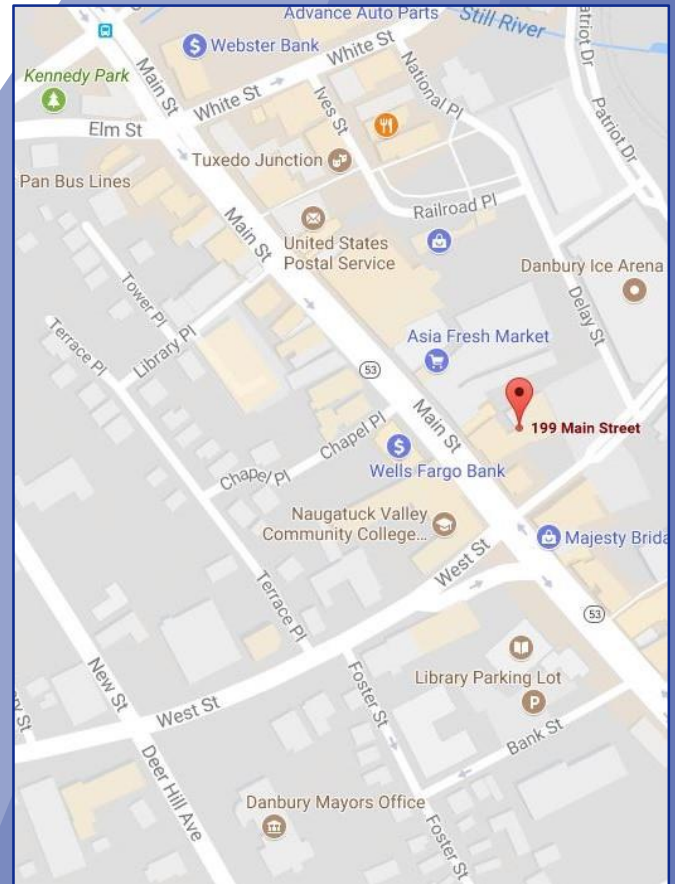
2018 data provided by ESRI



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Membership

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