

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 six 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

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:	8
Building Size:	6,080 SF

Chris Scatterday
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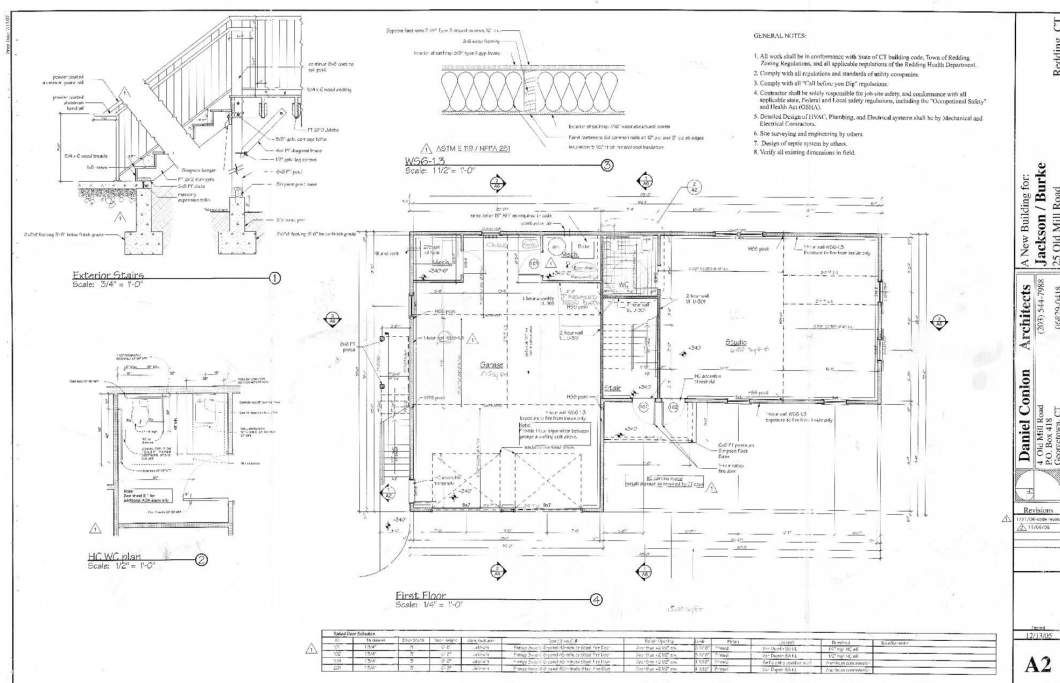
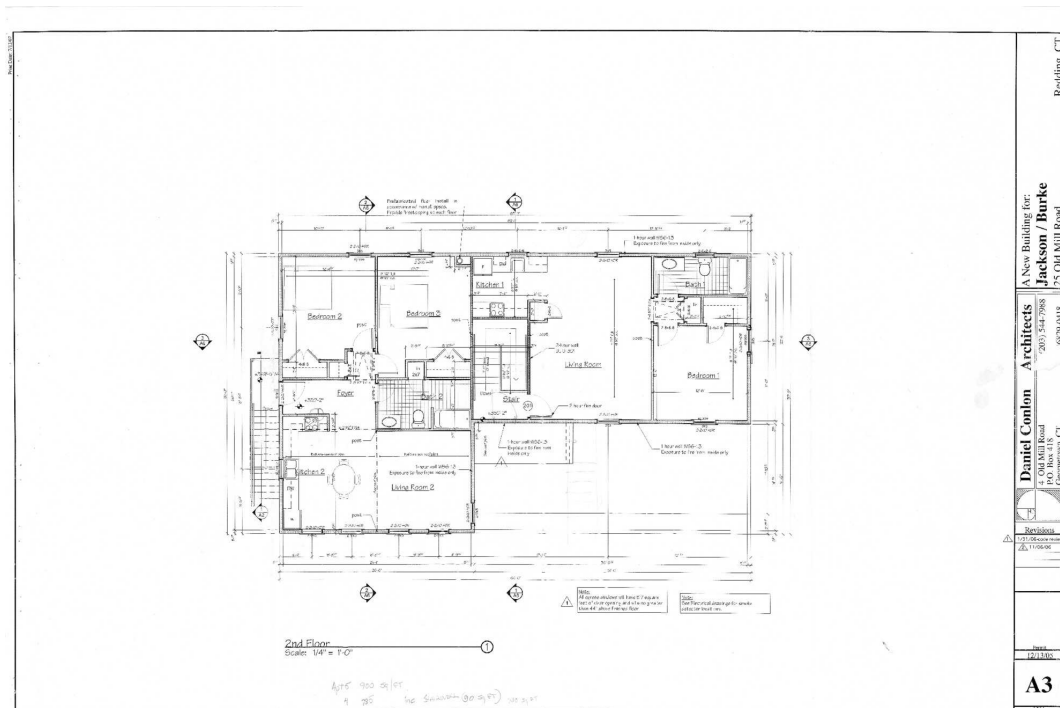
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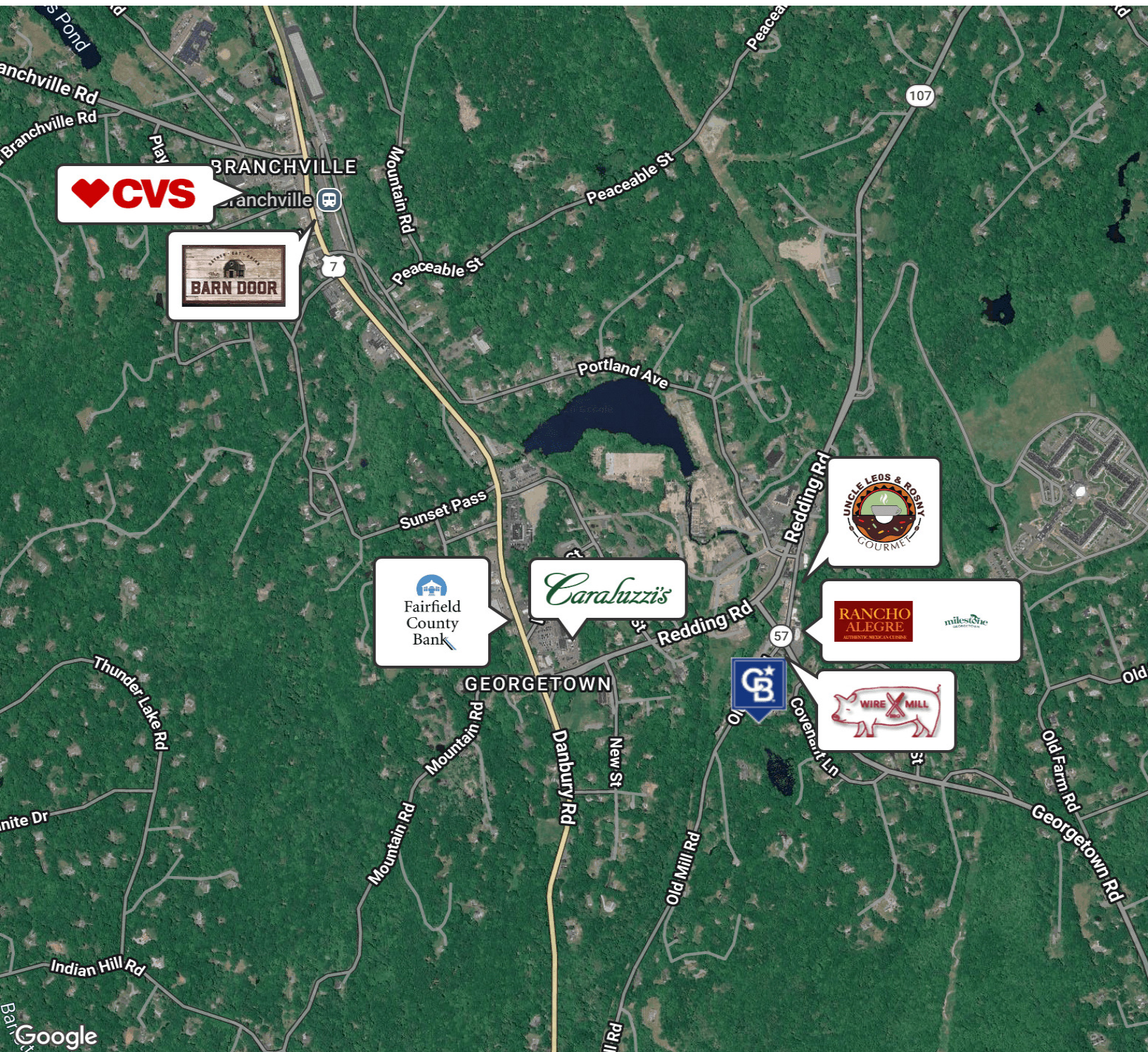
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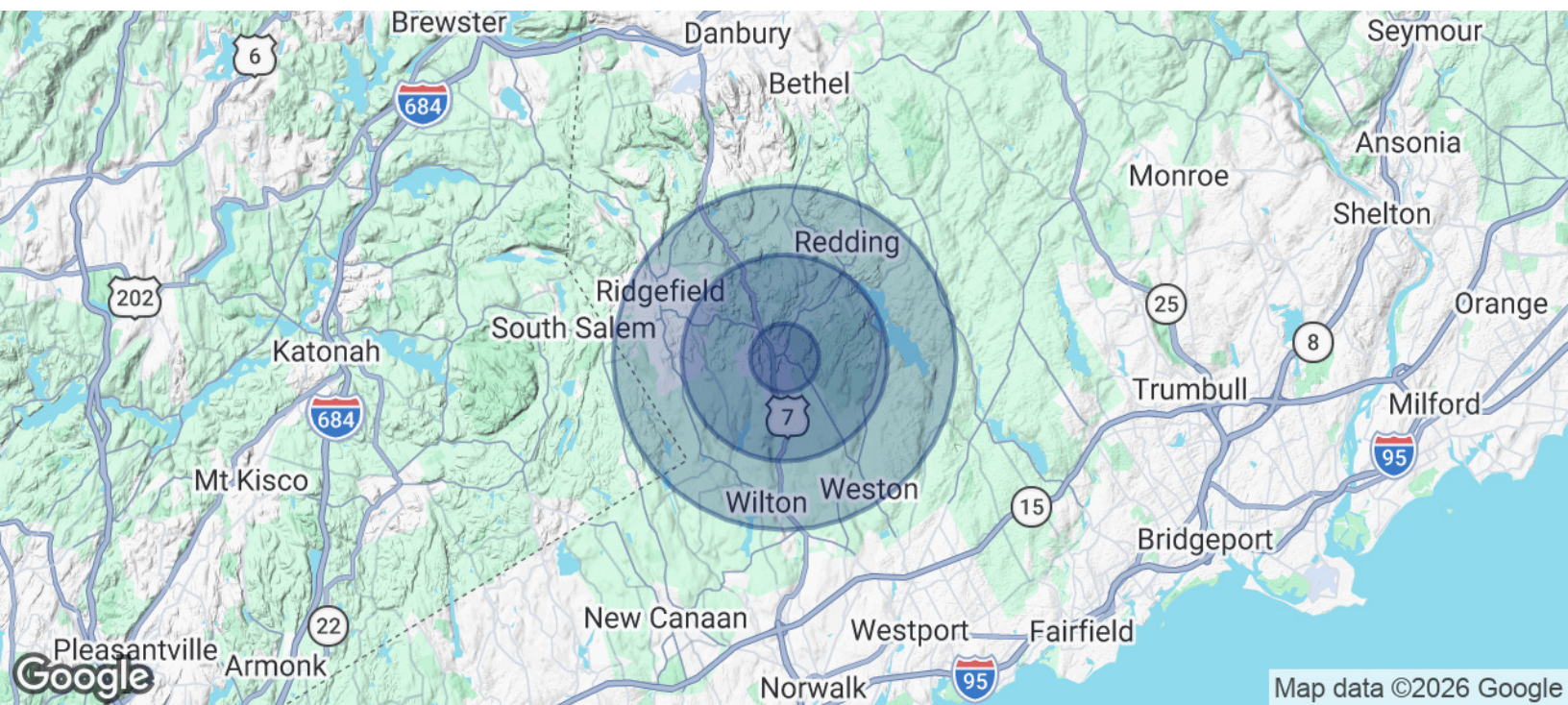
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,337	13,556	41,092
Average Age	47.2	45.7	46.1
Average Age (Male)	46.8	45	45.8
Average Age (Female)	46.5	45.9	45.6

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)

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