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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

12 High Street, Norwalk, CT 06851

Freestanding, Renovated Office Building within Walking Distance to Amenities for Sale at \$1,499,000 or for Lease at \$94,000/year NNN



Freestanding, Renovated Office Building for Sale or Lease in a Designated Opportunity Zone and Minutes from Route 7, I-95 & the Merritt Parkway. The 6,067 SF one-story building is situated on 0.22 acres in an Industrial #1 zone with private parking lot and across the street from a public parking lot with 101 spaces.

The renovated building with curb appeal is comprised of 4,417 SF on the main floor, 1,347 SF in the finished basement, and a 303 SF covered porch with a handicapped accessible ramp. The building features private offices, a conference room, an eat-in-kitchen, 6 restrooms (3 with showers), full HVAC with a dedicated HVAC unit in the server room, cat 5 wiring, a wet sprinkler system, and a security camera system. The interior includes wood beams and exposed brick. The office building also has potential for medical use.

Within walking distance to restaurants, banks, and shopping. Located off Route 1, the property is minutes from the Route 7 Connector, 1.2 miles from I-95 (Exit 16), and 2.6 miles to the Merritt Parkway (Route 15).

The Site

Total Building Size: 6,067 SF
Land: 0.22 acres
Real Estate Taxes: \$18,516.30 (2020)
Zoning: Industrial #1
Year Built: 1981
Construction: Brick/Masonry
Stories: One
Tenancy: Single

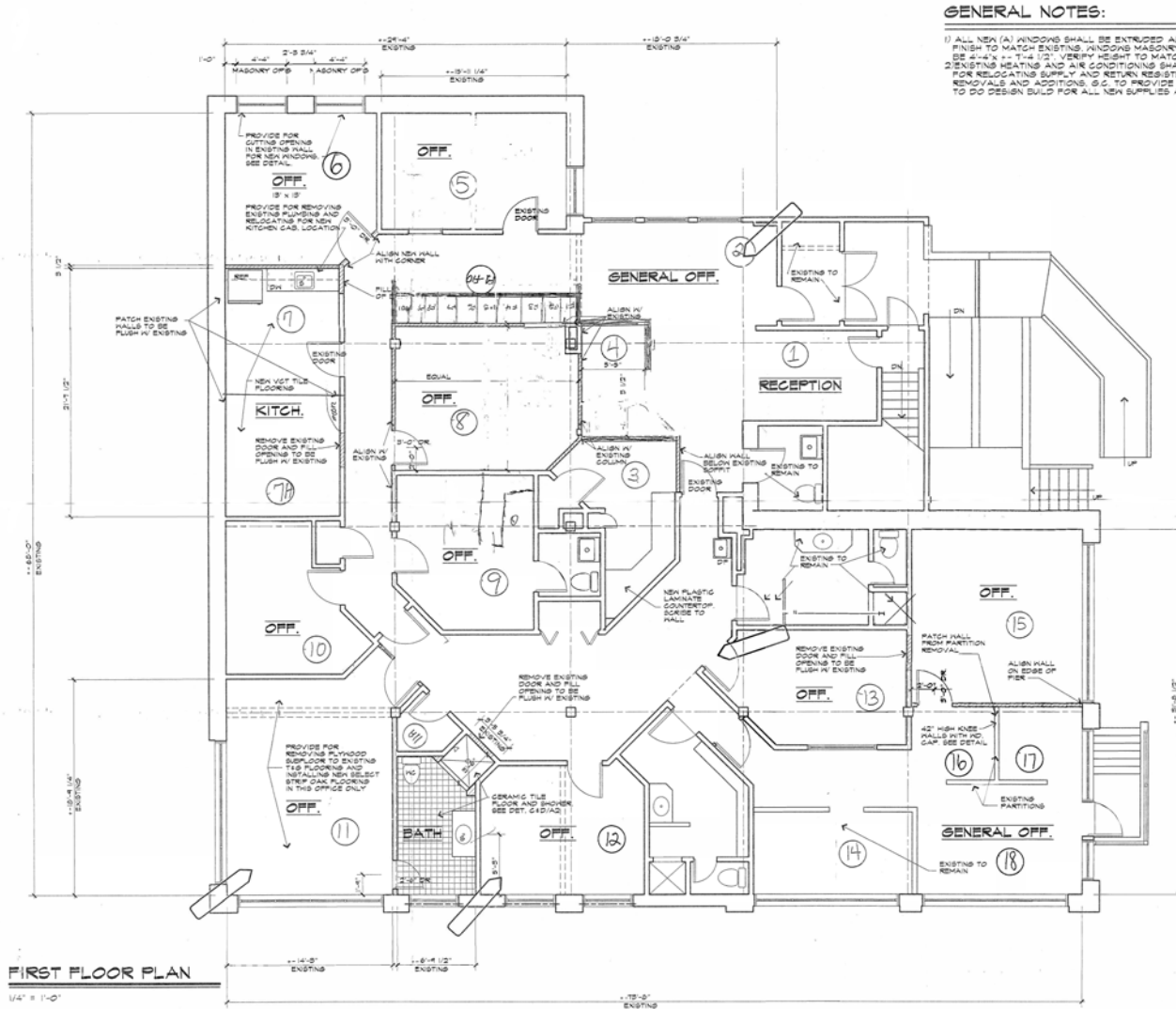
Features

Parking: 9 Surface Spaces Plus Public Parking Lot with 101 Spaces Across the Street
Amenities: Kitchen, 6 Restrooms, (3 with Showers), Wet Sprinkler System, Security Camera Systems, Full HVAC, Cat 5 Wiring

Utilities

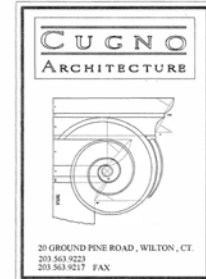
Water/Sewer: City/City
Heat: Gas
A/C: Central Air Conditioning
Power: 400 amps

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



GENERAL NOTES:

1) ALL NEW (A) WINDOWS SHALL BE EXTRUDED ALUM. WITH ANODIZED FINISH TO MATCH EXISTING. WINDOW MASONRY OPENINGS SHALL BE 4'-4" x 7'-4 1/2". VERIFY HEIGHT TO MATCH EXISTING.
 2) EXISTING HEATING AND AIR CONDITIONING SHALL REMAIN. PROVIDE FOR RELOCATING SUPPLY AND RETURN REGISTERS FROM WALL REMOVALS AND ADDITIONS. S.C. TO PROVIDE FOR HVAC CONTRACTOR TO DO DESIGN BUILD FOR ALL NEW SUPPLIES AND RETURNS REQUIRED.



CORPORATE OFFICES OF:
EXPRESSWAY LUBE
 12 HIGH STREET
 NORWALK, CT.

Date: 4/08/05 Drawn By: JRC
 Scale: AS NOTED
 Job No: 0517
 Drawing Title:

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Revisions:
 #1: 05/08
 #2: 05/22/05

Drawing Number: **A1**