

## 16-18 Ann Street, Unit #1, South Norwalk, CT

**PRICE REDUCTION:** Commercial Office Condo for Sale at \$1,250,000 or Lease at \$30.00/SF + Utilities



**Commercial Office Condo Available for Sale or Lease in South Norwalk.** 5,952 SF of modern office space with exposed ductwork available in the heart of South Norwalk (SoNo). The self-standing three-story building is surrounded by a mix of trendy restaurants and shops. The office space is located on the first floor with residential condos on the upper two floors. Five covered parking spaces included with additional surface spaces available.

Minutes from I-95 Exit 15 (West Avenue) and Route 7. Walking distance to the South Norwalk Metro-North Train Station and a Coastal Link Bus Stop at Main Street & Ann Street.

### The Site

<b>Space Available:</b>	5,952 SF
<b>Loss Factor:</b>	Less than 5%
<b>Zoning:</b>	Reed Putnam Design District - Subarea E
<b>Year Built:</b>	1999
<b>Occupancy:</b>	Immediate
<b>Floor:</b>	First

### The Location

<b>Highway:</b>	Minutes from I-95 and Route 7
<b>Shopping:</b>	Walking distance to restaurants & shopping
<b>Public Transportation:</b>	Walking distance to Metro-North Train and Coastal Link Bus Stop

### Features

<b>Parking:</b>	5 Covered parking spaces included Additional surface spaces available during the day
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### Utilities

<b>Water/Sewer:</b>	City/City
<b>HVAC:</b>	Multi-Zone
<b>Heating:</b>	Gas

## Contact

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