

113 Danbury Rd 14A

113 Danbury Rd, Ridgefield, CT 06877



Listing ID: 30576633
 Status: Active
 Property Type: Retail-Commercial For Sale
 Retail-Commercial Type: Convenience Store, Mixed Use
 Size: 2,108 SF
 Sale Price: \$795,000
 Unit Price: \$377.13 PSF
 Sale Terms: Cash to Seller



Overview/Comments

New to the market! Great retail condo located in highly desired Cops Hill Commons right on Danbury Road. Your business will be right in the heart of Ridgefield and surrounded by many large chains like Stop & Shop, Kohl's, Pet Value & Talbots. The area is also surrounded by a variety of small businesses that all bring traffic to the shopping center.

The space is 2,108 SF with an additional 743 SF mezzanine for storage and is currently occupied on a month-to-month lease by a flooring business. The B-1 Zoning allows for multiple types of retail uses, professional services, and food establishments. Buyer of this property will have the flexibility to occupy the entire space or lease back a portion to the current tenant who wants to stay long term.

With one of the lowest \$/SF prices in the area prices at \$795,000 this represents a great investment for any business owner. Call Chris Cosio and Michael Struna at 203-798-9345 to discuss your real estate needs today!

More Information Online

<https://advantagerealtyinc.catylist.com//listing/30576633>

QR Code

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General Information

Taxing Authority: Town of Ridgefield
 Tax ID/APN: E13-0500
 Is Condo?: Yes
 Retail-Commercial Type: Convenience Store, Mixed Use, Restaurant, Other
 Zoning: B-1
 Property Use Type: Vacant/Owner-User

Building Name: Cops Hill Commons
 Gross Building Area: 10,642 SF
 Building/Unit Size (RSF): 2,108 SF
 Land Area: 1 Acre
 Sale Terms: Cash to Seller

Area & Location

Retail Clientele: General, Family, Business, Recreation, Other
 Property Located Between: Farmingville Road and South Street on Danbury Road
 Property Visibility: Good
 Largest Nearby Street: Danbury Road

Feet of Frontage: 163
 Traffic/Vehicle Count: 16,416
 Highway Access: Route 7 to I-84 or I-95
 Airports: Danbury Municipal

Building Related

Tenancy: Multiple Tenants
 Total Number of Buildings: 1
 Number of Stories: 1
 Property Condition: Good
 Year Built: 1987
 Year Renovated: 2002
 Roof Type: Gable
 Construction/Siding: Brick

Total Parking Spaces: 100
 Parking Type: Surface
 Passenger Elevators: 0
 Freight Elevators: 0
 Heat Type: Natural Gas
 Heat Source: Heat Pump
 Air Conditioning: Package Unit
 Internet Access: Cable

Land Related

Water Service:	Municipal	Easements:	Other
Sewer Type:	Municipal	Easements Description:	Parking Easement

Zoning Description B-1 - The Business B-1 Zone is established to provide opportunities for retail stores, restaurants, and other businesses that will provide goods and services.

Location

Address:	113 Danbury Rd, Ridgefield, CT 06877
County:	Fairfield
MSA:	Bridgeport-Stamford-Norwalk



Property Images



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Property Contacts



J. Michael Struna

Advantage Realty Commercial
203-733-1290 [M]
203-798-9345 [O]
Mike@AdvantageRealtyInc.Com



Chris Cosio

Advantage Realty Commercial
203-524-8635 [M]
203-798-9345 [O]
Chris@AdvantageRealtyInc.Com