

INVESTMENT OPPORTUNITY: Commercial Property Minutes to Highway & Train Station for Sale

70 Fort Point Street
Norwalk, Connecticut 06855



For Sale at \$975,000.00

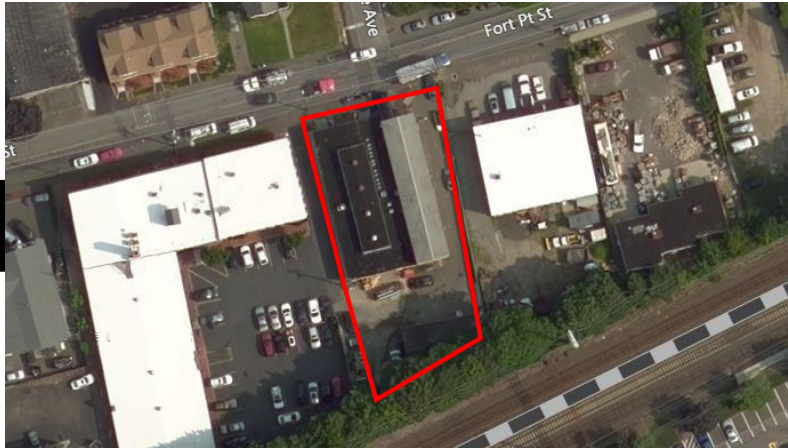
- ▶ Commercial Property for Sale Minutes from I-95 and the East Norwalk Metro-North Train Station.
- ▶ 0.38 acre property in an Industrial #1 Zone adjacent to the Metro-North Railroad Line.
- ▶ Two commercial buildings on the property: 8,600 SF mixed-use building with frontage on Fort Point Street and a drive-in door, and a 1,797 SF one-story building situated in the rear of the lot.
- ▶ Approximately 3,300 SF available for lease.
- ▶ Vaulted Ceiling, Wet Sprinkler System and Security Camera System.
- ▶ Near restaurants, banks, and shopping. Located off East Avenue, 1/4 mile from I-95 (Exit 16) and 1.6 miles to the Route 7 Connector.
- ▶ Within walking distance to the East Norwalk Metro-North train station.
- ▶ Subject to Probate Court Approval.

Broker: Jon Angel
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INVESTMENT OPPORTUNITY: Commercial Property for Sale Minutes from I-95 and the East Norwalk Metro-North Train Station. The 0.38 acre property is in an Industrial #1 Zone adjacent to the Metro-North Railroad Line. There are two commercial buildings on the property.

- The 8,600 SF mixed-use building with frontage on Fort Point Street has single and two story section consisting of a 4,800 SF one-story centrally cooled space with a vaulted ceiling, restroom, and a rear drive-in door, and a 1,850 SF workshop area on the ground floor; and a 1,950 SF two bedroom, one bathroom apartment on the upper floor above the workshop. Respective units have separate gas and oil fired, heating systems. The 4,800 SF space was previously used by Lea's Laundry Time (1,500 SF is currently leased to Perry Pools & Spas), and the workshop and apartment are currently leased. Approximately 3,300 SF is available for lease.
- The 1,797 SF one-story building is situated in the rear of the lot and has one restroom. It has an oil fired furnace with forced hot air heat, and air conditioning units. It is currently occupied by Perry Pools & Spas .

Near restaurants, banks, and shopping. Located off East Avenue, 1/4 mile from I-95 (Exit 16) and 1.6 miles to the Route 7 Connector. Within walking distance to the East Norwalk Metro-North train station.

Subject to Probate Court Approval.

The Site

Total Building Size:	8,600 SF & 1,797 SF
Land:	0.38 acres
Real Estate Taxes:	\$16,844.14 (2019)
Zoning:	Industrial #1
Year Built:	1918; 1952 with 1980 addition
Construction:	Concrete
Stories:	Two
Tenancy:	Multiple

Features

Traffic Count:	22,500 Average Daily Volume (East Avenue & Gregory Blvd.)
Parking:	14 Surface Spaces
Loading:	One Drive-in Door
Amenities:	Wet Sprinkler System, Security Camera Systems

Utilities

Water/Sewer:	City/City
Heat:	Oil & Gas
A/C:	Partial

Three Mile Demographics

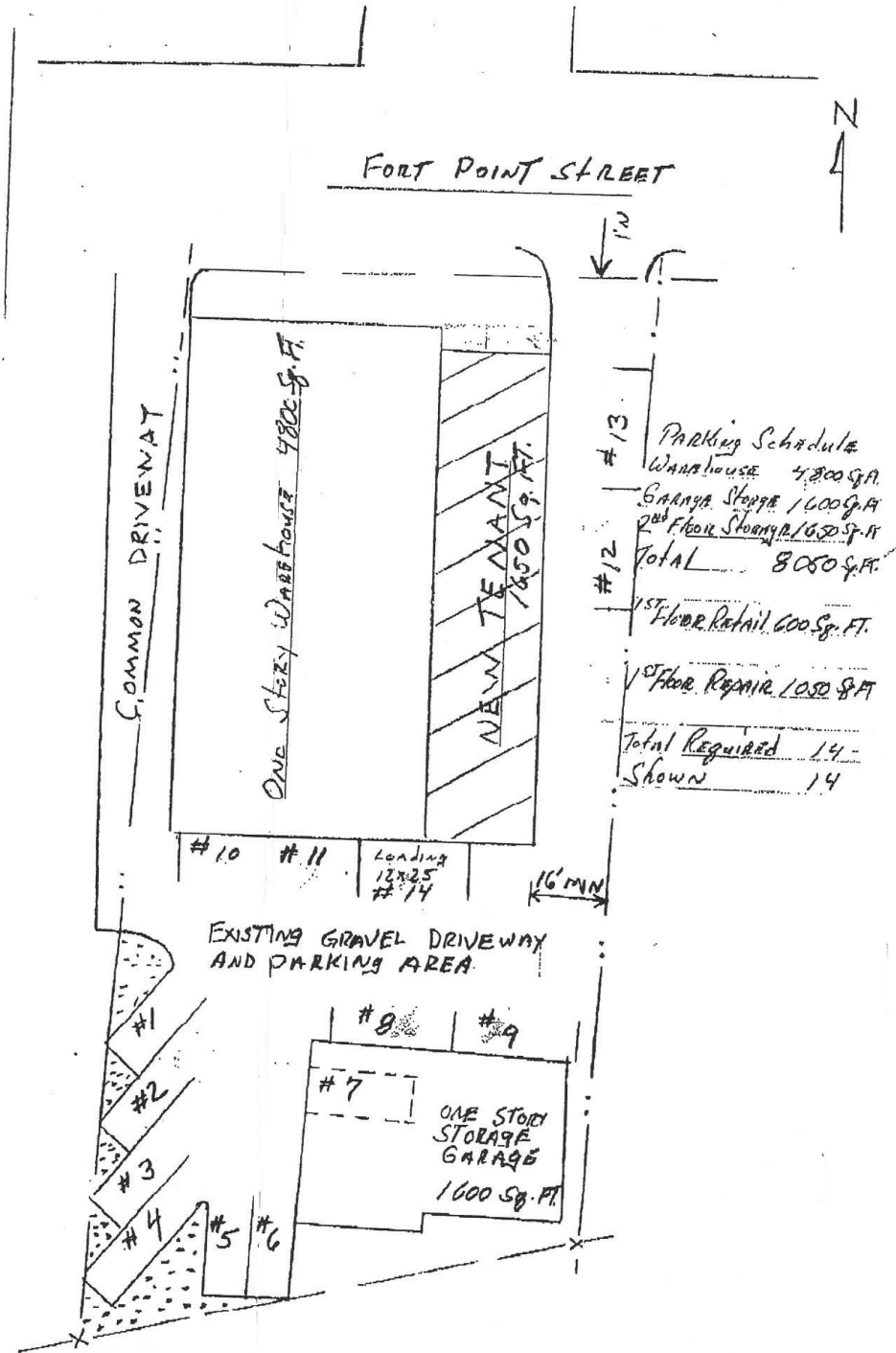
Population:	86,199
Median HH Income:	\$60,018

Five Mile Demographics

Population:	127,887
Median HH Income:	\$73,510

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For Sale

Location Map

70 Fort Point Street

Norwalk, Connecticut 06885



Near restaurants, banks, and shopping

Located off East Avenue, 1/4 mile from I-95 (Exit 16) and

1.6 miles to the Route 7 Connector.

Within walking distance

to the East Norwalk Metro-North train station.

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ONE DRIVE-IN DOOR



1,850 SF WORKSHOP



1,950 SF TWO BEDROOM APARTMENT



1,797 SF ONE-STORY BUILDING IN REAR



REAR BUILDING LEASED TO PERRY POOLS & SPA

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SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS COMMERCIAL AND INDUSTRIAL
CITY OF NORWALK
PART 1

HEIGHT		MIN.	SIZE OF PLOT	YARDS				MAXIMUM BLDG AREA	FLOOR AREA RATIO MAXIMUM	RECREATION AREA	RESIDENTIAL DENSITY
MAXIMUM	MIN.	AREA	WIDTH	FRONT	SIDE	AGG. SIDE	REAR				
4 stories & 50 feet; 6 stories & 72 ft on lots 30 acres or larger; Multifamily and mixed use developments subject to Section 118-700 B.2.(l)(i-ii)		5,000 sf	50 ft	35 feet from centerline subject to Sect 118-1000B; except for multifamily and mixed use developments which shall be located not more than ten (10) feet from property line, subject to 118-700 C.(6)	None except where residence zone abuts 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; None for multifamily and mixed use developments	None except where residence zone or coastal waters about 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; None for multifamily and mixed use developments	10 feet except where residence zone or coastal waters about 10 feet per story or 20 feet whichever is greater, subject to 118-1000F; None for multifamily and mixed use developments	50% for buildings, 90% for buildings and parking; None for multifamily and mixed use developments in transit oriented developments	1.0; 2.0 for multifamily and mixed use developments in transit oriented developments	150 sq ft per dwelling unit, may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	Multifamily and mixed use developments subject to Section 118-700 B.2.(l)(i-ii)

Dated: 4/25/94, as revised Aug 30, 2002, June 27, 2003, Oct. 26, 2007, June 27, 2008, July 25, 2008, Mar. 27, 2009, Jan. 29, 2010; Oct. 29, 2010, Sept 30, 2011, July 27, 2012; Feb. 28, 2014, Oct 24, 2014, Feb 27, 2015 & Feb 26. 2016. Note: See copy of Building Zone Regulations in P&Z office for amendment and revision dates.

Zoning regulations provided herein are subject to change without notice. Please visit the City of Norwalk website to view current zoning regulations.

- A. Purpose and intent. The primary purpose of this zone is to provide areas which permit manufacturing and related uses, including warehouse, office, retail and single- and two-family housing. Heavy industrial uses would be allowed by Special Permit. The district is intended to provide low-scale industrial facilities interspersed with other uses and with the utilities and infrastructure necessary to support such industrial operations. The provisions of this zone are designed to recognize the need for manufacturing space while ensuring that these areas are compatible with adjacent residential neighborhoods and with the capacity of available infrastructure.
- B. Uses and structures.
- (1) Principal uses and structures. In an Industrial No. 1 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no other. Any use or structure having a gross floor area of twenty thousand (20,000) square feet or more or requiring fifty (50) parking spaces or more shall be permitted, subject to the provisions of § 118-1451, Site plan review. Properties located within the coastal zone boundary, shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.
- (a) Manufacture, processing or assembly of goods which are not noxious or offensive due to emission of noise, pollutants or waste.
 - (b) Warehouse, storage and wholesale distribution facilities, including package distribution facilities [Amended effective 4-29-2016]
 - (c) Transportation and bus storage terminals.
 - (d) Public utility supply and storage facilities.
 - (e) Building materials sale and storage yards, including contractor's storage yards. A contractor's storage yard located in the Industrial #1 zone may be used for the storage of empty containers and refuse collection receptacles that are exclusively used for the collection and disposal of construction debris in the construction trade, subject to the provisions of Section 118-1451 Site Plan Review where:
 - i. Said contractor's storage is located within one hundred (100) feet of an existing Solid Waste Transfer Station that has been approved by the Department of Energy and Environmental Protection (DEEP) or its predecessor the Department of Environmental Protection (DEP); and
 - ii. Neither the contractor's storage yard nor the Solid Waste Transfer Station are adjacent to residentially zoned property; and
 - iii. Neither the contractor's storage yard nor the Solid Waste Transfer Station are located within one thousand five hundred (1,500) feet of Interstate 95 (I-95). [Amended effective 6-30-2017]
 - (f) Offices, including medical offices, banks and financial institutions and contractors offices. [Amended effective 1-25-2001; 5-29-2015]
 - (g) All principal uses permitted in the Marine Commercial Zone.

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- (h) Retail stores, personal and business service establishments, including restaurants and taverns.
 - (i) Printing establishments.
 - (j) Municipal sewage treatment facilities.
 - (k) Research and development facilities.
 - (l) All uses, including special permit uses, permitted in the C Residence Zone. [Amended effective 1-26-2001; 7-24-2015]
 - (m) Off-street parking facilities.
 - (n) Oil or petroleum storage facilities of twenty thousand (20,000) gallons or less, propane gas storage of thirty thousand (30,000) gallons or less and natural gas storage of thirty thousand (30,000) cubic feet or less.
 - (o) Indoor contractor parking facility, subject to submittal of environmental impact statement certified by a licensed civil or environmental engineer. [Added effective 3-29-2013, amended effective 12-19-2014]
- (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, [EN53](#) and any additional standards set forth herein:
- (a) Municipal utility plant or storage yard, as defined herein, oil and petroleum storage facilities of more than twenty thousand (20,000) gallons. [Added effective 9-27-2002]
 - (b) Gasoline stations and the sale and service of motor vehicles, subject to § 118- 1010
 - (c) Propane gas storage of more than thirty thousand (30,000) gallons and natural gas storage of more than thirty thousand (30,000) cubic feet, other than public utilities.
 - (d) Asphalt and concrete plants and recycling operations and rock crushing/processing facilities.
 - (e) Motor vehicle storage and junkyards.
 - (f) Solid waste transfer stations, recycling and composting centers and related facilities.
 - (g) Commercial recreation establishments.
 - (h) Hotels.
 - (i) Adult day care centers. [Added effective 8-31-2001]
 - (j) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 am to 7:00 pm only. [Added effective 9-28-2001]

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Industrial #1

Connecticut, 06855

(k) Animal care centers, provided that the use is fully enclosed within a structure located on a lot a minimum of two acres in size, that the location of the use is located a minimum of one hundred and eighty (180) feet from a residential use as certified by a licensed surveyor and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 6-28-2002, amended effective 10-26-2012]

(l) Multifamily dwellings, including mixed use developments, provided that [Added eff. 7-27-2012; amended effective 10-24-2014; 2-27-2015; 4-13-2018; 5-25-2018]

(i) The subject property is located within the designated areas shown on the map entitled "Designated Properties for Transit Oriented Development at the East Norwalk Railroad Station"

(ii) Maximum height does not exceed 6 stories and **62** feet above base flood level; and

(iii) Residential **density** does not exceed 800 square feet of lot area per dwelling unit; and

(iv) A minimum of ten percent (10%) the total number of units shall comply with Section 118-1050 Workforce Housing Regulation; and

(v) There is a defined recreation area of not less than one hundred fifty (150) square feet per dwelling unit shall be provided and located with due concern for the safety and convenience of the residents for whose use it is intended

(m) Uses which are not otherwise permitted in Subsection B(1) or (2) above shall not be permitted by variance in an Industrial No. 1 Zone.

(n) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the following conditions:

(a) Environmental impact. No use shall be allowed that is noxious or offensive by twenty (20) feet, shall be limited in area to not more than twenty percent (20%) of the gross floor area of the principal structure, shall be confined to side and rear yards only and shall be effectively screened from view from adjacent properties.

(b) Testing and communications towers for research and development purposes to a maximum height of one hundred (100) feet. Testing towers may be attached to a building with the same maximum height restriction, provided that, if built on top of a building, the height of that building shall count in the calculation of the height of the tower. Towers shall not exceed length and width dimensions of sixty by sixty (60 x 60) feet.

(c) Commercial communication antennas are permitted as an accessory use when located on existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone, may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna. [Added effective 4-25-1997]

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(d) Municipal kennels are permitted as an accessory use when located on the same parcel as a municipal wastewater treatment plant, provided that the use is fully enclosed within a structure and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 12-18-1998]

(5) Additional standards for the Industrial No. 1 Zone.

(a) Outside storage as an accessory use shall be limited to a maximum height of reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. All industrial uses which may potentially emit such pollutants shall submit a written assessment of the environmental impacts of the proposed uses and a plan which demonstrates how the project will comply with local, state and federal environmental regulations.

(b) Environmental impact statement for indoor contractor parking facilities. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental impacts of the proposed uses shall accompany all applications for indoor contractor parking facilities and such statement shall be certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]

(c) Sanitary facilities. Public sewer facilities shall be utilized and adequate provision for storm drainage shall be made as determined by the Commission.

(d) Illumination and noise. Exterior illumination and noise shall be controlled by design or screening so as not to intrude upon adjacent streets and properties.

(6) All premises used as a junkyard or for storage of motor vehicles shall be maintained in strict accordance with the Regulation Concerning the Licensing of and Operation of Motor Vehicle Junk Yards, issued by the Commissioner of Motor Vehicles, State of Connecticut, as now in effect or as hereafter revised.

C. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, [EN54](#) and all other applicable sections of these regulations, and in addition:

(1) The area within required yards, except for vehicle and pedestrian accessways, shall be landscaped with lawns, trees and shrubs.

(2) No side or rear yard shall be required where a lot abuts a railroad right-of-way.

(3) Public access.

(a) New developments on lots adjacent to the inner harbor [EN55](#) shall provide public access to the waterfront. Public accessways shall be an average of fifteen (15) feet in width and in the form of landscaped walks, boardwalks or piers designed to encourage active use by the public. Where access along the waterfront would, in the determination of the

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Commission, expose the public to hazardous conditions, the Commission may consider alternative forms of access to be provided. Reasonable time-of-day restrictions may be established regarding such public accessways where justified for reasons of security or public safety.

- (b) Where the principal use of the property is a single- or two-family dwelling or a water-dependent use, the public access requirement shall not apply.
- (4) The height, bulk, location and use of all buildings in existence at the time of adoption of this section are hereby declared to be in conformance with the requirements of this section, provided that, if such buildings are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified where necessary to conform to the Flood Hazard Zone and coastal area management provisions of these regulations. The owners of such property shall document by A-2 Survey or other means the height, bulk, location and use of the building as it had previously existed.
- (5) Single- and two-family dwellings shall comply with the Schedule Limiting Height and Bulk of Buildings, Residential: C Residence. [EN56](#)
- (6) Existing structures that do not comply with the schedule of height and bulk requirements are hereby declared to be in conformance with these regulations provided that such structures are maintained, rehabilitated, and integrated into the proposed development. [Added effective 7-27-2012]
- D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:
- (1) The principal use and structure shall be located between the street and all parking facilities. Underground parking facilities, the roofs of which are less than three (3) feet above the center-line elevation of the street, shall be exempt from this requirement. Above-ground parking facilities, proposed for properties located in the “Designated Properties for the Transit Oriented Development at South Norwalk Railroad Station” area, that are within the Industrial No. 1 Zone District and “Flood Zone AE,” where new construction for residential dwellings at street level would be at or below base flood level, may be exempt from this requirement subject to the Commission finding that suitable architectural enhancements are provided to mitigate the exemption. [Added effective 7-27-2012; amended effective 2- 28-2014]
- (2) Designated Properties for Transit-Oriented Development (TOD) at South Norwalk Railroad Station and the East Norwalk Railroad Station developed for residential use shall provide a minimum of one (1) parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit. [Added effective 10-24-2014; 4-13-2018]

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