



SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

## NORWALK, CT 4 COLONY PLACE

INVESTMENT PROPERTY



### PROPERTY HIGHLIGHTS

- 1 ½ Story commercial medical office building; 1,965 SF on the 1st level and 980 SF on the second level
- Easy access – The property is conveniently located along the East Avenue medical corridor with immediate access to I-95 (Exit 16) and less than a half mile from the East Norwalk Train Station.
- Strong medical corridor – Over 300,000 SF of medical office space on East Avenue, less than one mile to Norwalk Hospital.
- Excellent investment opportunity for professional owner/user.
- Central location – Patient catchment area includes Norwalk, Westport, Darien, Weston, Wilton, Redding.
- Ample parking – excellent onsite parking (13 spaces).
- Redevelopment Potential – Norwalk Zoning Regulation, Section 50. Permitted uses include:
  - single-family detached dwelling,
  - two-family detached dwelling, or
  - office buildings (professional/medical).

Exclusive Brokers:

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*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*



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# NORWALK, CT

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<b>BUILDING TYPE</b>	Office/Medical Office Use
<b>BUILDING SIZE</b>	2,953 RSF
<b>YEAR BUILT/RENOVATED</b>	1949, Renovated 1973
<b>LAND AREA/ ACREAGE</b>	0.284
<b>PARKING</b>	13 private spaces
<b>STORIES</b>	1 ½
<b>FRAME</b>	Wood-framed
<b>EXTERIOR WALLS</b>	Aluminum siding
<b>BASEMENT</b>	Unfinished basement with partial crawl space
<b>FLOORS</b>	Wall-to-wall carpeting
<b>ROOF</b>	Asphalt shingle roof
<b>HEATING</b>	Forced air via oil-fired furnace
<b>COOLING</b>	Central air conditioning Supplemental wall units on the second floor
<b>ZONING</b>	East Avenue Business District



To receive a complete Offering Memorandum (OM), please contact brokers.

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