

PRICE REDUCTION

15 SOUTH STREET
NORWALK, CT
06854



ANGEL 
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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PRICE REDUCTION:

3,600 SF Industrial/Flex Condominium for Sale Now at \$750,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a newly priced opportunity at **15 South Street, Norwalk, CT**. Now offered at **\$750,000** (reduced from \$800,000), this **3,600 SF** industrial/flex property features **two adjoining condominiums**. The layout includes **two 900 SF ground-floor garages** with **1,800 SF of premium office space** above, positioned in a high-demand commercial corridor.

FIRST FLOOR: TWO GARAGES/WAREHOUSES

Each 900 SF garage is heated and features:

- **Ceiling Height:** 12' clearance
- **Loading:** 16' W x 10' H drive-in door for seamless vehicle and equipment access
- **Power:** 200 Amps, Three-Phase
- **Amenities:** Restroom

SECOND FLOOR: 1,800 SF OFFICE SPACE

The fully air-conditioned second floor is optimized for professional operations and features:

- **Layout:** Six private offices (four with natural light) and a large open-concept workspace
- **Amenities:** Reception area, kitchenette, server room, and two restrooms

STRATEGIC LOCATION & ZONING (CDC-3C)

Zoned General Urban - Corridor Community District (CDC-3C), this property is positioned for maximum accessibility at the intersection of I-95 (Exit 14) and Route 7.

- **Regional Connectivity:** Reach Greenwich, Stamford, and Bridgeport within 15–20 minutes
- **Transit:** Less than 0.1 miles to Norwalk Transit bus stop and ±1.2 miles to the South Norwalk Train Station

PROPERTY DETAILS

FINANCIAL DETAILS

Sale Price:	\$750,000
Common Charges:	\$250/Month
Real Estate Taxes:	\$10,224.44 (2025)

PROPERTY DETAILS

Total Size:	3,600 SF
Land:	In Common
Zoning:	CDC-3C
Year Built:	2008
Construction:	Clapboard
Stories:	Two

FEATURES

Parking:	2 Exterior Spaces, Garaged Spaces, and Street Parking
Loading:	2 Drive-In Doors (16' W x 10' H)
Ceiling Height:	12' (In Garages)
Amenities:	Four Restrooms, Kitchenette, Security System

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning (Second Floor Only)
Heating:	Gas
Power:	200 Amps, Three- Phase



UNMATCHED REGIONAL CONNECTIVITY



< 0.1 Miles to
Norwalk Transit
Bus Stop



~1.2 Miles to
South Norwalk
Train Station



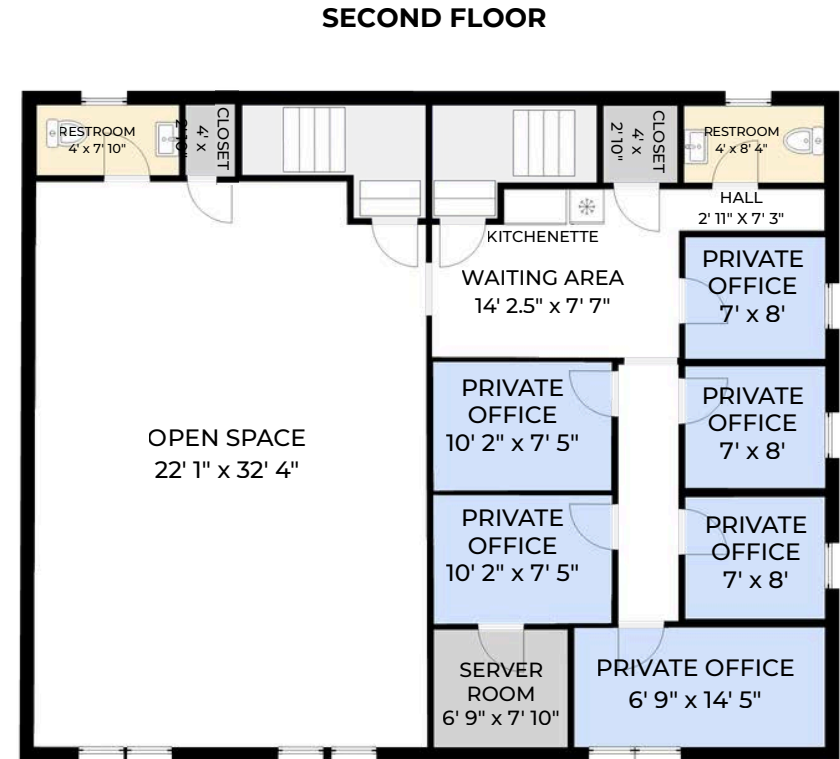
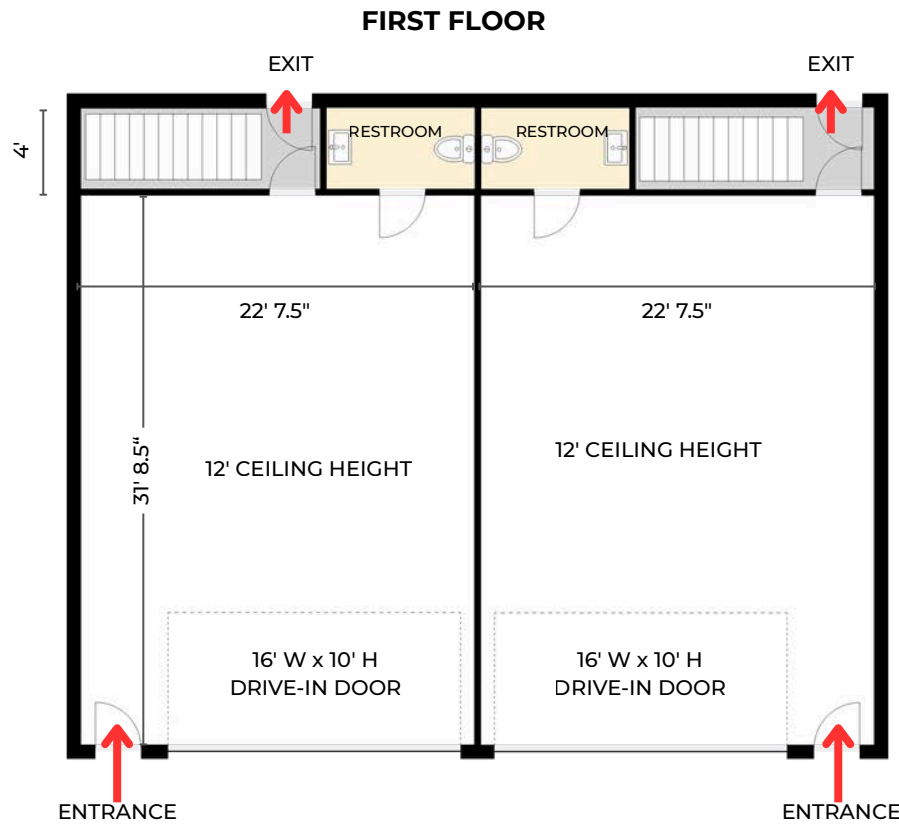
Immediate I-95
Access
(Exit 14)



Minutes to Route 7
Providing East Connections to
the Merritt Parkway and I-84

DETAILED FLOOR PLAN

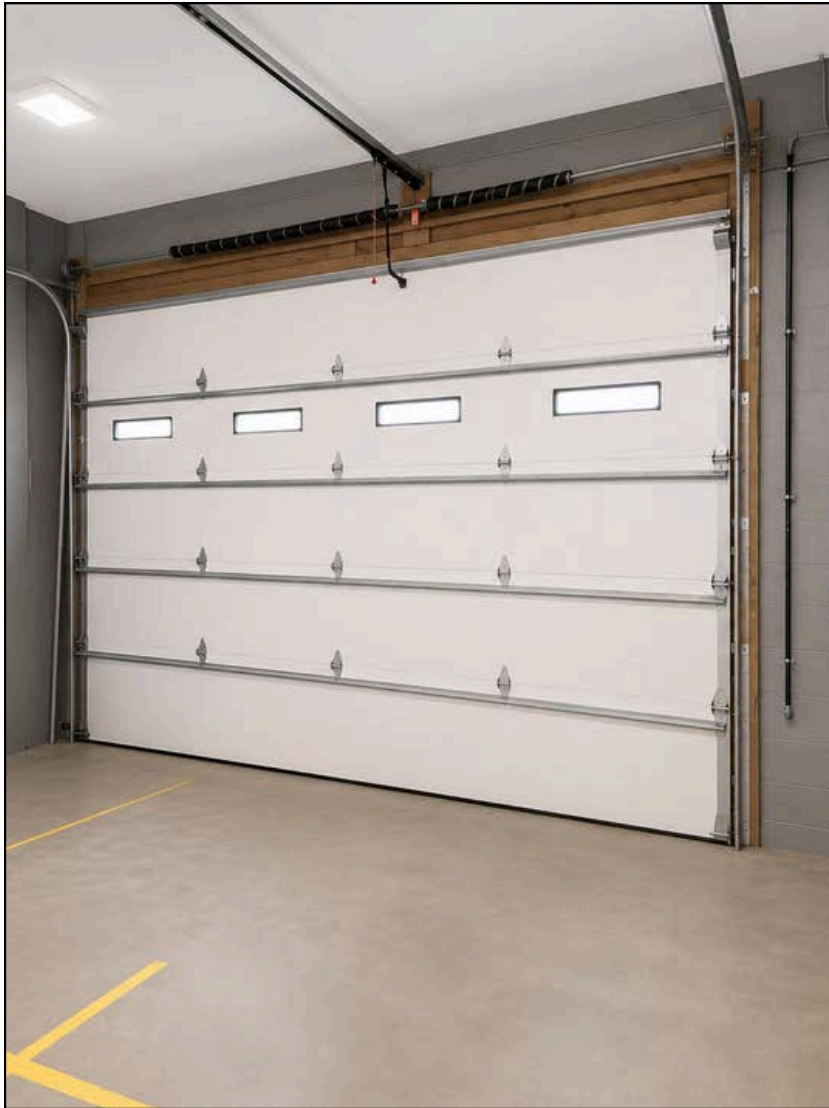
3,600 SF



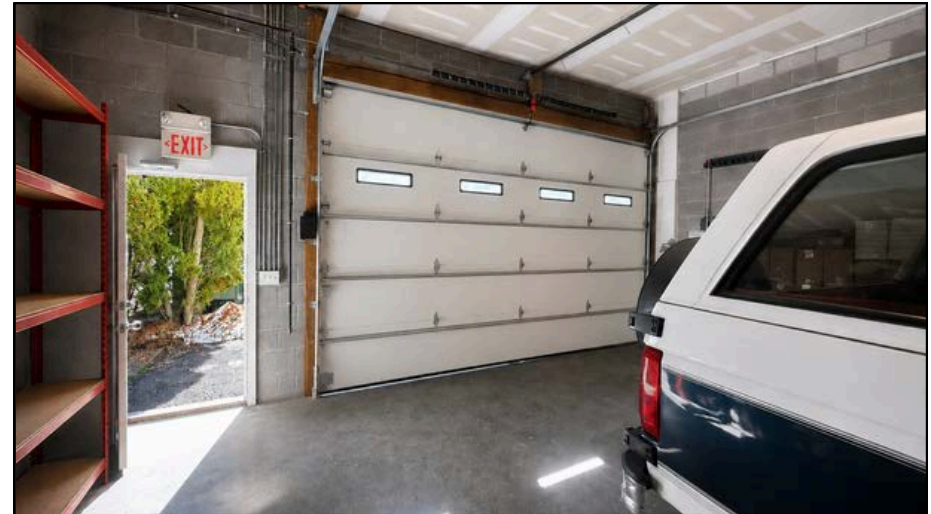
[CLICK IMAGE TO ENLARGE](#)

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE

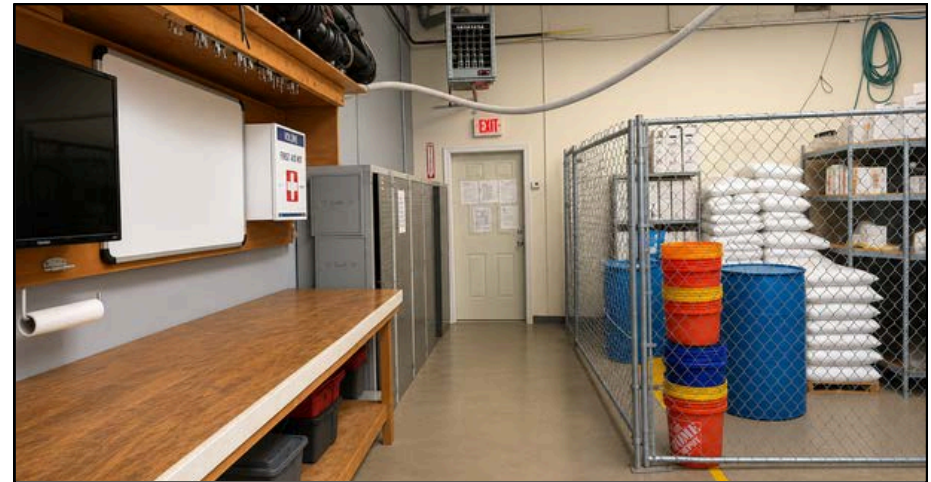
FIRST FLOOR: HIGH-CLEARANCE WAREHOUSE / GARAGE SPACE



16' W x 10' H Drive-In Doors for Easy Loading and Logistics

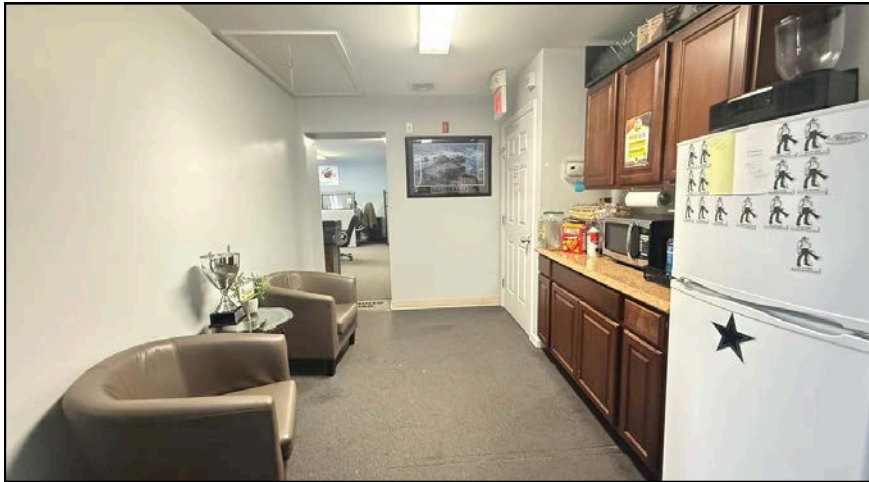


Spacious Flex Area With 12' High Ceilings

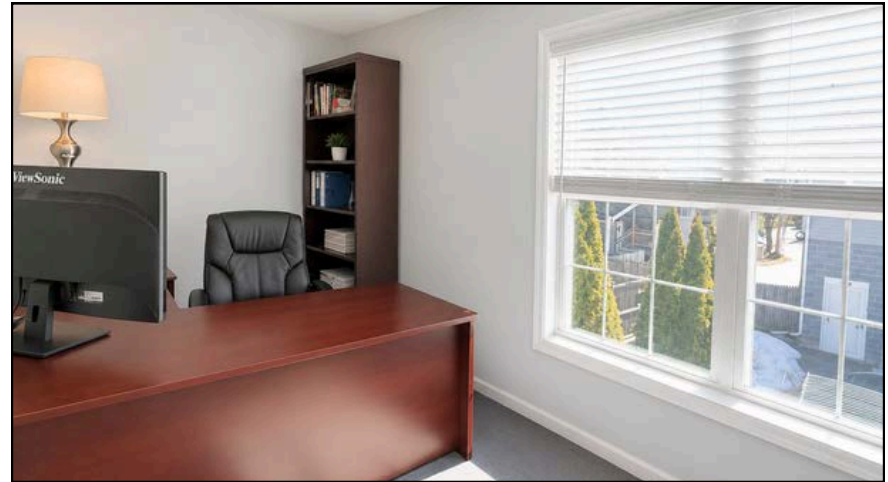


Garage Space with Private Restroom & Rear Access

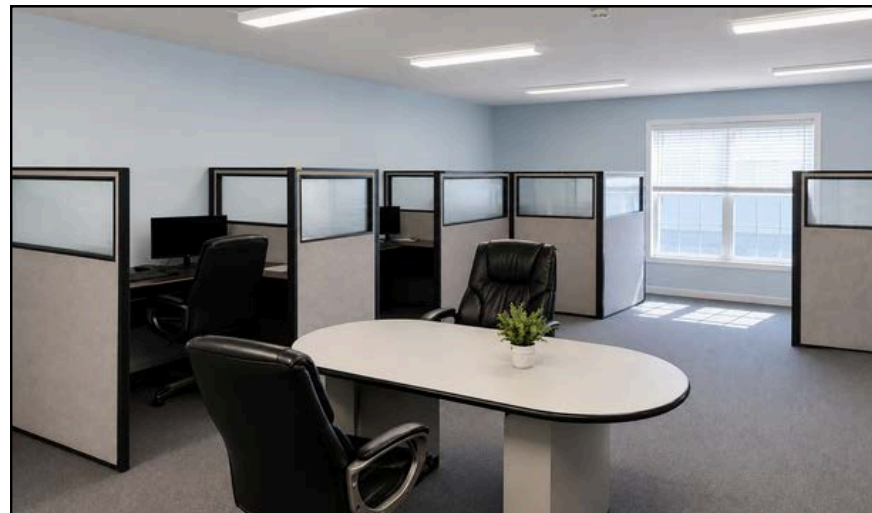
SECOND FLOOR: 1,800 SF OFFICE SPACE



Modern Kitchenette & Waiting Area



Private Office with Natural Light

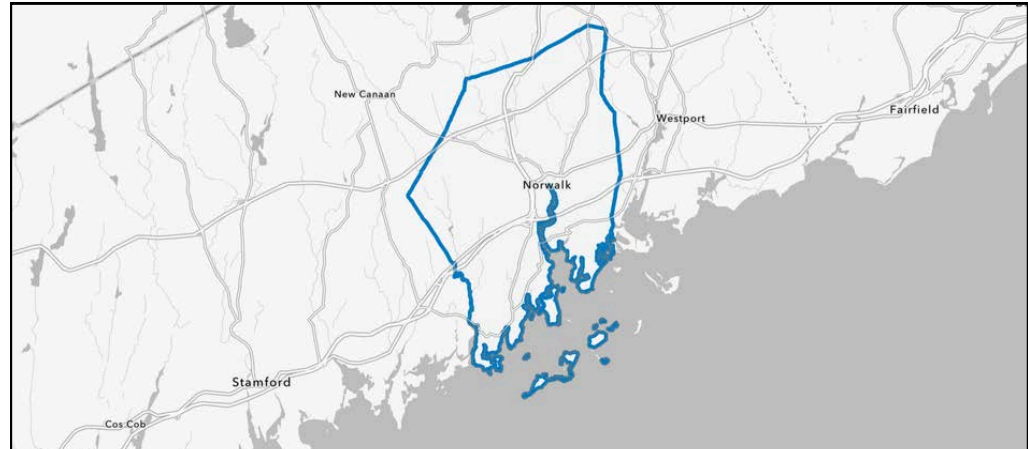


Large Open-Concept Workspace

STRATEGIC INVESTMENT ADVANTAGE: DEMOGRAPHIC & MARKET SUMMARY

Positioned at the gateway to the "Gold Coast," 15 South Street offers a premier location for businesses seeking access to an affluent, high-density population. With an **Average Household Income of \$169,796, 66.6% homeownership**, and a significant concentration of **white-collar professionals (73%)**, the area represents a deep pool of high-value residential and commercial clients requiring premium professional, retail, and property services.

- **High-Value Market Territory:** The local **average household income of \$169,796** indicates a community with significant discretionary income to invest in high-end products and professional services.
- **Optimal Daytime Accessibility:** A robust **daytime population of 29,509** ensures your business is positioned in a high-activity corridor, maximizing visibility and accessibility within the Western CT Planning Region.
- **Economic Stability:** A remarkably low **3.6% unemployment rate** reflects a thriving local economy and a stable environment for long-term business growth, investment, and talent recruitment.



Metric	Norwalk	Western CT Planning Region	CT
Population	28,306	625,143	3,608,872
Daytime Population	29,509	637,629	3,557,093
# of Households	11,549	238,601	1,451,347
Average HH Income	\$169,796	\$214,174	\$138,223
Median HH Income	\$113,609	\$123,760	\$95,275
Homeownership Rate	66.60%	65.00%	65.30%
White-Collar Workforce	73%	75%	70%
Bachelor's Degree or Higher	48%	57%	44%
Unemployment Rate	3.60%	3.40%	3.60%

NEXT STEPS

15 SOUTH STREET
NORWALK, CT
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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