



SCALZO
COMMERCIAL
NEW DEVELOPMENT

PADANARAM PORTFOLIO

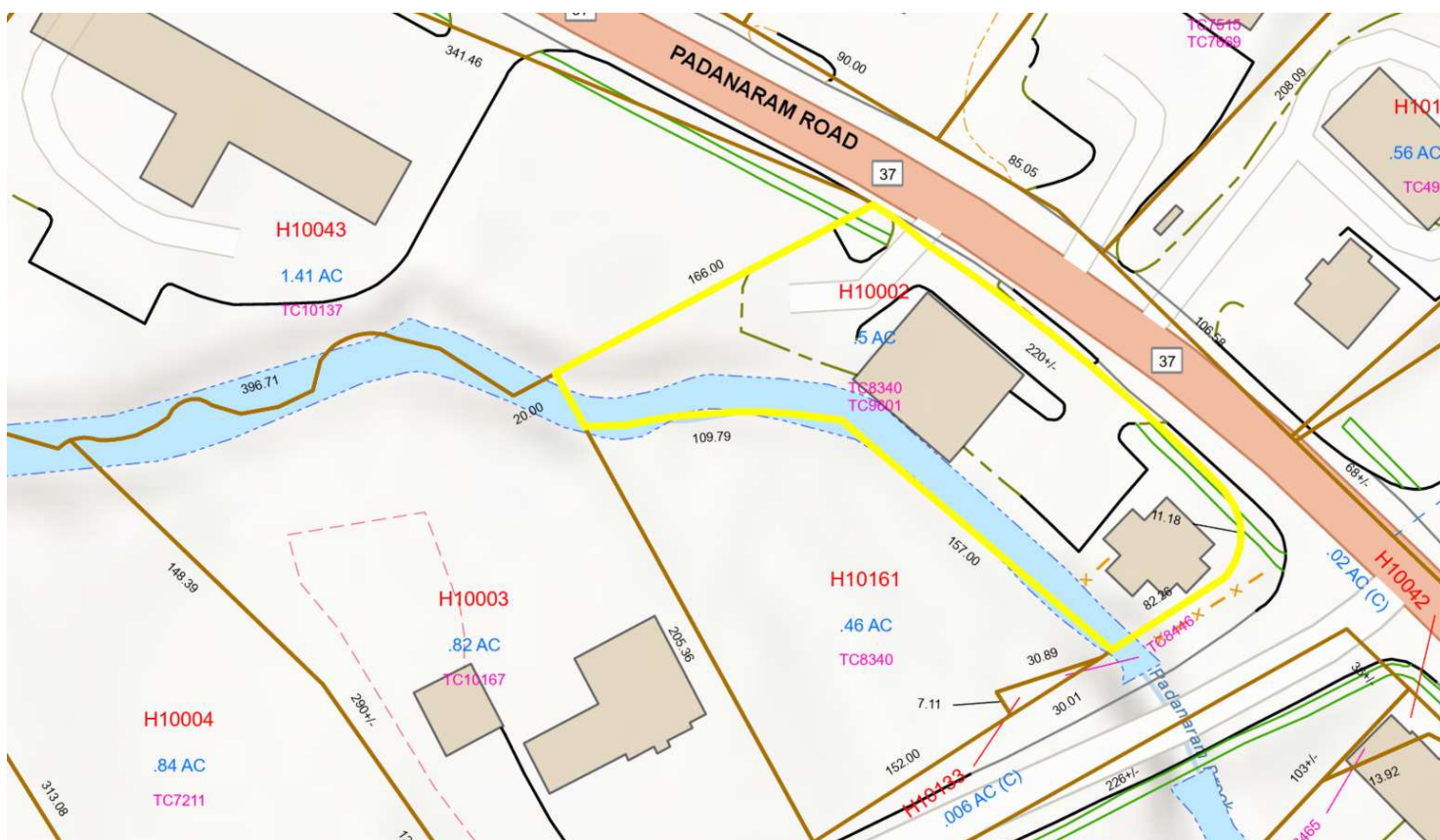
52 Padanaram Road | Danbury, CT 06810

For Sale



Property Summary

Padanaram Portfolio 52 Padanaram Road | Danbury, CT 06810



PROPERTY DESCRIPTION

Back on Market - Scalzo Commercial & New Development presents for Sale 52-52A Padanaram Road in Danbury, Connecticut. This Mixed-Use property features two buildings on a .5-acre lot in a CN20 zone. The 1,208 SF 3-bedroom single-family home is currently leased for \$2,150/month and features new paint, updated kitchen and bathrooms, and refinished flooring. The standalone Retail building is leased to 2 tenants with a monthly income of \$3,000. Additional income potential with 1,600 SF storage available on the second floor and a 2,000 SF basement with a garage door.

PROPERTY HIGHLIGHTS

- 52-52A - Selling both pieces for \$795,000
- 1,208 SF single-family home - Leased 3-bedroom with full basement
- Sale Type: Investment or Owner User
- Investment opportunity
- Owner user potential
- High-visibility location

LOCATION DESCRIPTION

Danbury, CT, surrounding the property on Padanaram Road. Variety of retail, dining, and entertainment options, including the popular Danbury Fair Mall. Strong local economy and growing population, an attractive opportunity for retail investors.

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	0.5 Acres
Building Size:	0 SF
NOI:	\$41,100.00
Cap Rate:	5.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	387	1,153	3,385
Total Population	959	2,878	9,176
Average HH Income	\$103,428	\$103,810	\$116,027

Property Details

Padanaram Portfolio 52 Padanaram Road | Danbury, CT 06810

Sale Price	\$795,000
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LOCATION INFORMATION	
Street Address	52 Padanaram Road
City, State, Zip	Danbury, CT 06810
County	Fairfield
Cross-Streets	Golden Hill Rd
Township	Danbury
Nearest Highway	I-84

PARKING & TRANSPORTATION	
Parking Ratio	1.03

UTILITIES & AMENITIES	
Security Guard	No
Freight Elevator	No

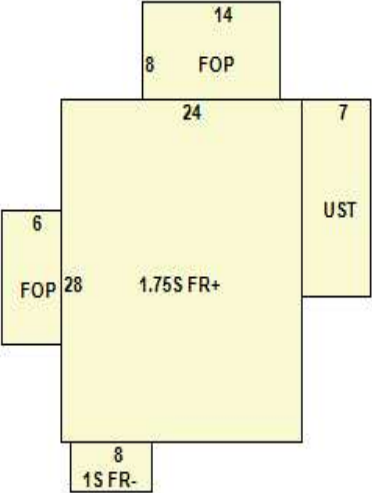
TAXES & VALUATION	
Foreclosure / Distressed	No

PROPERTY INFORMATION	
Property Type	Retail/Residential
Property Subtype	Free Standing Building
Zoning	CN-20
Lot Size	0.5 Acres
APN #	DANB-000010H-000000-000002
Corner Property	Retail/Residential
Waterfront	No


BUILDING INFORMATION	
Building Size	0 SF
NOI	\$41,100.00
Cap Rate	5.0
Building Class	C
Tenancy	Multiple
Number of Floors	2
Year Built	1991
Gross Leasable Area	5,060 SF
Framing	Wood Frame
Free Standing	Yes

Location:				52-52A PADANARAM RD				Map Id:		H10 2		Zone:		CN20		Date Printed:		9/9/2025											
								Neighborhood:		6500						Last Update:		9/9/2025											
Owner Of Record										Volume/Page		Date		Sales Type			Valid		Sale Price										
ANDERSON ROBERTA C										0886/0357		6/8/1988					No		0										
PO BOX 33 , NEW FAIRFIELD, CT 06812														Exempt															
Prior Owner History																													
Permit Number		Date		Permit Description																									
24-2381		7/22/2024		Unknown																									
52862		4/15/2013		HALAL GROCERY																									
50133		7/7/2011		ROOFING																									
Supplemental Data										Appraised Value																			
Census/Tract		2110			VisionPID		24788			Total Land Value					369,300														
Dev Map ID					Street Description		Paved			Total Building Value					412,300														
GIS ID					TC MAP		8340 9602			Total Outbldg Value					3,800														
Route		A4-D5			TC LOT		PARCEL 2 24			Total Market Value					785,400														
District					TOPO		Level																						
Utilities		Sewer, Public Water																											
Acres										State Item Codes																			
Land Type		Acres		490		Total Value				Code		Quantity			Value														
Primary Site		0.50		0.00						21-Commercial Land		0.50			258,510														
										22-Commercial Building		1.00			225,180														
										13-Residential Dwelling		1.00			63,430														
										25-Commercial Outbuilding		1.00			2,660														
Total						369,300																							
Assessment History (Prior Years as of Oct 1)										490 Appraised Totals																			
		2025		2024		2023		2022		2021		Type		Acres		Value		Type		Acres		Value							
Land		258,510		258,510		258,510		258,510		295,500																			
Building		288,610		288,610		288,610		288,610		227,800																			
Outbuilding		2,660		2,660		2,660		2,660		2,800																			
Total		549,780		549,780		549,780		549,780		526,100								Totals		0.00		0							
Application Date:																				Expiration Date:									
Comments																													

Location:		52-52A PADANARAM RD			
Map Id:		H10 2			
General Description		Description		Area/Qty	
Building Use	Single Family				
Units					
Overall Condition	Average/Good				
Class	C				
Stories	1.75				
Design (Style)	Conventional				
Construction	Wood Frame				
Year Built	1933				
Percent Complete	100				
Finished Area 1208					
Foundation					
Basement Area	672				
Finished Basement	0				
Garage Bays	0				
Outside Entry	No				
Sump Pump	No				
HVAC		Attached Components			
		Type	Year	Area	
Heating Type	Hot Water	Utility Storage	1933	112	
Fuel	Oil	Open Porch	1933	66	
Cooling Type	None	Open Porch	1933	112	
Interior					
Floors	Hardwood				
Attic Access	No				
Walls	Drywall				
Bath Cond					
Kitchen Cond					
Exterior					
Exterior	Vinyl Siding				
Roof Cover	Asphalt				
Roof Type	Gable				
Special Features					
Type	Count/Area				
Fireplace	1				
		Total Building Value: 171300			
		D			
Type	Year	Condition	A		
Room Summary					
Total	Bedroom	Kitchens	Full Baths	Half Baths	
7	3	1	1	0	

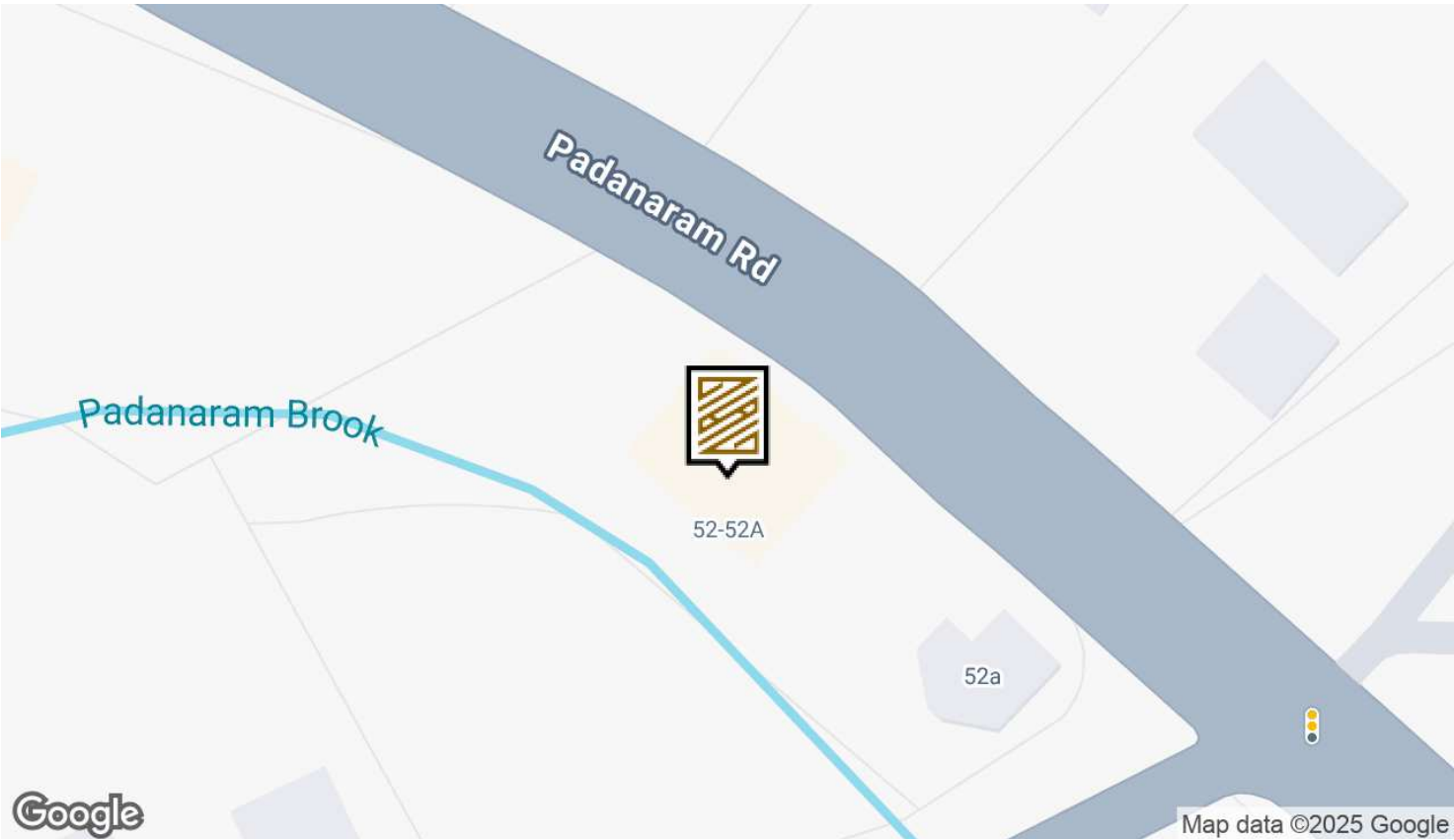


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Location: 52-52A PADANARAM RD		Unit																																																																																																									
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Paving	1999	Average	3800																																																																																																								

Major Tenant Information

RETAIL TENANTS	SF OCCUPIED	LEASE EXPIRED
Waldi Aisaidi	1200 SF	June 2026
Halley Gold, LLC	800 SF	December 2027



INVESTMENT OVERVIEW

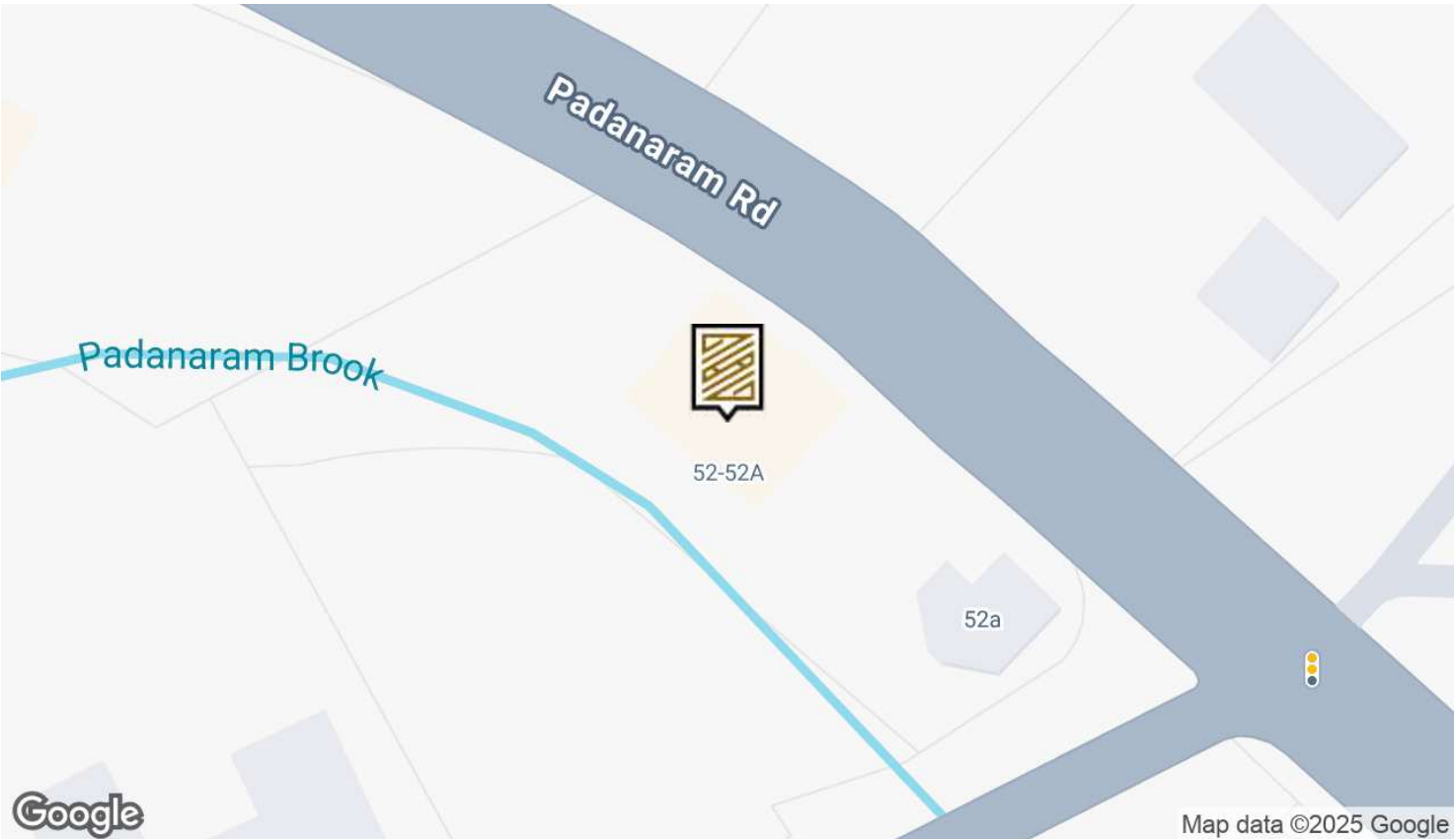
Price	\$795,000
CAP Rate	5%
Gross Rental Income	\$62,000
Effective Gross Income	\$62,000
Taxes	\$13,400
Operating Expenses	\$7,500
TOTAL EXPENSES	\$20,900

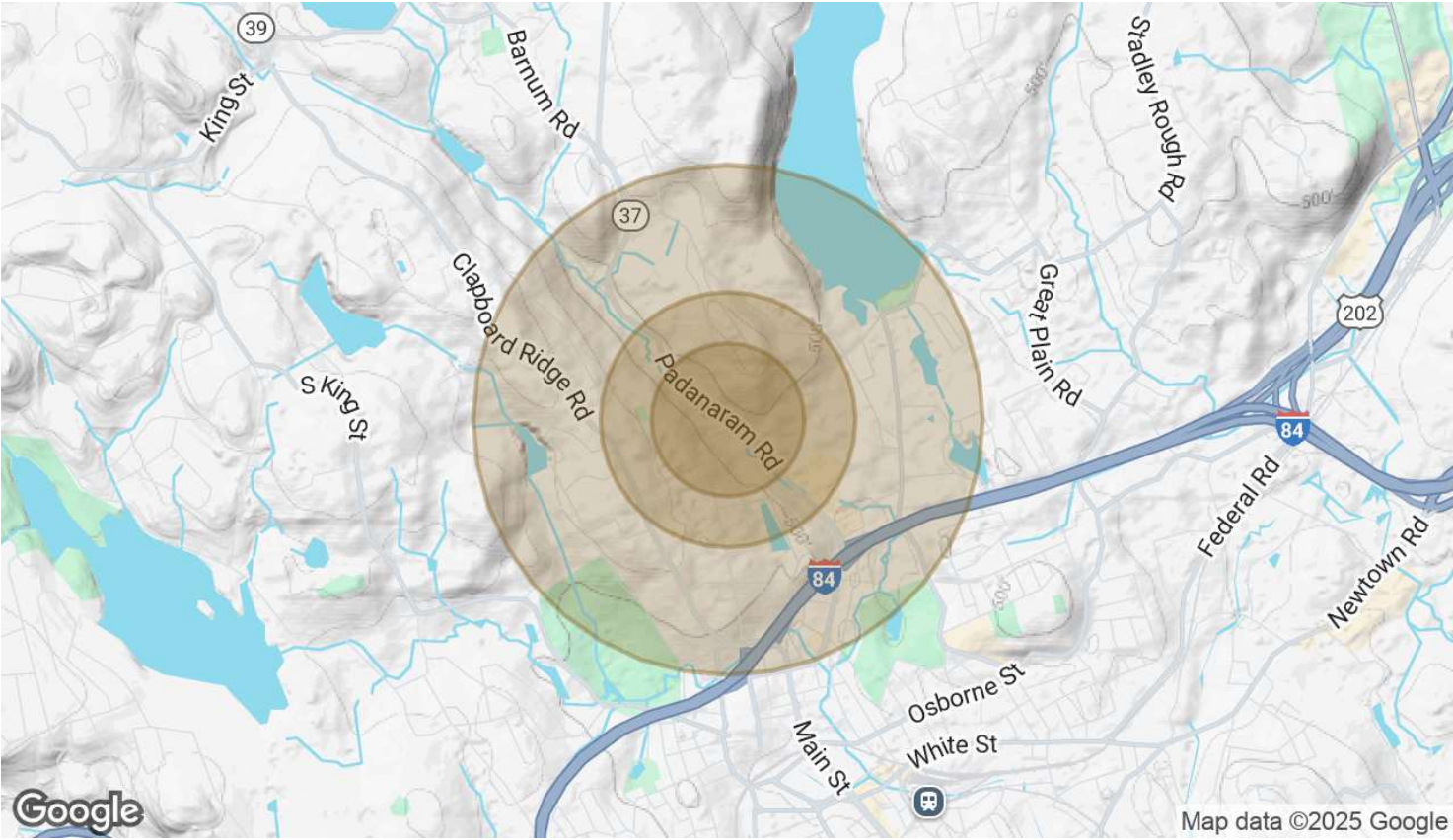
OPERATING DATA

Net Operating Income	\$41,100
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Note: Rental Income on 3 Bedroom House is only at \$2,150 per month, way below market. There is upsize potential in the NOI by increasing the rent and by getting additional income from the 1,500 SF upstairs space and 2,000 SF basement space below!

Location Map

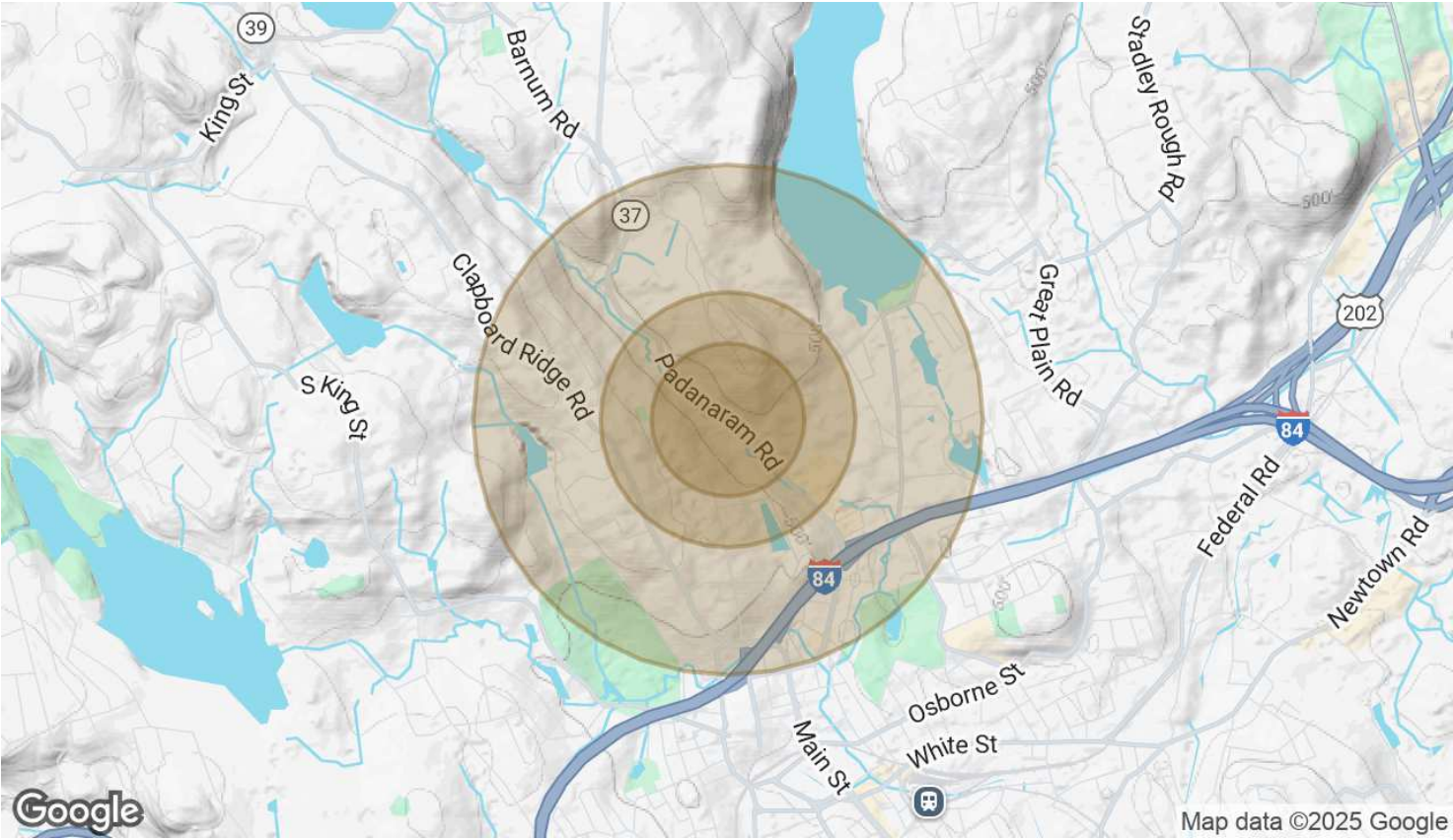




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	959	2,878	9,176
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	387	1,153	3,385
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$103,428	\$103,810	\$116,027
Average House Value	\$347,837	\$332,168	\$375,681

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	46.8%	45.7%	44.2%
% Black	9.1%	9.3%	9.7%
% Asian	10.8%	11.3%	9.0%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.4%	0.5%	0.5%



% Other	18.0%	18.2%	21.4%
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Demographics data derived from AlphaMap

Agents Contact

Padanaram Portfolio
52 Padanaram Road | Danbury, CT 06810

ERNIE BADILLO

Commercial Agent
Scalzo Commercial & New Developments
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