

William
Pitt



Sotheby's
INTERNATIONAL REALTY



17 & 19 Wall Street Norwalk, CT.

Investment Highlights

- **Two Adjacent Waterfront Buildings** – Historic 1895 brick façades with direct Norwalk River exposure
- **Prime Downtown Location** – Heart of Norwalk's reborn Wall Street corridor, steps from the marina
- **Flexible Zoning (CD-4W)** – Retail, restaurant, office, residential, brewery, or mixed-use permitted
- **Public Investment Surge** – \$25–30 million in infrastructure upgrades, transforming the district
- **Major Redevelopment Nearby** – 155 new Wall Street Place apartments + retail opening late 2025, early 2026
- **Value-Add Opportunity** – Vacant shell buildings ready for renovation or adaptive reuse
- **Strong Upside** – Potential \$500K–\$900K equity creation post-renovation
- **Historic District Charm** – National Register designation preserves architectural integrity
- **Owner-User or Investor Ready** – Perfect for restaurant, boutique retail, creative office, or live/work lofts
- **Below Replacement Cost** – Acquire downtown waterfront frontage at under \$300 per SF



CALL NOW +203-803-0747