

# THE MARON HOTEL

42 LAKE AVENUE EXT, DANBURY, CT 06811



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



## THE OFFERING

Coldwell Banker Commercial Realty is proud to exclusively present the Maron Hotel property in Danbury, CT, now available for sale for the first time.

This 76,000 SF building features 86 rooms, including 11 Extended Stay Suites and over 18,000 SF of retail space. Built in 1989 and renovated in 1999, this well-maintained property is strategically located on Danbury's developing West Side.

### OFFERING SUMMARY

<b>Sale Price</b>	<b>\$6,250,000</b>
<b>Number of Rooms</b>	<b>86</b>
<b>Property</b>	<b>2.64 Acres</b>
<b>Building Size</b>	<b>76,000 SF</b>

### Property Highlights

Frist Time On Market

Centrally Located Near Danbury Mall, Airport, and Western Connecticut State University

Outstanding Interstate Accessibility

Stable and Diverse Growing Regional Economy

Strong Corporate Presence, R&D and Manufacturing

Existing Long-Term Tenants – Chase Bank & UPS Store

# THE OFFERING

## SITE DETAILS

<b>Property Address</b>	42 Lake Avenue Ext, Danbury, CT 06811
<b>Property Type</b>	Hospitality / Retail
<b>Site Area</b>	2.64 Acres
<b>Zoning</b>	CA80
<b>Frontage</b>	537 ft
<b>Parking</b>	163 Surface Spaces 43 Covered Lower Level

## Amenities

<b>Total Rooms</b>	86
<b>Extended Stay Suites</b>	11
<b>Conference rooms</b>	4
<b>Banquet Room</b>	1
<b>Fitness Room</b>	1



# THE OFFERING

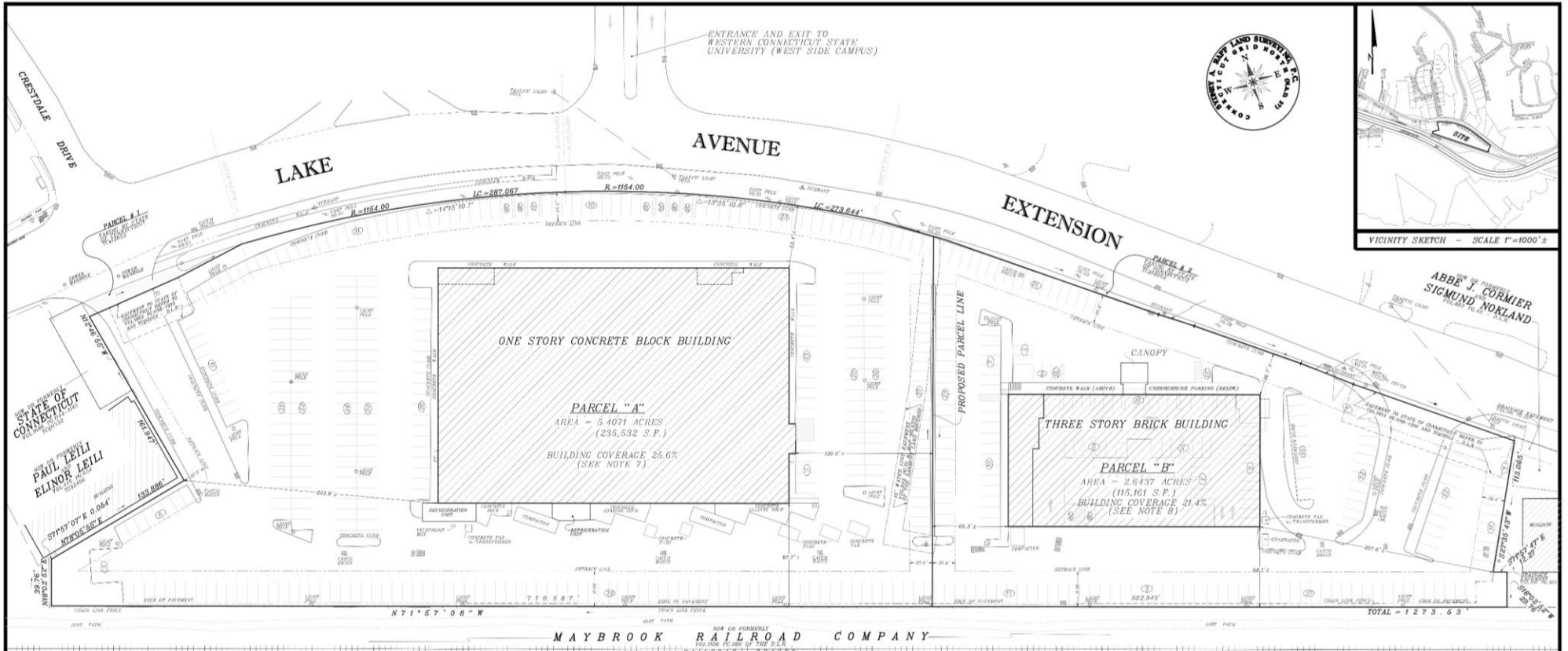
## Construction & Mechanical Details

<b>Building</b>	Hotel - 58,000 SF Retail - 18,000 SF
<b>Year Constructed</b>	1989
<b>Floors</b>	3
<b>Framing</b>	Steel
<b>Roof</b>	Flat – Metal Decking
<b>Façade</b>	Brick
<b>Elevator</b>	2 elevators (1 passenger)
<b>HVAC</b>	Gas, forced air heat, and central A/C
<b>Utilities</b>	City Water / Sewer Natural Gas





# SITE PLAN



PARKING TABLE	
EXISTING BUILDING PARCEL 'A'	
SUPER STOP & SHOP	
1. SUPERMARKET RETAIL - 47,400 SQ. FT. - 150 = 306 SPACES	
2. WAREHOUSE - 12,850 SQ. FT. (10 EMPLOYEES) - 10 SPACES	
<b>TOTAL = 306 SPACES</b>	
PROVIDED = 306 SPACES	
HANDICAP = 7 SPACE	

PARKING TABLE	
EXISTING BUILDING PARCEL 'B'	
R E S T A U R A N T	
1. LIQUOR STORE (PROPOSED) - 5,400 S.F. X 80% = 4,320 S.F. - 150 = 29 SPACES	
<b>F I R S T F L O O R</b>	
2. RESTAURANT - 4,900 S.F. 185 PEOPLE - 6 = 37 SPACES	
3. EMPLOYEES - 3 SPACES	
<b>S E C O N D F L O O R</b>	
4. RETAIL (UPS STORE) - 1,800 S.F. X 75% = 900 S.F. - 150 = 6 SPACES	
5. RETAIL (LA WEIGHT LOSS) - 1,800 S.F. X 70% = 900 S.F. - 150 = 6 SPACES	
6. OFFICE (GMC) - 1,600 S.F. X 75% = 1,200 S.F. - 300 = 4 SPACES	
<b>T H I R D F L O O R</b>	
7. BANK (WASHINGTON MUTUAL) - 1,300 S.F. - 150 = 6 SPACES	
8. OFFICE - 2,400 S.F. X 75% = 1,800 S.F. - 300 = 6 SPACES	
9. COMMON AREA (HOTEL) - 4,451 S.F. 4 EMPLOYEES - 4 SPACES	
10. HOTEL - 5,309 S.F. (14 ROOMS) - 37 SPACES	
11. STORAGE AND MECHANICAL - 2,300 S.F. 2 EMPLOYEES - 2 SPACES	
<b>T O T A L = 109 SPACES</b>	
PROVIDED = 109 SPACES	
HANDICAP = 4 SPACE	

ZONING TABLE			
PARCEL 'A' - ZONE CA-80			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 S.F.	235,532 S.F.	235,532 S.F.
MINIMUM LOT FRONTAGE	200'	759.897'	759.897'
MINIMUM FRONT YARD	25'	53.4'	53.4'
MINIMUM SIDE YARD	30'	130.0'	130.0'
MINIMUM REAR YARD	30'	87.7'	87.7'
MAXIMUM HEIGHT	45'	-----	25.0'
MAXIMUM LOT COVERAGE	25%	25.6%	25.0%
FLOOR AREA RATIO	04.263 S.F.	60.296 S.F.	60.296 S.F.

ZONING TABLE			
PARCEL 'B' - ZONE CA-80			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 S.F.	115,161 S.F.	115,161 S.F.
MINIMUM LOT FRONTAGE	60.0'	537.773'	537.773'
MINIMUM FRONT YARD	25'	36.7'	36.7'
MINIMUM SIDE YARD	30'	66.3'	66.3'
MINIMUM REAR YARD	30'	61.1'	61.1'
MAXIMUM HEIGHT	45'	-----	21.4%
MAXIMUM LOT COVERAGE	30%	21.4%	21.4%
FLOOR AREA RATIO	46.094 S.F.	76.009 S.F.	76.009 S.F.

**\* IMPORTANT \***  
 LOCATION OF UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE. NO WARRANTY OR GUARANTEE OF ACCURACY MADE. THIS IS AN IMPROVEMENT LOCATION SURVEY.  
 \*CALL BEFORE YOU DIG\* (800)368-4466

APPROVED BY:  
 PLANNING DIRECTOR OR HIS DEPUTY  
 DATE:

EXISTING INFORMATION TABLE	
□	CATCH BASIN
○	UTILITY POLE
⊕	FIRE HYDRANT
⊗	STORM MANHOLE
⊙	NUMBER OF LINED PARKING SPACES
□	UTILITY BOX (SIZE & USE YARDED)
—	EDGE OF PAVEMENT
—	CURBING (TYPE YARDED)
—	WATER OR GAS VALVE
○	LIGHT POLE

- OWNERSHIP:**  
 1. OWNER OF RECORD: MILL PLAIN CENTER, LIMITED PARTNERSHIP - VOL.801 PG.105 OF THE D.L.R.
- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1990. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  - MONUMENTATION FOUND OR SET DEPICTED HEREON.
  - REFER TO MAP NO. 3008, 3203, 3303, 3496, 3546, 3674, 3926, 4484, 4913, 5093, 9094, 9151, 9270, 12058 AND 12320 OF THE DANBURY LAND RECORDS.
  - REFER TO MAP ENTITLED "AREA 11598 ACRES MAP SHOWING LAND OF CONSOLIDATED RAIL CORPORATION TO BE CONVEYED TO MILL PLAIN CENTER LIMITED PARTNERSHIP" DATED OCTOBER 7, 1988 CERTIFIED SUBSTANTIALLY CORRECT BY STONEY A. RAPP, JR.
  - REFERENCE MADE TO MAP ENTITLED "REVISED SITE PLAN PREPARED FOR MILL PLAIN CENTER, LIMITED PARTNERSHIP DANBURY, CONNECTICUT" DATED JULY 15, 1997 REVISED THROUGH 6/29/05 PREPARED BY NEW ENGLAND LAND SURVEYING, P.C.
  - EXISTING PARKING REQUIREMENTS SHOWN IN PARKING TABLES BASED ON INFORMATION TAKEN FROM MAP REFERENCED IN SURVEY NOTE 5.
  - VARIANCE GRANTED MARCH 9, 2006 TO SEC. 5.B.3a OF THE DANBURY ZONING REGULATIONS - MAXIMUM BUILDING COVERAGE - RETAIL 25% (5-10 ACRES) TO 25.6% (5-10 ACRES). PARCEL "A" (ZBA 06-29)
  - VARIANCE GRANTED MARCH 9, 2006 TO SEC. 5.B.3a OF THE DANBURY ZONING REGULATIONS - MAXIMUM FLOOR AREA RATIO - 4 TO 68 PARCEL "B" (ZBA 06-29)
  - NO FIELD INSPECTION OF PROPERTY MADE FOR REVISION OF MARCH 16, 2006.
  - REVISION OF APRIL 16, 2011 TO REVISE PARKING TABLE EXISTING BUILDING PARCEL B BASEMENT AREA, MAJOR IMPROVEMENT UPDATE ON PARCEL B AND ADDITIONAL PARKING SPACES ALONG SOUTHERLY PROPERTY LINE OF PARCEL B.
  - REFER TO DECLARATION OF CROSS EASEMENTS RECORDED IN VOL.1913 PG.623 AND VOL.1916 PG.564 OF THE D.L.R.

**IMPROVEMENT LOCATION SURVEY**

PREPARED FOR  
**MILL PLAIN CENTER, LIMITED PARTNERSHIP**  
 SHOWING PROPOSED DIVISION OF PROPERTY LOCATED AT  
**44 LAKE AVENUE EXTENSION**  
**DANBURY, CONNECTICUT**  
**TAX ASSESSOR LOT ~ F15306**

SCALE: 1"=40'

AREA: 8.0508 ACRES (T)  
 DRAWN BY: E.A.K. - 17/04/2008  
 DATE: APRIL 16, 2011  
 REVISION: APRIL 16, 2011

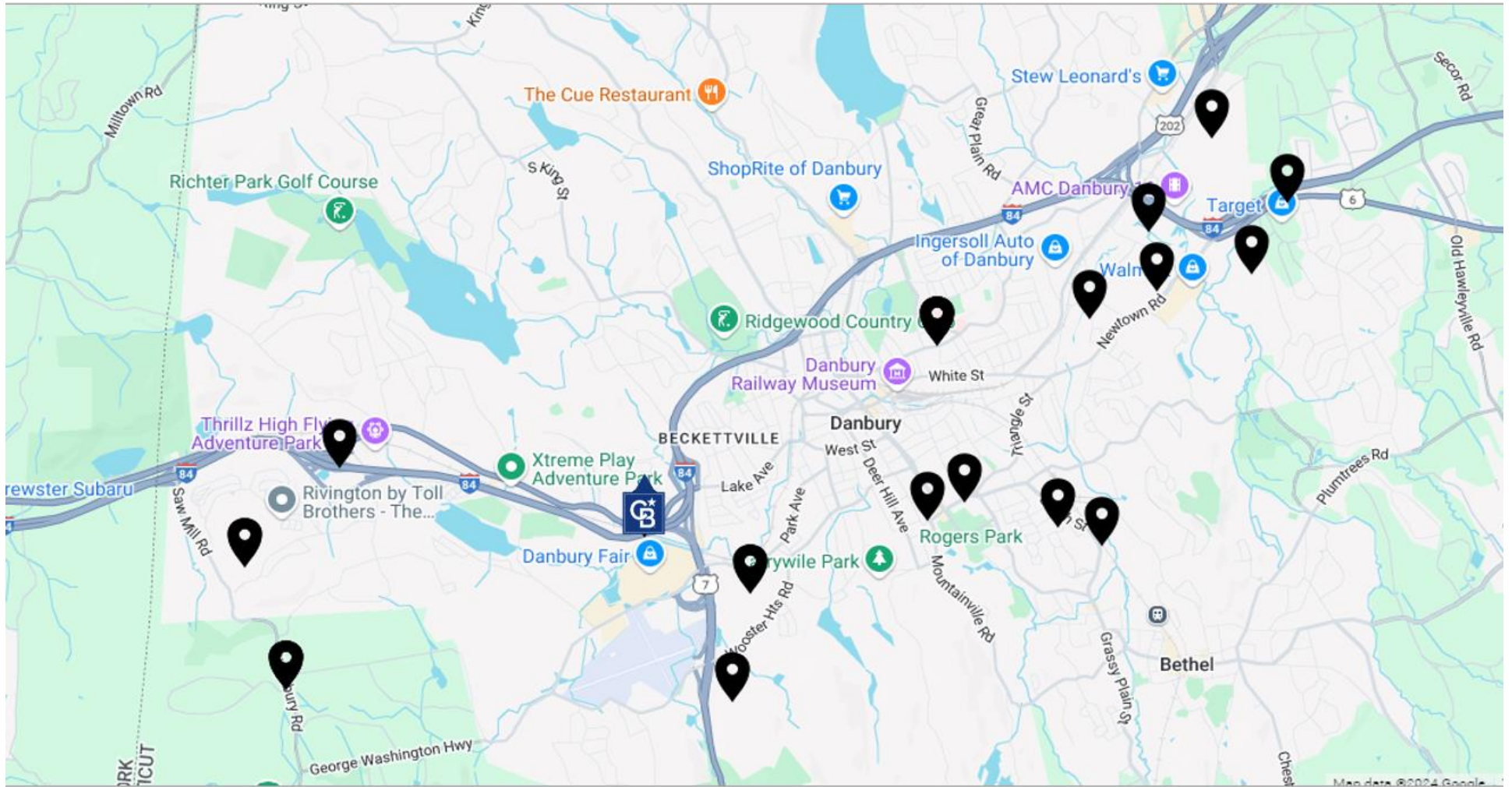
ZONE: CA-80  
 DATE: APRIL 16, 2008  
 REVISION: APRIL 16, 2011

TO MY KNOWLEDGE AND BELIEF  
 THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Stoney A. Rapp Land Surveying, P.C.  
 10 Commerce Avenue, Berlin, Connecticut 06031  
 86 Lindbergh Drive, Danbury, Connecticut 06811  
 map@stoneyrapp.com - Phone: (860)344-4283

STONEY A. RAPP JR. - L.S. LICENSE NO.7400  
 NOT VALID WITHOUT A LIVE SIGNATURE AND EMPLOYED SEAL

# NEARBY RETAIL & AMENITIES

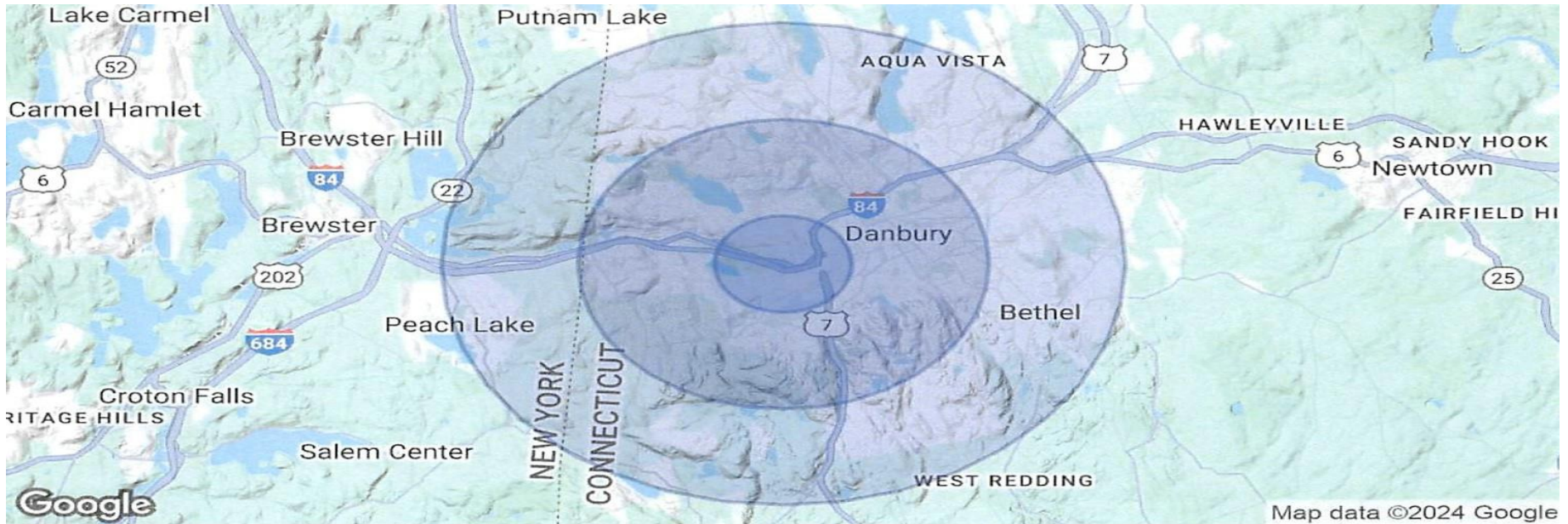


# KEY SURROUNDING COMPANIES

Company	# of Employees
Nuvance Health	9,548
Boehringer Ingelheim Corp.	1,500
Goodrich Corp.	460
DRS Naval Power System	300
Arka	505
Linde Inc.	503
Ethan Allen Interiors Inc.	445
Memry Corp.	138
Praxair Technology	120
Belimo Air Controls	222
Macerich	300



# DEMOGRAPHICS



Population Summary	1 Mile	3 Miles	5 Miles
<b>2024 Total Population</b>	6,031	63,310	111,524
<b>2024 Total Daytime Population</b>	9,256	64,523	109,922
<b>Workers</b>	6,517	36,438	460,426
Household Summary	1 Mile	3 Miles	5 Miles
<b>2024 Households</b>	1,842	23,303	41,272
Housing Unit Summary	1 Mile	3 Miles	5 Miles
<b>2024 Housing Units</b>	1,913	24,630	43,527
<b>Owner Occupied Housing Units</b>	55.0%	47.2%	58.6%
2024 Households by Income	1 Mile	3 Miles	5 Miles
<b>Average Household Income</b>	\$114,380	\$110,438	\$128,950

# Investment Contacts

## Garett Palmer

Capital Markets  
914.774.4969  
garett.palmer@cbcncrt.com

## Joe Wrinn - SOIR

Capital Markets  
203.417.4888  
joe.wrinn@cbcncrt.com

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Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate<sup>1</sup>, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

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COUNTRIES/  
TERRITORIES

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MARKETS<sup>2</sup>

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AFFILIATED  
PROFESSIONALS<sup>3</sup>

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- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

**1.4M**  
CBCWORLDWIDE.COM  
PAGE VIEWS ANNUALLY

TOTAL 2022  
SALES VOLUME  
**\$9.82B\***

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.



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