

FOR SALE // INVESTMENT OPPORTUNITY // NEWTOWN CT



PROPERTY DESCRIPTION

Rare investment opportunity in beautiful Sandy Hook, CT. These buildings have exposed brick and wood with great views of waterfalls on each property. Buildings have long term tenant history with a mix of sizes to fit any office needs. Buildings are 70% occupied totaling approximately 25,100 Sq Ft or +/- 30% of realizable vacancy upside. Each site has ample parking, elevator access, common baths on each floor, shared kitchenettes, large windows and high ceilings. Easy access to I-84. Buildings can be sold separately to investor or owner user. Financials to be provided upon request.

OFFERING SUMMARY

Portfolio:	Call For Pricing
Lot Size:	16.75 Acres
Building Sizes Combined:	110,127 SF
Taxes:	\$111,600

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	863	2,866	5,486
Total Population	1,833	6,670	13,730
Average HH Income	\$120,219	\$126,526	\$134,978



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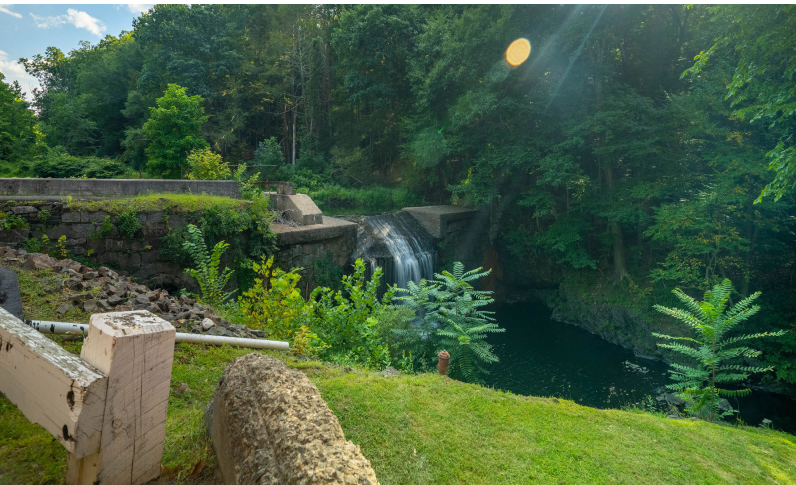


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PROPERTY HIGHLIGHTS

- M-40 Zone
- Heating: Gas/ Electric
- Cooling: Central A/C
- Well and Septic
- Elevator Access
- Approximately 2 Miles from Downtown Newtown
- Maintenance Manager on Site
- Long Term Tenant History
- +/- 30% Realizable Vacancy Upside
- 75 Glen: 70.88% Leased
- 27 Glen: 72.96% Leased
- 75 Glen: 67,743 Rentable Sq Ft
- 27 Glen: 16,433 Rentable Sq Ft
- 4 Stories in Each Building with Full Basement
- 27 Glen Year Built: 1850
- 75 Glen Year Built: 1831
- Long Term Tenant History
- Staple in Sandy Hook Community
- Waterfall Views Exposed Brick and Wood
- Easy Access to I-84



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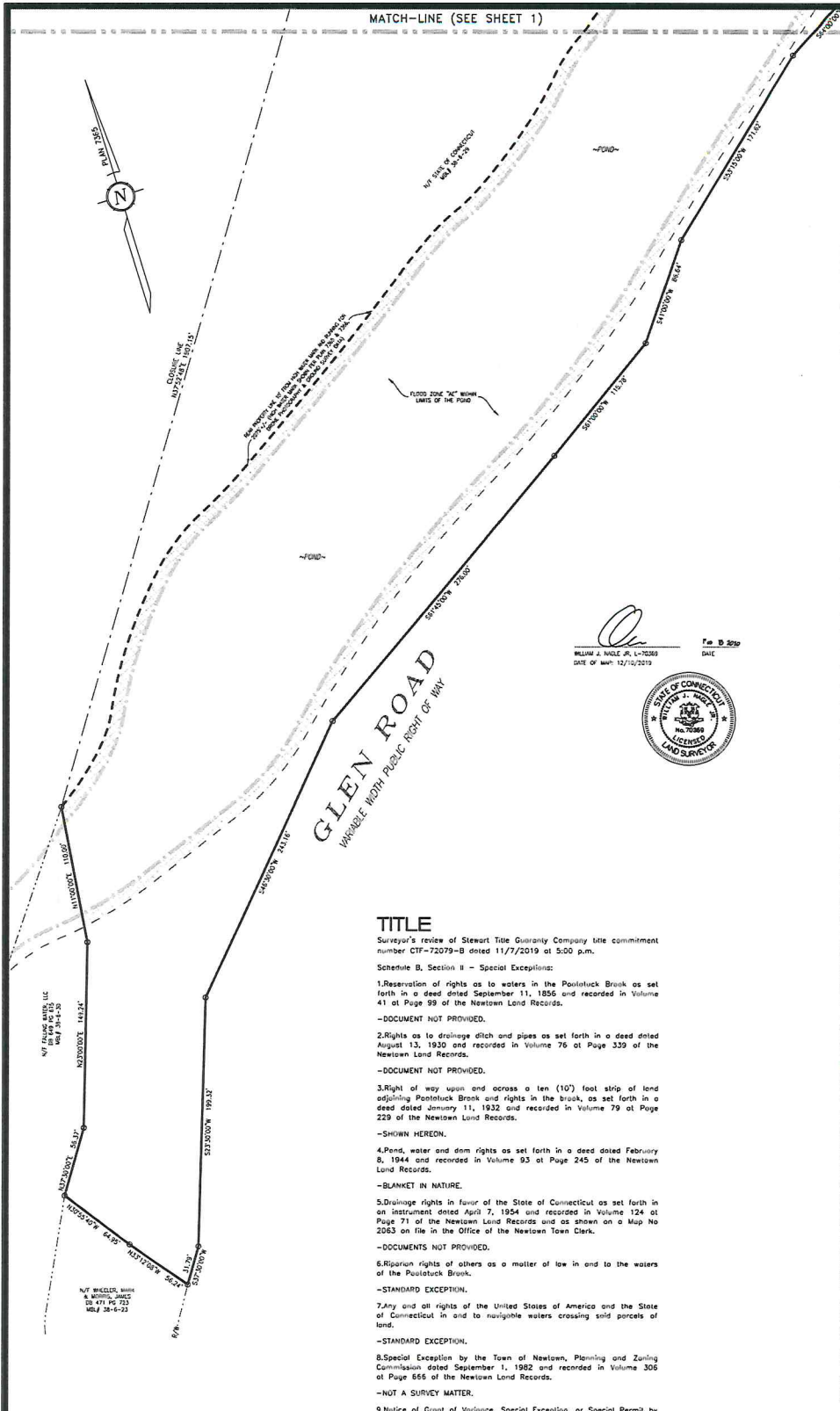
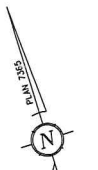


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LEGAL

All those certain pieces or parcels of land together with any buildings and improvements situated thereon, located in the Town of Newtown, County of Fairfield, and State of Connecticut and shown on that certain map entitled "Map of Property of Newtown Mill Assoc. (Former: Genmill Corporation) located at Sandy Hook Newtown, CT," dated November, 1979, revised December 6, 1979, revised June 24, 1982, revised June 3, 1985, revised June 6, 1985, revised March 4, 1993, revised March 31, 1996, and revised October 2, 2010; Scale 1" = 40'; sheets 1 of 2 and 2 of 2; prepared by Robert & James, Civil Engineers - Land Surveyors - Site Planners, Milford, Connecticut, which map is on file in the Newtown Town Clerk's office as Map No. 7365 and 7366; said premises being more particularly bounded and described as follows:

- Beginning at an iron pin set in the northeasterly side of Glen Road (former U.S. Highway No. 202 & G) at the northeasterly corner of said premises as shown on said map:
- Thence S 39° 00' 00" W, 99.00 feet;
 - Thence S 14° 30' 30" W, 114.70 feet;
 - Thence S 22° 00' 00" W, 99.57 feet;
 - Thence S 22° 00' 00" W, 628.63 feet;
 - Thence S 44° 45' 00" W, 75.34 feet;
 - Thence S 48° 30' 00" W, 215.40 feet;
 - Thence S 50° 15' 00" W, 83.56 feet;
 - Thence S 64° 00' 00" W, 98.85 feet;
 - Thence S 53° 15' 00" W, 171.62 feet;
 - Thence S 41° 00' 00" W, 86.64 feet;
 - Thence S 61° 00' 00" W, 115.78 feet;
 - Thence S 61° 45' 00" W, 276.00 feet;
 - Thence S 46° 30' 00" W, 243.16 feet;
 - Thence S 23° 30' 00" W, 199.32 feet; and
 - Thence S 37° 30' 00" E, 31.79 feet;
 - Thence N 33° 12' 08" W, 56.24 feet;
 - Thence N 30° 55' 40" W, 64.95 feet;
 - Thence N 37° 30' 00" E, 56.37 feet;
 - Thence N 23° 00' 00" E, 149.24 feet;
 - Thence N 11° 00' 00" E, 110.00 feet;
- Thence along property now or formerly of State of Connecticut a total distance of 2,076 feet more or less:
- Thence S 49° 00' 00" E, 44.00 feet more or less;
 - Thence 221.10 feet along road now or formerly of M. Lavy; Thence S 76° 00' 00" W, 40.00 feet; more or less; and
 - Thence S 76° 00' 00" E, 70.00 feet to the point and place of beginning.

Signature of William J. Hule, Jr. and a circular seal for the State of Connecticut Land Survey. The seal contains the text 'STATE OF CONNECTICUT LAND SURVEY' and 'WILLIAM J. HULE, JR. L.S. 70369'. Below the signature is the text 'DATE OF MAP: 12/10/2019'.

TITLE

Surveyor's review of Stewart Title Guaranty Company title commitment number CT-72078-B dated 11/7/2019 at 5:00 p.m.

Schedule B, Section II - Special Exceptions:

- 1.Reservation of rights as to waters in the Poutluck Brook as set forth in a deed dated September 11, 1856 and recorded in Volume 41 of Page 99 of the Newtown Land Records.
-DOCUMENT NOT PROVIDED.
- 2.Rights as to drainage ditch and pipes as set forth in a deed dated August 13, 1930 and recorded in Volume 76 of Page 339 of the Newtown Land Records.
-DOCUMENT NOT PROVIDED.
- 3.Right of way upon and across a ten (10') foot strip of land adjoining Poutluck Brook and rights in the brook, as set forth in a deed dated January 11, 1932 and recorded in Volume 79 of Page 229 of the Newtown Land Records.
-SHOWN HEREON.
- 4.Pond, water and dam rights as set forth in a deed dated February 8, 1944 and recorded in Volume 93 of Page 245 of the Newtown Land Records.
-BLANKET IN NATURE.
- 5.Drainage rights in favor of the State of Connecticut as set forth in an instrument dated April 7, 1954 and recorded in Volume 124 of Page 71 of the Newtown Land Records and as shown on a Map No. 2363 on file in the Office of the Newtown Town Clerk.
-DOCUMENTS NOT PROVIDED.
- 6.Riparian rights of others as a matter of law in and to the waters of the Poutluck Brook.
-STANDARD EXCEPTION.
- 7.Any and all rights of the United States of America and the State of Connecticut in and to navigable waters crossing said parcels of land.
-STANDARD EXCEPTION.
- 8.Special Exception by the Town of Newtown, Planning and Zoning Commission dated September 1, 1982 and recorded in Volume 308 of Page 666 of the Newtown Land Records.
-NOT A SURVEY MATTER.
- 9.Notice of Grant of Variance, Special Exception, or Special Permit by the Town of Newtown dated May 2, 1985 and recorded in Volume 335 of Page 157 of the Newtown Land Records.
-NOT A SURVEY MATTER.
- 10.Declaration of Covenants, Easements and Restrictions dated November 30, 1987 and recorded in Volume 383 of Page 700, as amended by instrument dated September 1, 1989 and recorded in Volume 417 of Page 507, both of the Newtown Land Records.
-ALL MATTERS SHOWN HEREON.
- 11.Notice of Change of Zone Application by the Town of Newtown, Planning and Zoning Commission dated April 19, 1996 recorded in Volume 530 of Page 857 of the Newtown Land Records.
-NOT A SURVEY MATTER.
- 12.Notice of Approval by the Town of Newtown, Planning and Zoning Commission dated October 16, 1986 recorded in Volume 368 of Page 226 of the Newtown Land Records.
-NOT A SURVEY MATTER.
- 13.Notice, conditions, Riparian rights and easements as appear on Map Nos. 7365, 7366, 4939, 5874, 5875 and 4940 all on file in the Office of the Newtown Town Clerk.
-ALL MATTERS SHOWN HEREON.

EXCLUDING THEREFROM all that certain piece or parcel of land together with all improvements thereon designated as "Parcel A" Land Acquired By Rocky Glen Hydro Ltd. Partnership, Vol. 283, Pg. 697, Area= 6471 S.F. 0.149 AC." as shown on the map heretofore described.

TOGETHER WITH all right title and interest, if any, in and to the right to use and maintain slates and the right to use water in a well as reserved in a deed from the United States Rubber Company to Charles K. Pease and Rebecca B. Pease dated August 13, 1930, and recorded in Volume 76 of Page 335 of the Newtown Land Records and in a deed to Marjorie D. Willette dated August 13, 1930, and recorded in Volume 76 of Page 336 of the Newtown Land Records.

TOGETHER ALSO WITH all right title and interest, if any, in and to the right to use and maintain the large water tank reservoir and the pipes leading from the same, with the right of access to and from said reservoir and the right to repair, replace and maintain said reservoir or pipe lines leading thereto and therefrom as reserved in the deed from United States Rubber Company to Margaret A. Brew dated January 11, 1932 and recorded in Volume 79 of page 229 of the Newtown Land Records.

TOGETHER ALSO WITH all right, title and interest, if any, in and to those portions of the land, that which otherwise have been conveyed by virtue of the deed heretofore mentioned, that were on January 11, 1932, occupied by the dams across the Poutluck Brook, the supports of said dams and all structures appurtenant thereto, together with the right of access thereto over the land conveyed by that deed for the purpose of repairing, maintaining, operating, rebuilding or otherwise making use of said dams and/or the waters impounded thereby, all as reserved in the deed from the United States Rubber Company to Margaret A. Brew; dated January 11, 1932 and recorded in Volume 79 of Page 229 of the Newtown Land Records.

TOGETHER ALSO WITH all right, title and interest, if any, in and to water rights and access rights as reserved in the deed from the United States Rubber Company to the Thor Corporation dated February 8, 1944, and recorded in Volume 93 of page 245 of the Newtown Land Records.

TOGETHER ALSO WITH all the right, title and interest, if any, in and to the land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining these parcels of land, to the center thereof.

TOGETHER ALSO WITH the riparian rights, as a matter of law, in and to the waters of the Poutluck Brook.

Said premises is also designated as "LOIS 1 & 2 (EXCLUDING PARCEL A)" TOT. AC. 12.92 ± ACRES" on said Map No. 7365 and 7366 described.

LEGEND OF SYMBOLS

○ LIGHT POLE	○ SAWHAYT MARKER
○ UTILITY POLE	○ CLEARCUT
○ ELECTRIC APPARATUS	○ TELEPHONE POLE
○ SIGN	○ HORIZONTAL FENCE
○ GAS ASSEMBLY	○ FENCING SPACE
○ WATER VALVE	○ CHAIN LINK FENCE
○ FIVE WOODS	○ WOOD FENCE
○ YARD INLET	○ SHARPS IRON FENCE
○ CAST-IRON	○ DISTRICT LINE
○ CHAINLINK MARKER	○ ENCROACHMENT
○ SURVEYOR	○ FENCED IN ENCROACHMENT

NOTE - ANY UNBOUNDING LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THE SURVEYOR CANNOT GUARANTEE TO LOCATION OF NON-VISIBLE SURVEY POINTS. A SUFFICIENT NUMBER OF CIRCLES FOR THE PURPOSE OF BEING USED AS CHECKS. THE SURVEYOR CANNOT ACCEPT LIABILITY FOR UNBOUNDING SURVEYOR LOCATION.

LEGEND OF NOMENCLATURE

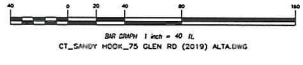
○ CASTING BOUNDARY MONUMENT
○ SURVEY BOUNDARY MONUMENT
○ MATHEMATICAL POINT
○ CENTERLINE MONUMENT
○ RIGHT OF WAY

OTHER SYMBOLS, MARKERS, AND NOTES ARE A PRELIMINARY PLAN AND NOT FOR RECORDING, SALE, OR CONVEYANCE.

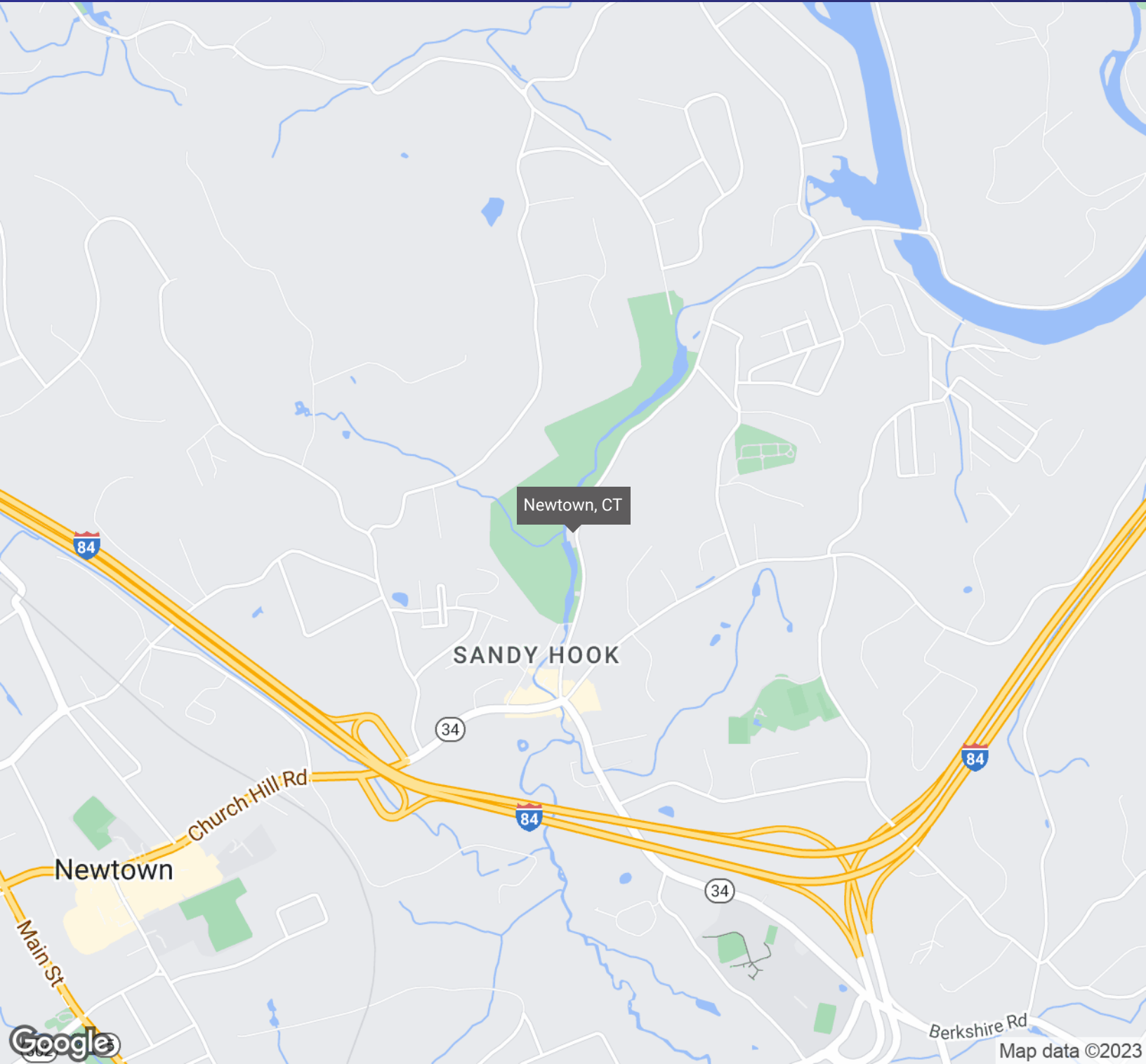
JONATHAN MURPHY
Professional Land Surveying
10505 Leelandville Place (919) 280-8189
Raleigh NC 27613 FAX 919-991-6116
PMS# 14332 E-MAIL: jmurphy@jmurphy.com

FILE NAME:CT_Sandy Hook_75 Glen Rd (2019) ALTA.dwg

SHEET 2 OF 2
ALTA/NSPS LAND TITLE SURVEY
75 GLEN ROAD
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT
DECEMBER 2019, SCALE 1"=40'



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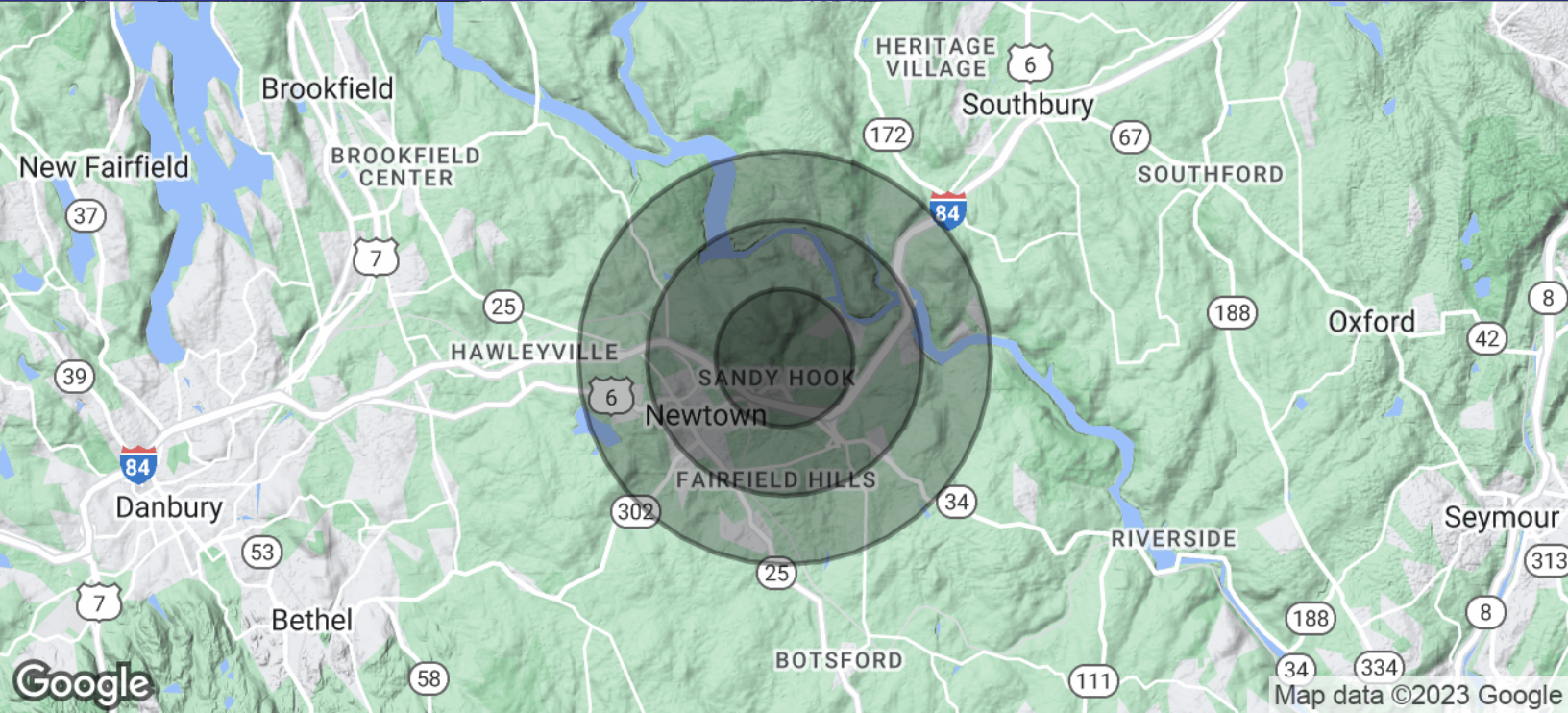
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,833	6,670	13,730
Average Age	51.2	48.4	45.1
Average Age (Male)	47.0	45.9	43.0
Average Age (Female)	53.7	50.0	47.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	863	2,866	5,486
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$120,219	\$126,526	\$134,978
Average House Value	\$353,332	\$366,340	\$369,788

* Demographic data derived from 2020 ACS - US Census



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