

# 84 WEST AVENUE NORWALK, CT 06854



**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
[angelcommercial.com](http://angelcommercial.com)

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**  
**Jon Angel, President**  
[jangel@angelcommercial.com](mailto:jangel@angelcommercial.com)  
203.335.6600 Ext. 21

# REDEVELOPMENT OPPORTUNITY: Income-Producing Mixed-Use Property for Sale

Angel Commercial, LLC, as the exclusive real estate broker, is pleased to present an exceptional redevelopment opportunity at **84 West Avenue**, a prominent three-story mixed-use building nestled on a 0.77-acre lot in the vibrant heart of South Norwalk, CT. This 9,098 SF building, boasting 11 apartments and 2 office suites, is strategically located directly across from “The SoNo Collection,” an upscale shopping destination, offering unmatched visibility with 150 linear feet of frontage on West Avenue.

## Sale Overview:

The property was purchased by the current owner in 1994, who spent 20 months on extensive renovations, including mechanical updates. The owner believes that recently revised zoning regulations have expanded the scope and potential uses of the property. Now, at 70 years old, the owner is offering the property to a developer who can leverage the new zoning classification.

## Key Property Highlights:

- **Strategic Location:** Situated within walking distance of the South Norwalk Train Station and mere minutes from I-95 and Route 7, this property is perfectly positioned for commuters and visitors alike. The area is brimming with amenities, including renowned restaurants, banks, hotels, and retail stores, all within a short stroll. Nearby attractions including the Maritime Aquarium and Stepping Stones Museum further enhance its appeal.
- **Strong Income Potential: With a Projected 2024 Net Operating Income (NOI) of \$105,000 and a low 3% vacancy rate**, this property presents a rare opportunity for immediate rental income. Most tenants are on month-to-month leases, while three have leases expiring in August 2025, providing the new owner with flexibility as they await approval for development plans from the town’s zoning and planning committee.
- **Tenant Convenience:** The building is equipped with individual gas boilers for eight units, while the remaining units utilize electric power. Tenants enjoy the convenience of onsite laundry facilities and ample parking for approximately 25 vehicles. The sole commercial tenant, Durango Insurance, occupies the ground floor.
- **Redevelopment Potential:** Meticulously maintained by long-term ownership, 84 West Avenue stands as a solid investment in one of South Norwalk’s most desirable locations. The property’s proximity to The SoNo Collection, a 700,000+ square foot mall anchored by Bloomingdale’s and Nordstrom, underscores its prime redevelopment potential.

Don’t miss this unparalleled opportunity to acquire a prime asset in a thriving market, with the potential for significant future returns.

## FINANCIAL INFORMATION

**Real Estate Taxes:** \$37,780 (2024)

**Projected NOI:** \$105,000 (2024)

**Occupancy:** 97%

## THE SITE

**Space Available:** 196 SF

**Building Size:** 9,098 SF

**Building Type:** Multi-Use (Residential & Commercial)

**Land:** 0.77 Acres

**Zoning:** Urban Center Community District (CD-4)

**Year Built:** 1920, Renovated 1994

**Construction:** Brick Masonry

**Stories:** Three

**Tenancy:** Multiple

## FEATURES

**Parking:** 25 Shared Spaces

**Amenities:** Wet Sprinkler System, Laundry Facilities

## UTILITIES

**Water/Sewer:** City/City

**A/C:** Window Units in Each Space

**Heating:** Gas & Electric

## DEMOGRAPHICS

### 3 MILES

### 5 MILES

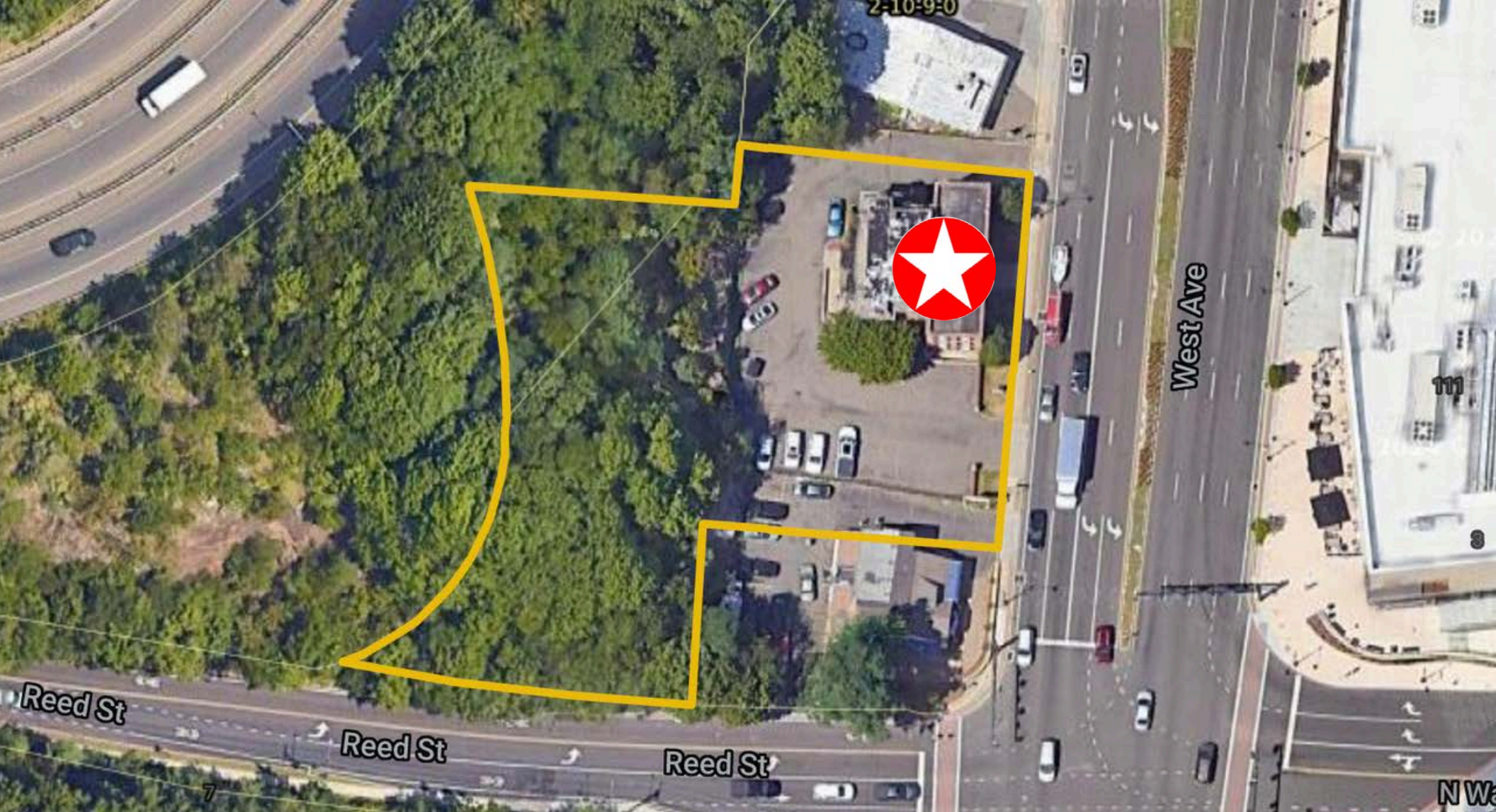
**Population:** 118k

177k

**Median HH Income:** \$115k

\$138k





## IDEAL LOCATION FOR REDEVELOPMENT



ac  
9,098 SF  
Building on  
0.77 Acres



Walk to  
Shopping &  
Restaurants



High Traffic Area  
with 22,241 Average  
Daily Volume



Affluent  
Suburban  
Population





## GREAT COMMUTER LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, hotels, banks, and tourist attractions.



Minutes to I-95 (Exit 15), Route 7, and two Metro-North Train Stations.



# SOUTH NORWALK WALKING MAP



## LEGEND

- |  |  |
|--|--|
|  <b>RESTAURANTS</b>   |  <b>SERVICES</b>  |
| <ul style="list-style-type: none"> <li>1 SoNo Harbor Deli &amp; Cafe</li> <li>5 Donovan's Restaurant</li> <li>6 Hell or High Water</li> <li>8 Bizzybean</li> <li>9 Oishi Sushi &amp; Izakaya</li> <li>10 Strada 18</li> <li>11 Quartina Trattoria &amp; Vineria</li> <li>12 Mecha Noodle</li> <li>15 Match</li> <li>17 Estia</li> <li>18 El Acapulco Restaurant</li> <li>19 Johnny Utah's</li> <li>21 Local Kitchen &amp; Beer Bar</li> <li>22 Los Portales Restaurant &amp; Bakery</li> <li>25 Memo's Restaurant &amp; Bakery</li> <li>35 Sono Seaport Seafood</li> <li>38 Sono Baking Company &amp; Cafe</li> <li>41 Maximo Deli &amp; Grocery</li> <li>43 El Sabor Salvadoreño</li> <li>45 Great Wall Chinese Take Out</li> <li>46 Mira Mar Café</li> <li>47 Manantial Bakery &amp; Restaurant</li> <li>64 Nagoya Hibachi &amp; Asian Restaurant</li> <li>68 Plaza Deli &amp; Catering</li> <li>71 Bruculino</li> <li>75 New Mangport Fish &amp; Chips</li> <li>76 Jax &amp; Co.</li> <li>79 Restaurante de Gracia</li> <li>80 Subway</li> <li>81 Burger Bar &amp; Bistro</li> <li>83 Chinatown Express</li> <li>85 Kazu</li> <li>87 Crossroads Pizza House</li> <li>88 The Spread</li> <li>104 O'Neill's Pub &amp; Restaurant</li> <li>105 Ceveche Peruvian Cuisine</li> <li>106 Sono Luncheonette</li> <li>109 Dunkin Donuts</li> <li>110 New Jade Lee</li> <li>112 Rafael Cakes &amp; Sugar</li> <li>113 Barcelona Sono</li> <li>116 Naked Greens</li> <li>121 Famous Pizza House</li> <li>122 La Bomba</li> <li>124 The Blind Rhino</li> <li>129 Sono Pizza</li> <li>136 The Loft</li> <li>137 Cask Republic</li> <li>142 Chocopologie</li> <li>143 Harlan Publick</li> <li>146 Washington Prime</li> <li>148 The Stand</li> <li>150 Mama's Boy Southern Table</li> </ul> | <ul style="list-style-type: none"> <li>3 Higgins Group</li> <li>4 Carefoot Reflexology</li> <li>13 Ère</li> <li>16 Star, Inc.</li> <li>20 Tnt Ink</li> <li>23 Servi-Express</li> <li>26 Solar Shop</li> <li>28 Scholtz &amp; Company</li> <li>29 Charkit Chemical Corporation</li> <li>30 Sarracco Mechanical Services</li> <li>31 Gold Coast Pool &amp; Spa</li> <li>32 in2blue design</li> <li>33 Big East Environmental</li> <li>40 Longos Auto Repair</li> <li>42 Une Travel</li> <li>44 Zach Barber Shop</li> <li>48 Hair Salon</li> <li>51 Metro PCS</li> <li>54 World Latino Express</li> <li>55 Pilo's Barber Shop</li> <li>56 Eastern Phones</li> <li>60 Frontier Communications</li> <li>62 Sono Dental Group</li> <li>63 Sono Nails &amp; Spa</li> <li>65 Elegance</li> <li>66 Mjra Mora</li> <li>69 Art Plus Studio</li> <li>70 Labor Ready</li> <li>73 iBrow Studios</li> <li>82 Sono Entertainment &amp; Recording Studio</li> <li>89 Krystal Hair Designers</li> <li>90 Q Nails</li> <li>92 SoNo Academy</li> <li>93 Little Zion Church of Christ</li> <li>94 Diva's Hair Salon</li> <li>95 African Hair Braiding</li> <li>97 Globo Envious</li> <li>98 Durango Insurance</li> <li>99 Shell Market &amp; Gas</li> <li>100 Macedonia Church</li> <li>101 The Children's Playhouse Too</li> <li>103 Grace Baptist Church</li> <li>107 Steve's Tailor Shop</li> <li>108 Lavender Laundromat</li> <li>111 New Image Unisex Hair Salon</li> <li>115 Muse Paint Bar</li> <li>120 Palace Production Media/Video</li> <li>123 Work It Dance Studio</li> <li>125 creativeplacement   SONO SPACES</li> <li>126 Discalá &amp; Discalá</li> <li>127 International Hair Design</li> <li>134 Absolutely Phenomenal Video</li> <li>★ 138 The SoNo Collection Outreach Office</li> <li>140 Sono Psychic</li> <li>141 Salon Halo</li> <li>142 Saroswati's Yoga Joint</li> <li>149 Thing Mac</li> </ul> |
|  <b>SHOPPING</b>  |  <b>BANKS</b>   |
| <ul style="list-style-type: none"> <li>2 Fleur-Isabelle</li> <li>7 Industrial CHIMP</li> <li>14 Simple Sono</li> <li>24 South Main Grocery</li> <li>36 Lillian August Warehouse &amp; Outlet</li> <li>37 West Marine</li> <li>39 Cigar Factory Outlet</li> <li>49 La Placita Food Market</li> <li>52 Clarke Showroom</li> <li>53 Apadana Fine Rugs</li> <li>57 Klaff's Inc.</li> <li>61 C-Town Supermarket</li> <li>72 Norwalk Dollar &amp; Gift</li> <li>74 Point A2B</li> <li>77 North Main Convenience</li> <li>86 Banner Wines &amp; Liquor</li> <li>96 Walgreens</li> <li>102 Food Universe Marketplace</li> <li>114 American Apparel</li> <li>117 Connie B's Boutique</li> <li>118 Braach's Flowers</li> <li>119 Maclaren</li> <li>130 Sleek Salon</li> <li>131 Kaas &amp; Company - A Taste of Holland</li> <li>132 M &amp; M Cigar &amp; Gifts</li> <li>133 Pellegrini Jewelers</li> <li>135 Cayambe</li> <li>144 Cyrilla Home</li> <li>145 Beadworks</li> </ul>   | <ul style="list-style-type: none"> <li>67 Chase Bank</li> <li>78 Bank Of America</li> <li>91 Western Union</li> </ul>  |
|  <b>CULTURE</b>   |  <b>CULTURE</b>   |
|  | <ul style="list-style-type: none"> <li>27 22 Haviland Street Gallery</li> <li>84 Regent 8 Theaters</li> <li>128 SONO Switch Tower Museum</li> <li>139 Galerie Sono</li> </ul>  |
|  <b>PUBLIC SERVICES</b>   |  <b>PUBLIC SERVICES</b>   |
|  | <ul style="list-style-type: none"> <li>34 Norwalk Marine Police Station</li> <li>50 Norwalk Police Station</li> <li>58 South Norwalk Post Office</li> <li>59 South Norwalk Branch Library</li> </ul>   |

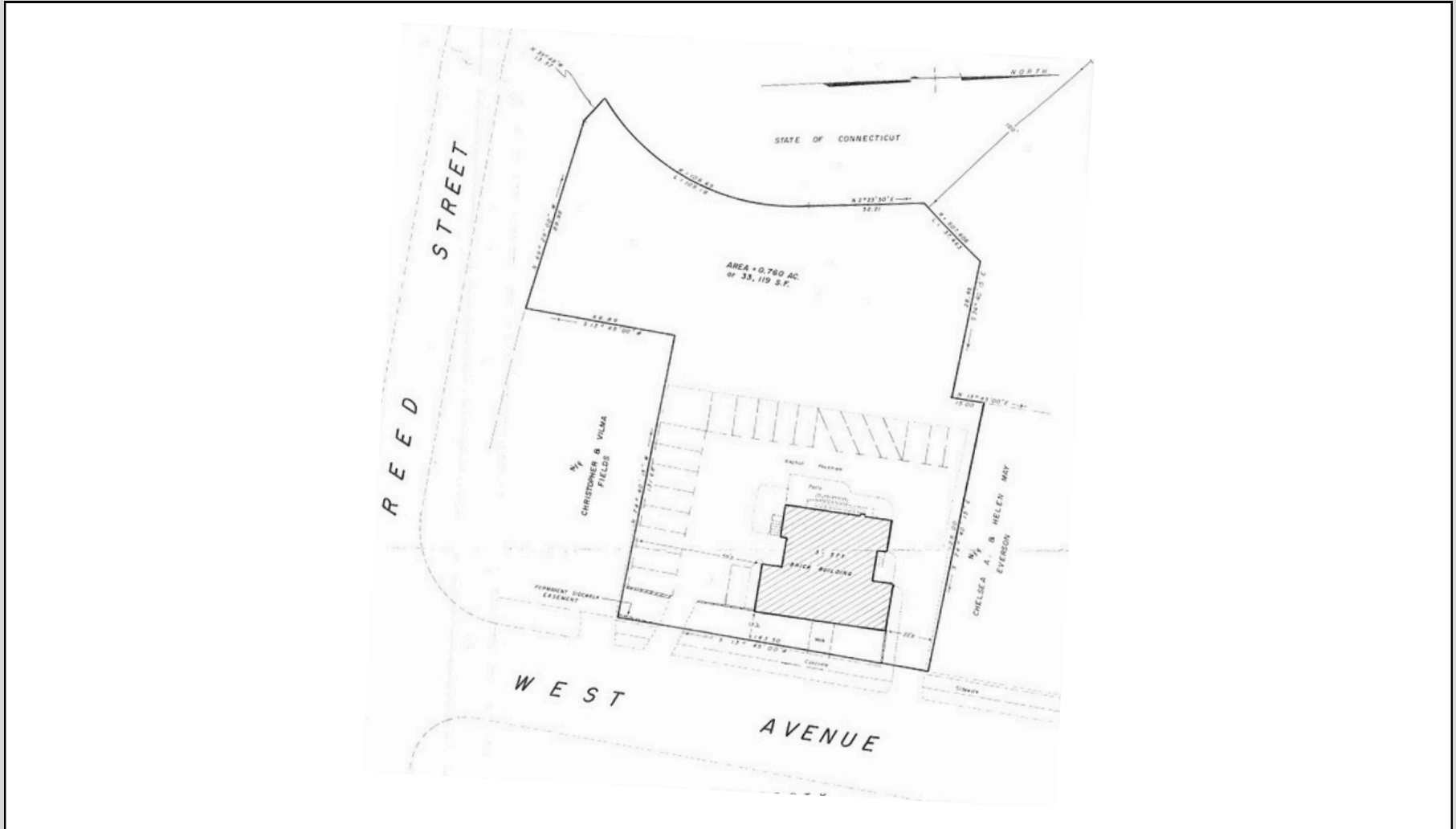
## LEGEND





# SITE PLAN

# 0.77 Acres

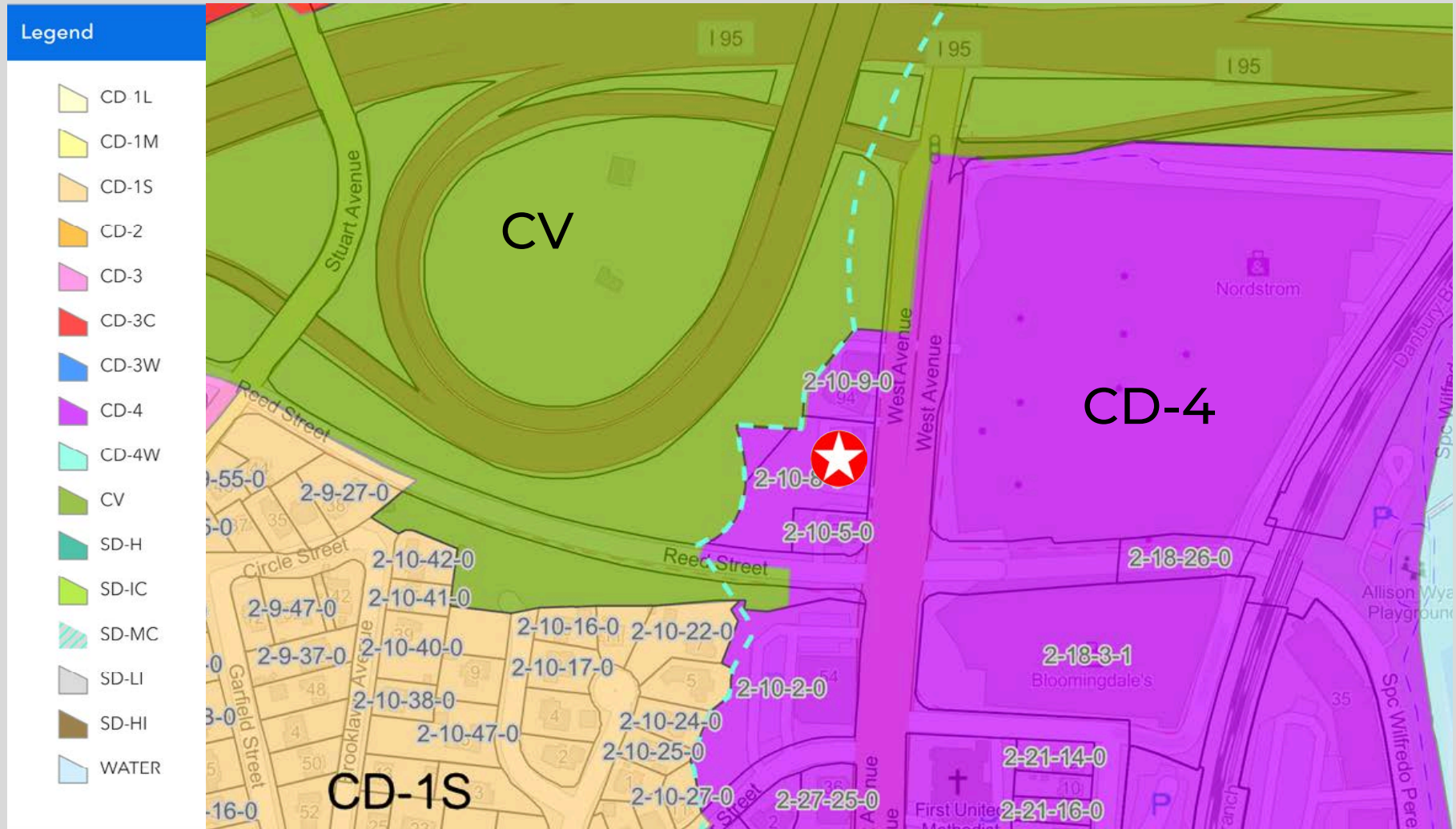




# ZONING MAP

## Urban Center Community District (CD-4)

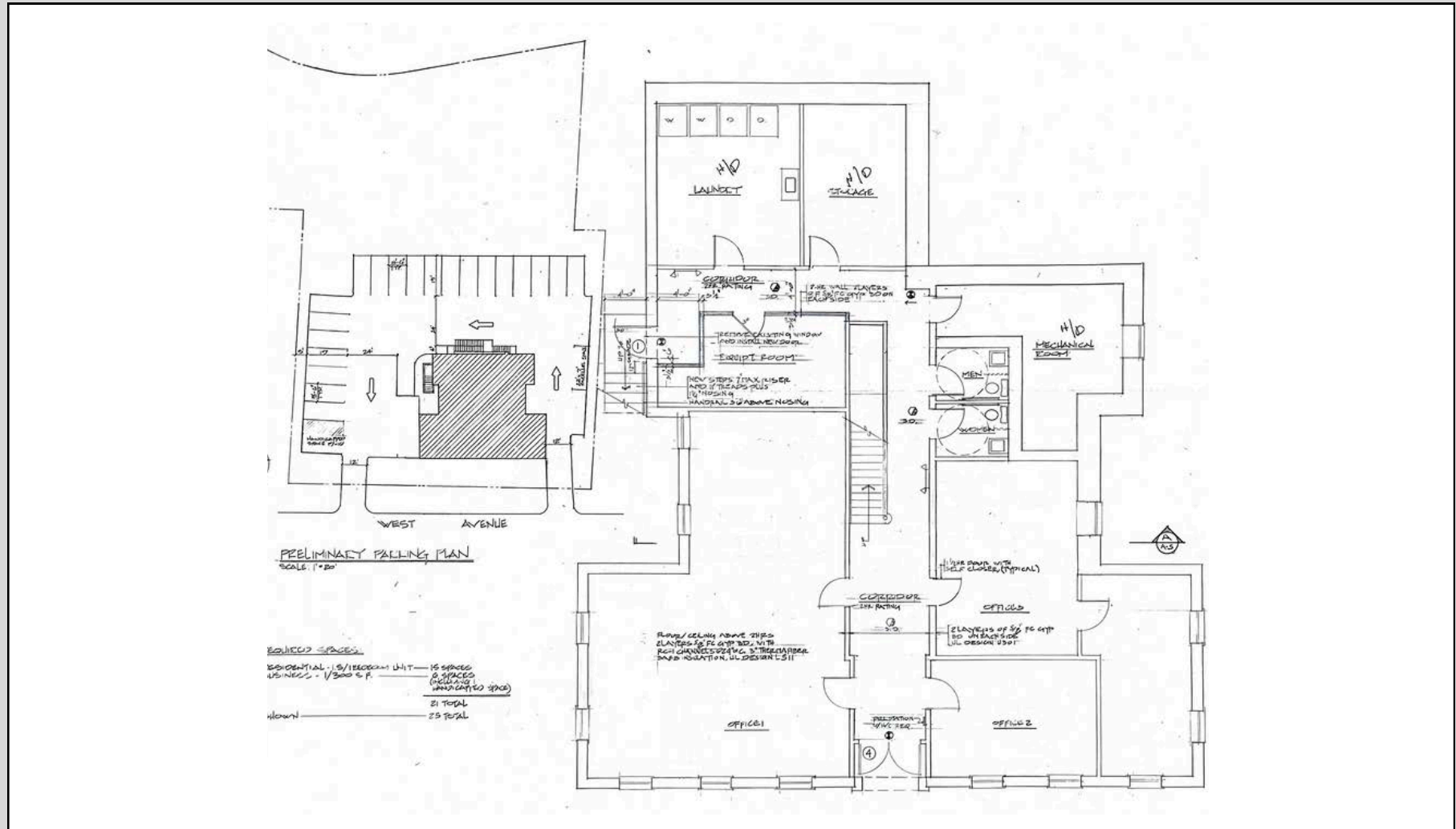
Please note that the zoning recently changed from UZ to CD-4.





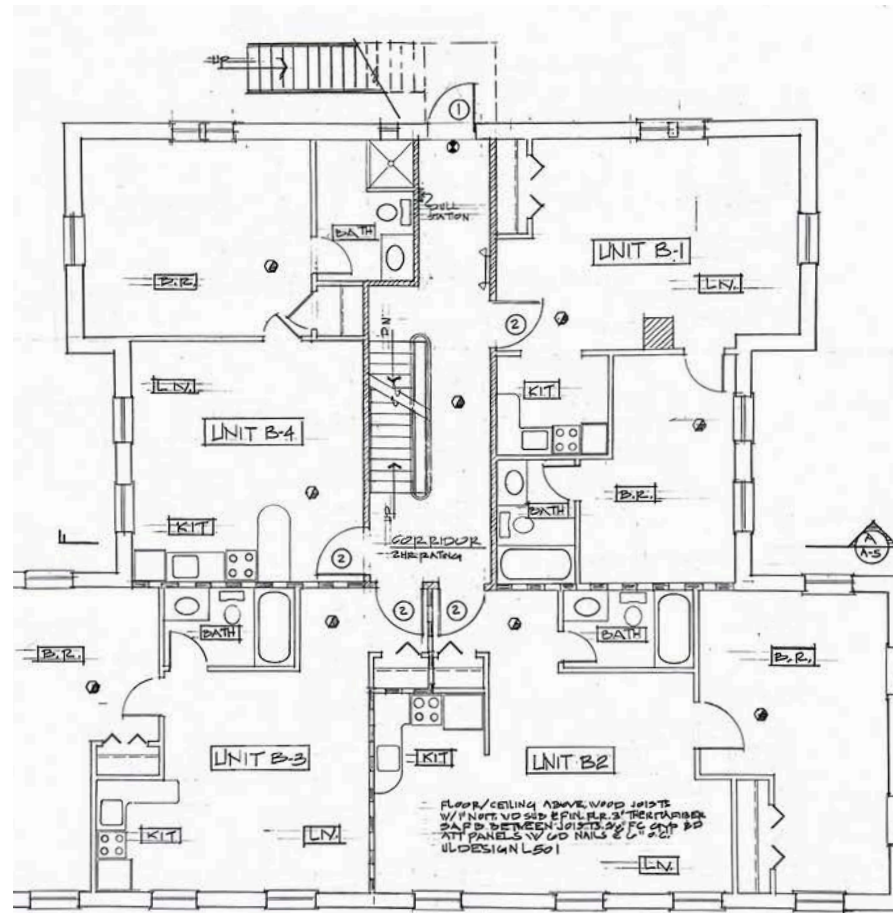
# FLOOR PLAN: FIRST FLOOR

1,296 SF



# FLOOR PLAN: SECOND FLOOR

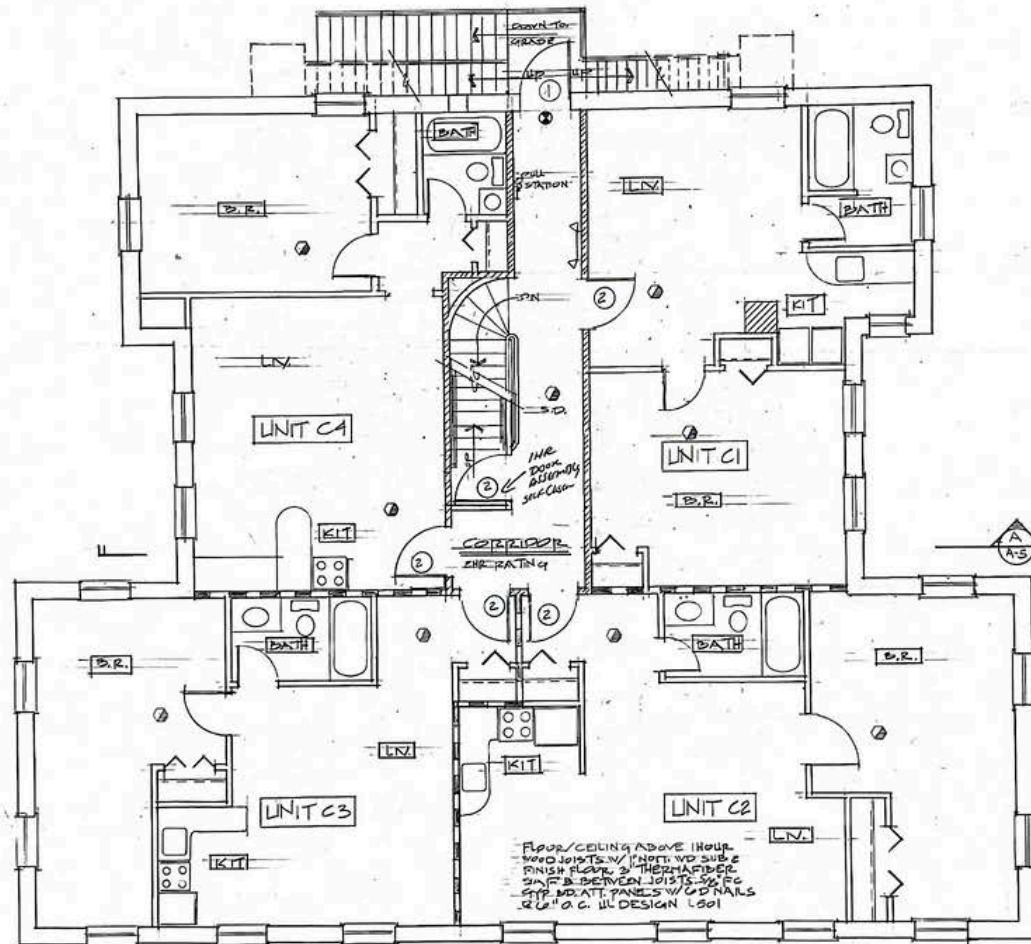
2,594 SF





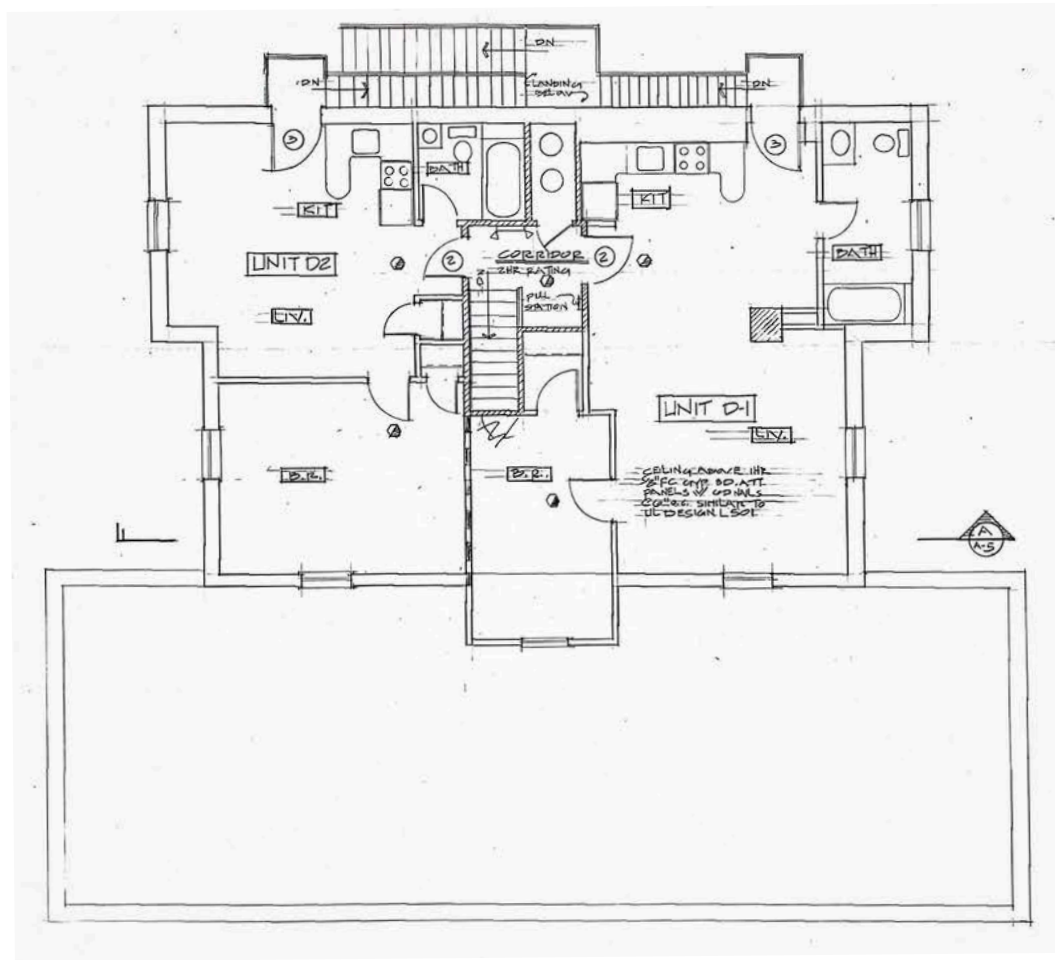
# FLOOR PLAN: THIRD FLOOR

2,594 SF



# FLOOR PLAN: FOURTH FLOOR

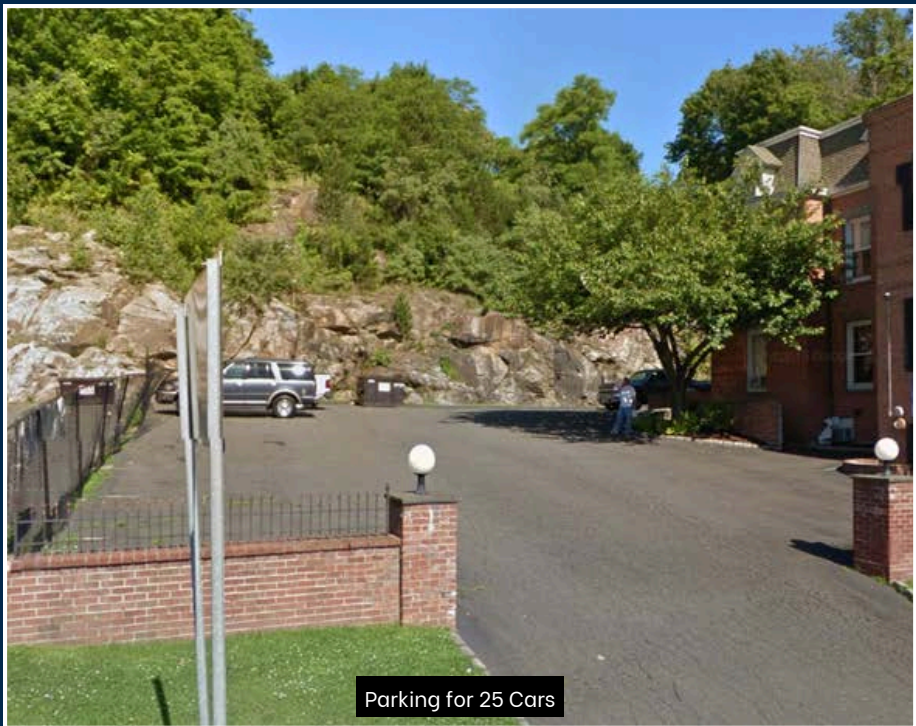
1,274 SF







Across the Street from "The SoNo Collection"

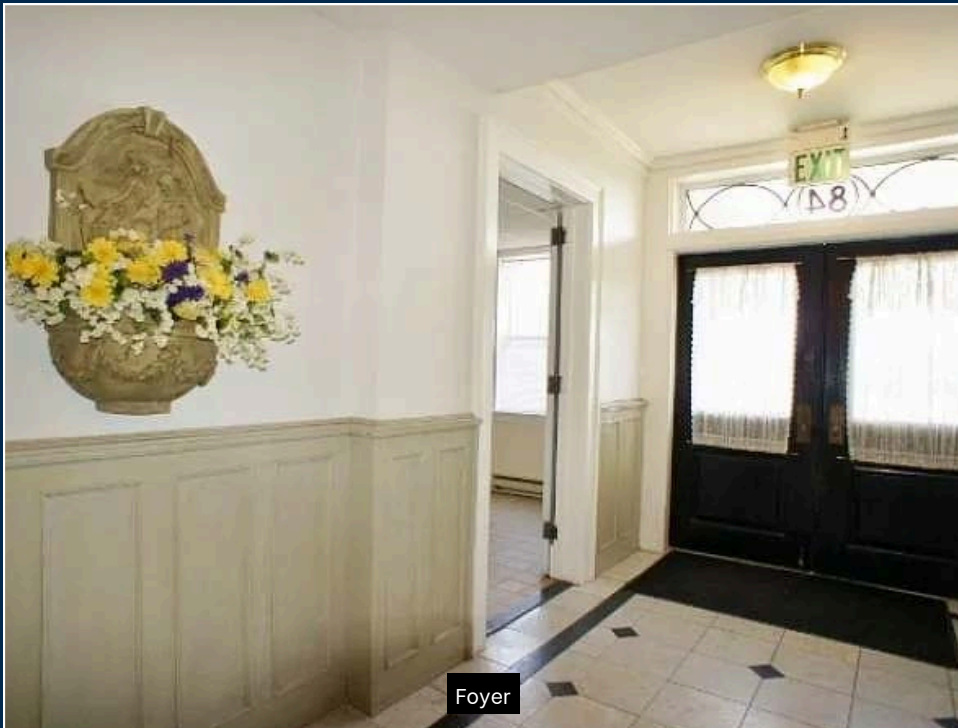


Parking for 25 Cars



Prominent Signage





Foyer



Common Hallway with Mailboxes



Laundry Room

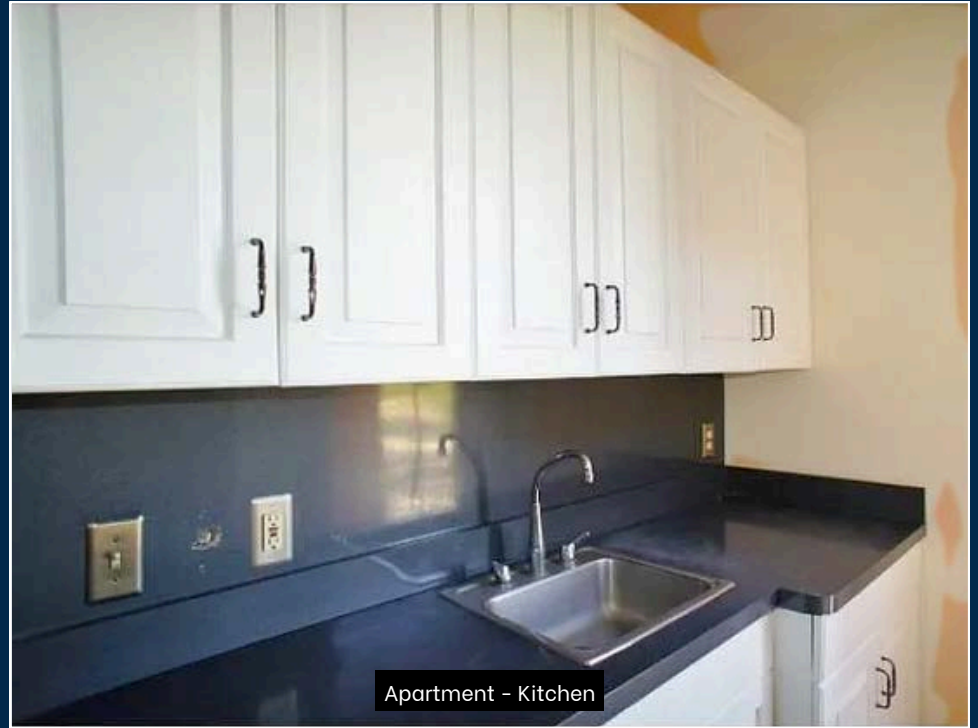


Rear Canopied Entrance





Apartment - Living Room



Apartment - Kitchen



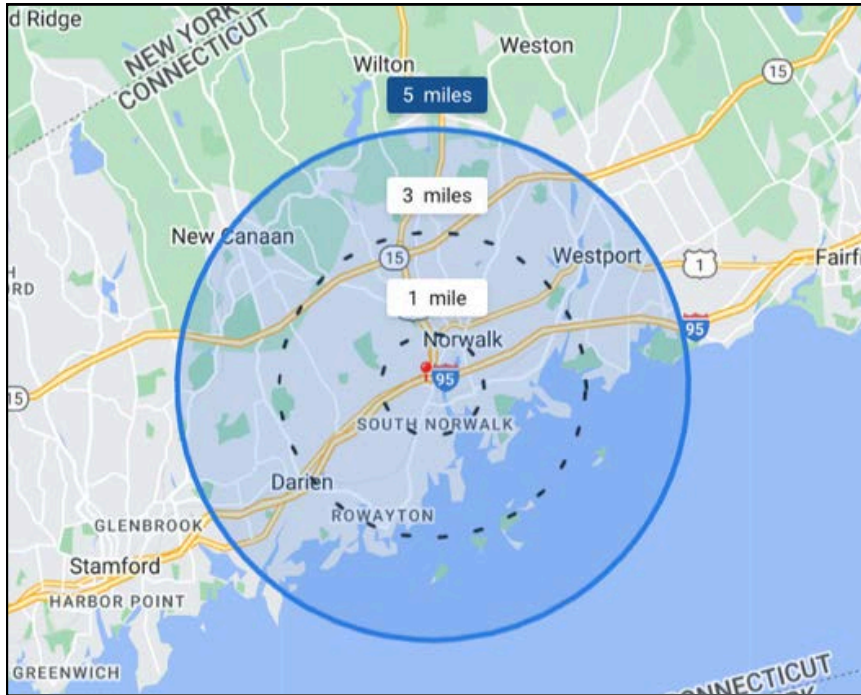
Apartment - Bedroom



Apartment - Exposed Brick

# DEMOGRAPHICS

## FIVE MILES



### Household Income

**\$138k**  
Median Income

**\$147k**  
2028 Estimate

**↑ 7%**  
Growth Rate

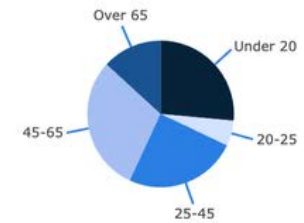


### Age Demographics

**41**  
Median Age

**42**  
2028 Estimate

**↑ 3%**  
Growth Rate



### Housing Occupancy Ratio

**13:1**  
18:1 predicted by 2028

Occupied

Vacant

### Renter to Homeowner Ratio

**1:2**  
1:2 predicted by 2028

Renters

Homeowner

### Number of Employees

**140k**

#### Top Employment Categories

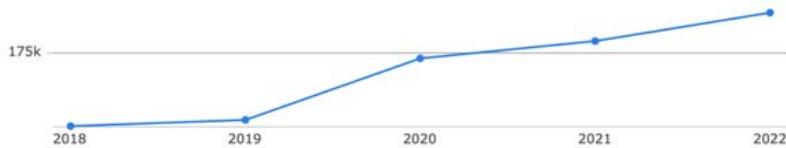


### Population

**177k**

**0%**  
Compared to 175k in 2021

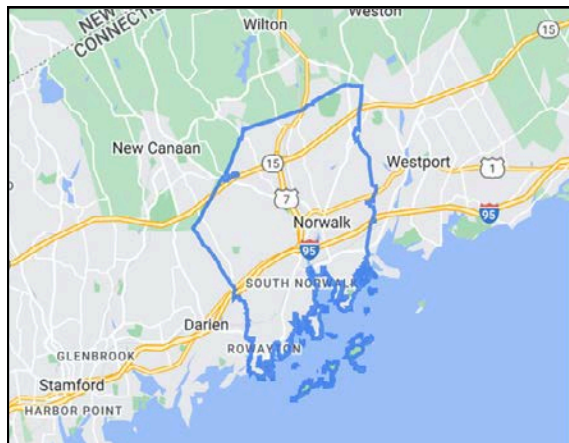
**↑ 3%**  
Compared to 170k in 2018





# HOUSING MARKET OVERVIEW

## NORWALK, CT



### Norwalk Key Takeaways

**Typical Home Values:** \$606,738

**1-year Value Change:** +10.7%

(Data through July 31, 2024)

### Norwalk Housing Market Overview

📈 -- 1-year Market Forecast

**158** For sale inventory (July 31, 2024)

**91** New listings (July 31, 2024)

**1.053** Median sale to list ratio (June 30, 2024)

**\$643,500** Median sale price (June 30, 2024)

**\$662,000** Median list price (July 31, 2024)

**73.7%** Percent of sales over list price (June 30, 2024)

**19.2%** Percent of sales under list price (June 30, 2024)

**10** Median days to pending (July 31, 2024)

(Metric availability is based on market coverage and data)

# RECENT DEVELOPMENT PROJECTS NORWALK, CT

Norwalk, CT, has experienced a significant surge in residential development in recent years, transforming the city into a vibrant hub for both new and existing residents. Several key projects are driving this growth, adding thousands of new housing units and revitalizing various neighborhoods.



## PIPER

Opening in 2025, Piper is a luxury multifamily development in Norwalk, CT, located at the intersection of West Avenue and Orchard Street. Developed by Toll Brothers in partnership with Harris Realty, this six-story community offers 393 residential units, including 356 market-rate and 37 affordable apartments. The development is designed with high-end amenities such as a fitness center, rooftop deck, coworking spaces, and a 589-space parking garage. Piper aims to elevate the level of luxury living in Norwalk, complementing the city's ongoing revitalization efforts



## SOUTHVIEW LANDING

Soundview Landing is a significant mixed-income residential development in Norwalk, CT, part of the broader redevelopment of the Washington Village area. This project includes 273 apartments, blending market-rate and affordable housing options to create a diverse community. The development is designed to enhance the livability of the area with modern amenities, improved infrastructure, and sustainable design features. Soundview Landing is a key component of Norwalk's urban revitalization efforts, aiming to replace older public housing with vibrant, mixed-use spaces that better serve the community's needs. The development also benefits from its proximity to the waterfront and public transit, making it an attractive location for residents.



# CURRENT DEVELOPMENT PROJECTS

## NORWALK, CT



**STREETSCAPE AT PINNACLE SITE  
467 WEST AVENUE**

The Pinnacle in Norwalk, CT, is a prominent mixed-use development located at 467 West Avenue. Spanning 560,000 square feet, it features 393 residential units along with over 25,000 square feet of commercial space designed for retail outlets, businesses, and restaurants. Additionally, the development includes a 576-space parking garage. The project, supported by a \$4 million public infrastructure investment, is part of Norwalk's broader efforts to revitalize the area, with construction expected to fully commence following initial site preparation and utility work.



**SONO CENTRAL  
10 MONROE STREET**

Completed in 2024, this mixed-use multifamily and commercial complex revitalizes a historically rich area in the heart of SONO. The development features a new 150-unit apartment building with 3,000 square feet of front-facing restaurant and retail space. The apartments are designed with contemporary aesthetics, featuring open floor plans, high-end finishes, and large windows that provide plenty of natural light. Residents enjoy a range of amenities, including a fitness center, rooftop terrace, and convenient access to the lively cultural and dining scenes of SoNo. The location is ideal for those who appreciate urban living with a mix of historic charm and modern conveniences, all within walking distance to the South Norwalk train station, making it a prime spot for commuters.



# DISCOVER NORWALK, CONNECTICUT...



## Thriving Business Environment

South Norwalk is home to a dynamic business community, with a mix of established companies and innovative startups. The area's proximity to major highways like I-95 and Route 7, as well as its well-connected train station, makes it an attractive location for businesses seeking easy access to New York City and other key markets. The SoNo Collection, a prominent shopping mall anchored by Bloomingdale's and Nordstrom, also serves as a major commercial hub, drawing both locals and visitors alike.



## Rich History and Culture

SoNo is steeped in history, with many of its buildings dating back to the 19th century. The neighborhood's maritime heritage is preserved and celebrated at the Maritime Aquarium, which offers interactive exhibits and educational programs for all ages. The area's historic charm is complemented by a vibrant arts scene, with galleries, theaters, and cultural events that showcase local talent and bring the community together.



## Diverse Dining Scene

Food enthusiasts will find themselves at home in South Norwalk, where a diverse array of restaurants offers something for every palate. From upscale dining at waterfront establishments to cozy cafes and international eateries, SoNo's culinary scene is both eclectic and exciting. The area is particularly known for its seafood, reflecting its coastal location and maritime history.



## A Walkable Community

One of the most appealing aspects of living in South Norwalk is its walkability. Residents can easily explore the neighborhood on foot, with a variety of shops, restaurants, and entertainment options just steps away. The walkable nature of SoNo not only promotes a healthy lifestyle but also fosters a strong sense of community as neighbors frequently encounter one another while out and about.



# DISCOVER EVEN MORE IN NORWALK, CONNECTICUT...



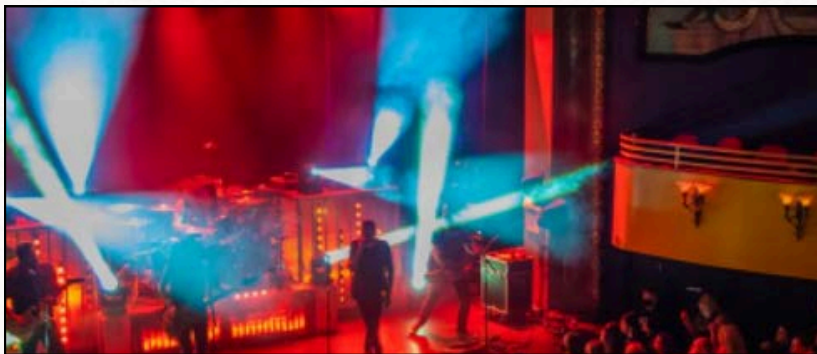
## Proximity to Waterfront Recreation

South Norwalk's location along the Norwalk River and Long Island Sound provides ample opportunities for waterfront recreation. Residents can enjoy boating, fishing, kayaking, and paddleboarding, all within minutes of their homes. The nearby Calf Pasture Beach is a popular spot for swimming, picnicking, and relaxing by the water, making it easy to unwind after a busy workday.



## Excellent Public Transportation

For those who commute to work outside of SoNo, the area's excellent public transportation options are a major advantage. The South Norwalk Train Station is a key stop on the Metro-North Railroad, offering convenient access to New York City and other destinations along the Northeast Corridor. Additionally, local bus services and well-maintained roads make it easy to navigate the area by car or public transit.



## Vibrant Nightlife

When the sun sets, South Norwalk comes alive with a vibrant nightlife scene. The area boasts a variety of bars, lounges, and music venues where residents can unwind and socialize. Whether you're in the mood for live music, craft cocktails, or dancing, SoNo offers a nightlife experience that rivals larger cities while maintaining its distinctive local flavor.



## Strong Sense of Community

Despite its growth and development, South Norwalk retains a strong sense of community. Local events, such as the SoNo Arts Festival and the Oyster Festival, bring residents together to celebrate the area's heritage and creativity. The neighborhood is also home to a number of community organizations and initiatives that support local businesses, promote sustainability, and enhance the quality of life for all who live and work here.



# NEXT STEPS

**84** WEST AVENUE  
NORWALK, CT  
06854



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW TAX BILL



CALL BROKER

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

jangel@angelcommercial.com

203.335.6600 Ext. 21