

FOR SALE

Beautiful Campus Setting



193 & 195
Long
Ridge
Road

Two Commercial Buildings: Purchase Together or Separately

- 193 Long Ridge Road: +-13,286 SF light industrial building w/ two drive-in doors and a loading dock. Property also includes a one-bedroom, income-producing cottage
- 195 Long Ridge Road: +-11,396 SF office building converted from a manor house on +-2.98 acres. Property also includes an additional +-1.2 acre parcel for parking as well as a two-bedroom, income-producing cottage

Beautiful Private Campus Setting

- Excellent for attracting & retaining personnel
- A perfect opportunity to craft your corporate identity

Commercial Variance for Zoning

- Located in Danbury's RA-80 Zone. The property includes a variance for specific commercial uses

Quick Access to Area Amenities and Transport

- 2 minutes to West Redding Center and Metro North
- 4 minutes to Route 53
- 5 minutes to Route 7, and only 3 minutes further to I-84

For
Sale:

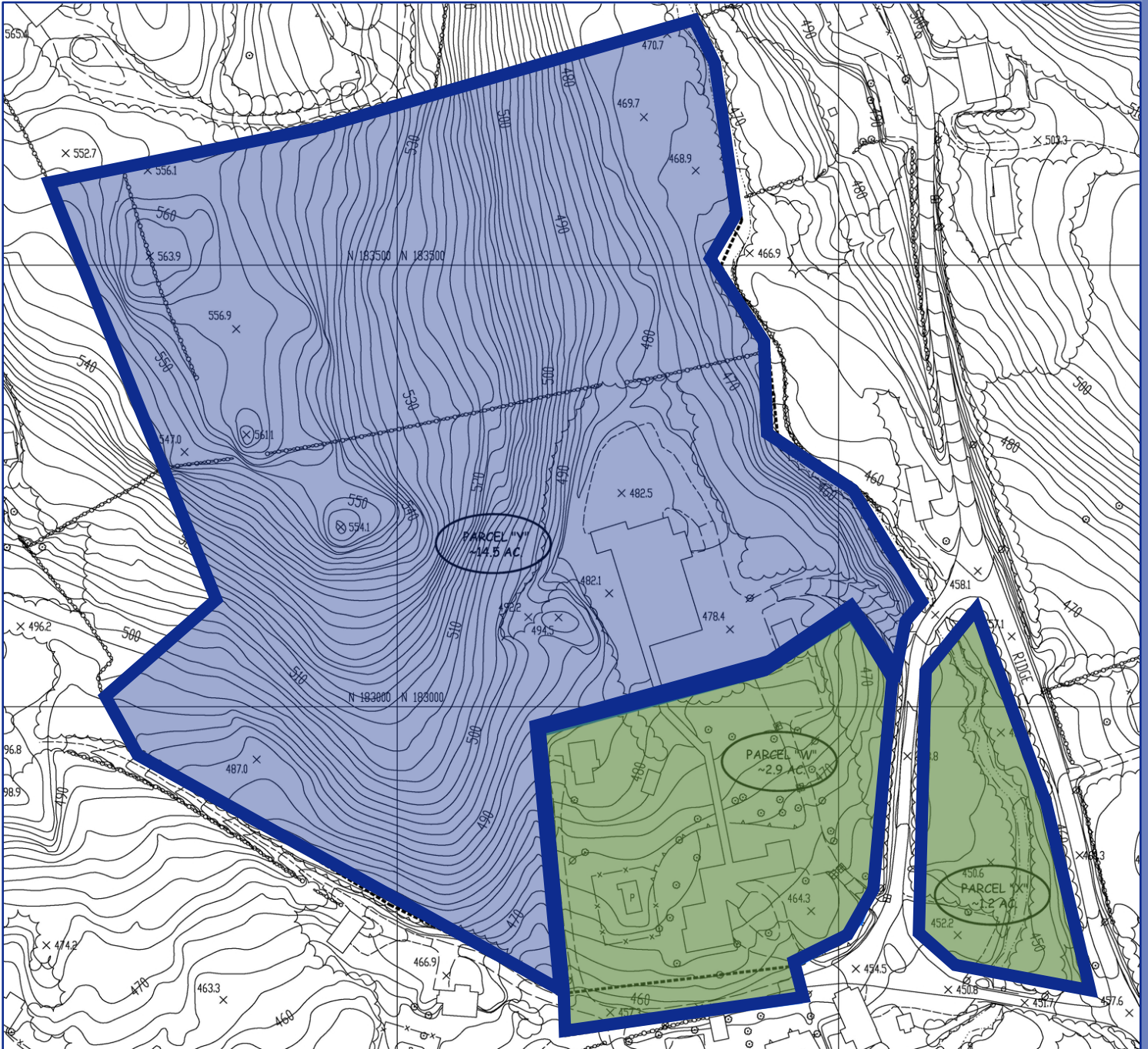
193 Long Ridge Road	13,286 SF 14.5 AC	\$1,400,000
195 Long Ridge Road	11,396 SF 4.18 AC	\$950,000
Combined Package	24,682 SF 18.68 AC	\$2,350,000

Danbury, CT

Site Plan Overview

193 & 195 Long Ridge Road

All measurements and outlines approximate



193 Long Ridge Road



- +14.5 acres improved with:
- +13,286 SF industrial building
 - 1-bedroom cottage

195 Long Ridge Road



- +2.98 acres improved with:
- +11,396 SF office building
 - 2-bedroom cottage
 - An additional +1.2 acres for parking

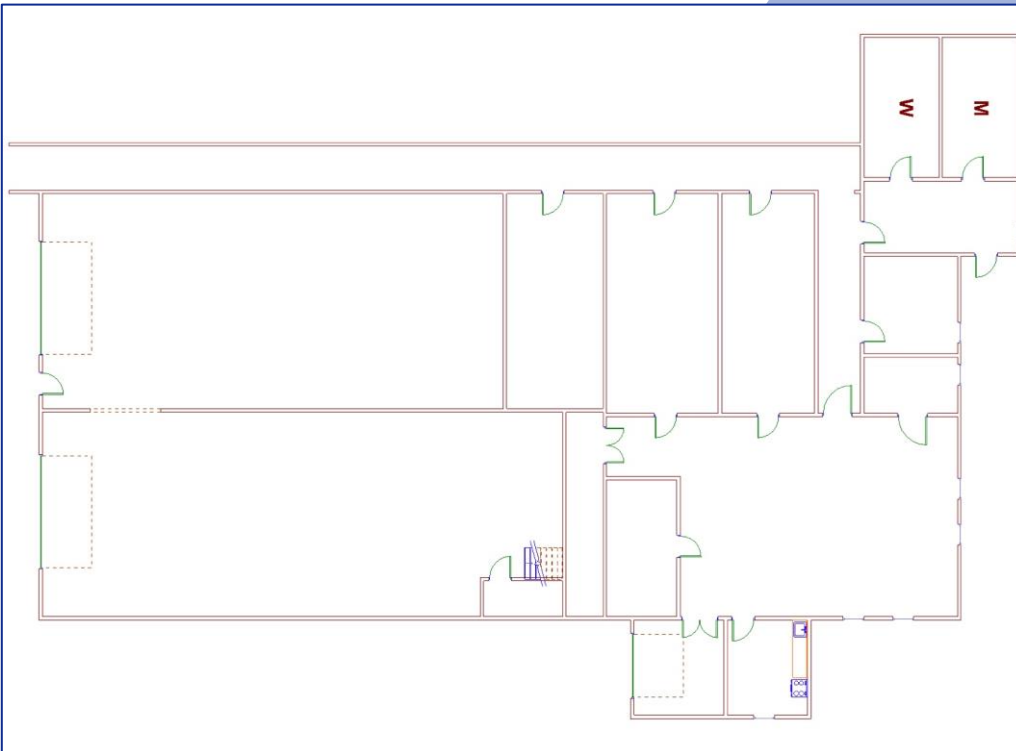
193 Long Ridge Road

Property Information

- 13,286 Square foot flex building on +/-14.5 acres
- Approximately 7,000 sf warehouse with two drive in doors and one loading dock
- Approximately 6,000 SF full HVAC office
- Square footage includes covered walkway
- Mixed floor plan is ideal for pack & ship
- Property served by private well and septic



Floor Plan



- Southern Danbury location – West Redding mailing address
- RA-80 Zone, variance for commercial use
- Property also includes a one-bedroom cottage
- Excellent parking and outside storage area

For Sale: \$1,400,000

*all measurement approximate

195 Long Ridge Road



Property Information

- +/- 11,396 square foot office building on +/-2.98 acres
- Dramatic office building in a country setting - excellent for attracting & retaining personnel
- Three floors of mixed offices and open space
- Interesting architectural details including a grand, curved staircase and several fireplaces
- Property served by private well and septic.
- No central HVAC, no elevator access
- Includes a two-bedroom cottage
- An additional +/-1.2-acre parcel is included for parking
- Southern Danbury location – West Redding mailing address
- Property located in the RA-80 Zone, variance for commercial use



For Sale: \$950,000

*all measurements approximate

Rare Chance to Purchase Unique Commercial Space in Danbury!



5-MILE FACTS



Population: 89,900



Total Households: 33,300

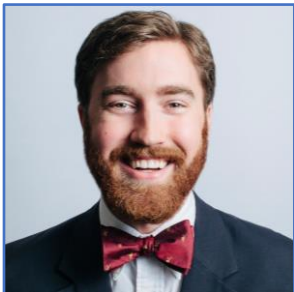


Median HH Income: \$92,100



Bachelor's Degree or Higher: 45%

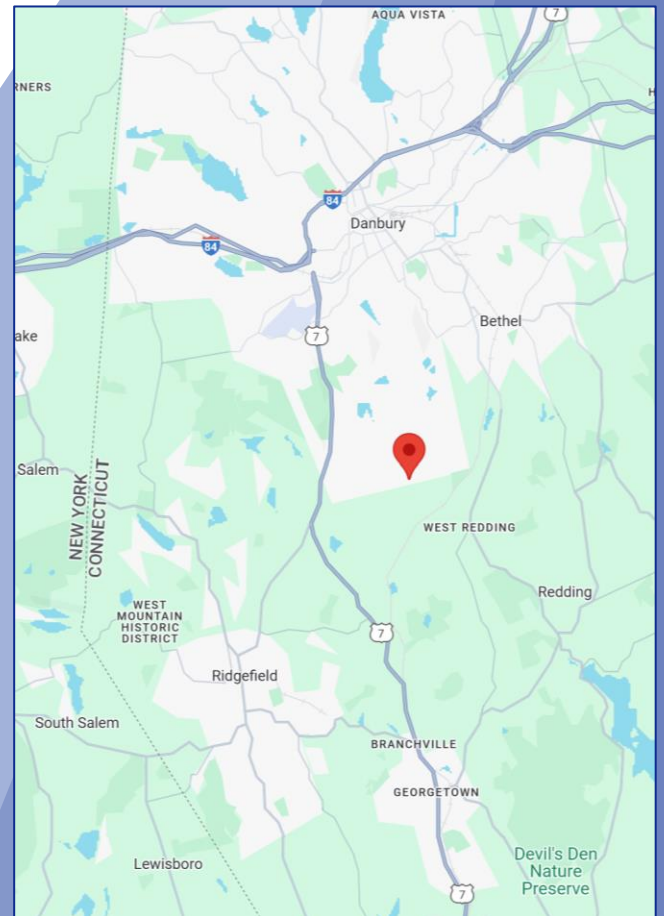
2023 data provided by ESRI



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