



HOULIHAN LAWRENCE
COMMERCIAL

Greenwich Investment Opportunity

Exclusively listed by:

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OFFERING MEMORANDUM

Executive Summary

FOR SALE



Offering Summary

Price	\$3,600,000
Price / Unit	\$1,800,000
Occupancy	Delivered Vacant
151 - Front SF	+/- 2,674 SF
151 - Front Unit Mix	4 Beds 3.5 Baths
151 - Rear SF	+/- 3,400 SF
151 - Rear Unit Mix	4 Beds 5 Baths

Property Overview

151 and 151A Hamilton Avenue present a rare opportunity to acquire two single-family residences within a Planned Unit Development (PUD) in the heart of Greenwich, Connecticut. Unlike traditional zoning, the PUD structure allows for individually recognized homes within a unified development plan governed by an HOA, providing flexibility in site design and land use.

The offering includes a recently refreshed front residence and a newly constructed rear residence, both designed with modern layouts and strong rental appeal. The properties share access through a gated entry, detached garages, and ample on-site parking, creating a private residential enclave within a highly desirable Greenwich location.

Both homes will be delivered vacant at closing, allowing a new owner to establish market rents immediately and implement their own leasing strategy without existing tenant restrictions.

With limited new housing supply and strong demand in Greenwich, this dual-home offering provides investors with an opportunity to capture premium rental rates while benefiting from long-term appreciation in one of the region's most affluent markets.

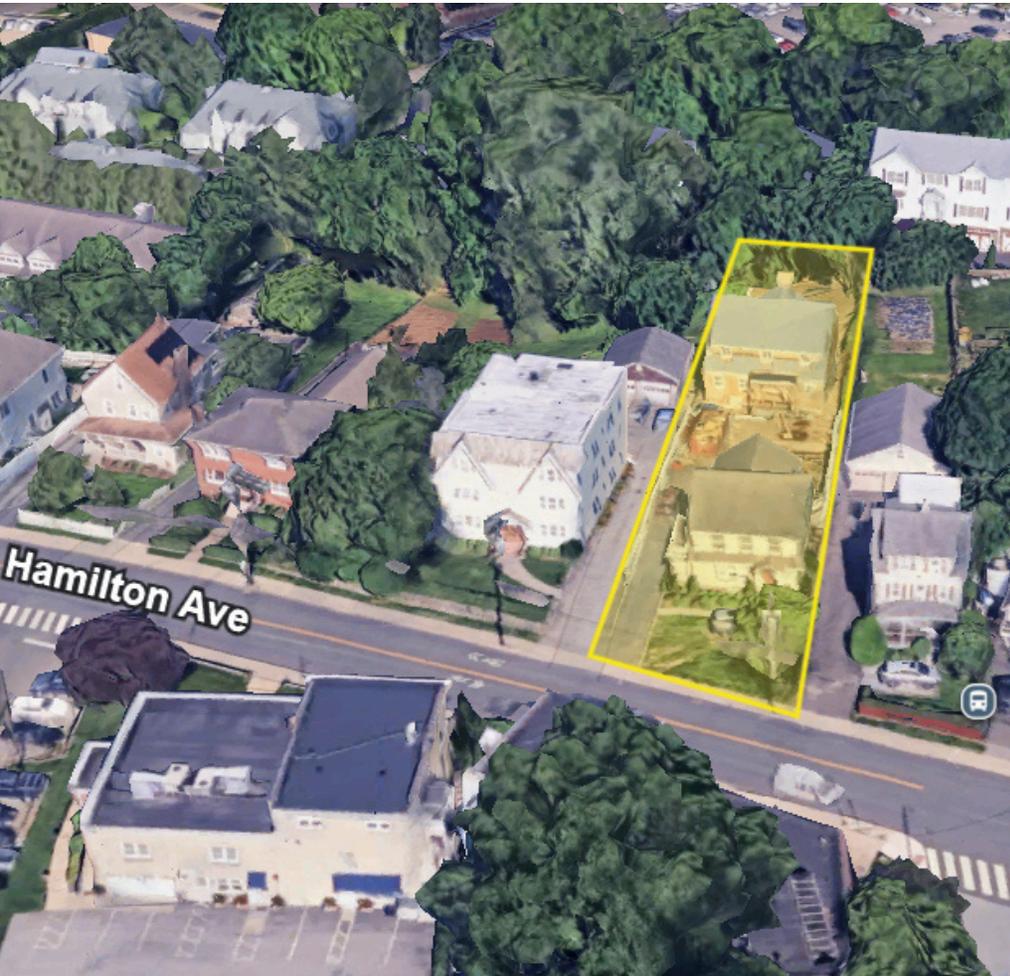
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Investment Highlights

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Investment Highlights

- Two Single-Family Homes Within a PUD
- The offering consists of two separate single-family residences located within a Planned Unit Development, allowing each home to function as its own residence while benefiting from a unified development plan.
- The PUD framework provides greater flexibility than traditional residential zoning, enabling multiple homes within the development while maintaining cohesive design and shared infrastructure.
- Both homes will be delivered vacant, allowing investors to set rental rates at full market value and optimize leasing strategies from day one.
- New Construction + Updated Home
- The asset combines the stability of a recently refreshed front residence with the appeal of a newly built rear home, offering modern design and strong tenant demand.
- Dual Income or Multigenerational Living

The layout supports multiple ownership strategies, including:

- Long-term rental investment
- Owner-occupant with supplemental rental income
- Multigenerational family compound
- Executive or corporate housing

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Investment Breakdown

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151 Hamilton Avenue - Front Residence

The front home is a recently refreshed four-bedroom, three-and-one-half-bath residence featuring a classic layout designed for both comfort and functionality.

The main level includes an updated kitchen, spacious family room, and welcoming living and dining rooms, providing excellent space for daily living and entertaining.

The second floor features a primary suite, two additional bedrooms, a full bathroom, and a conveniently located laundry room. The third-floor bedroom with a full bath offers flexible space ideal for guests, a home office, or additional living area.



151A Hamilton Avenue - Newly Constructed Rear Residence

Set privately toward the rear of the property, the newly built residence offers a modern layout with open living spaces and contemporary finishes.

The main floor features an open-concept gourmet kitchen, dining area, and family room, along with a first-floor primary suite. These spaces open directly to a spacious deck and backyard, creating seamless indoor-outdoor living.

The second floor includes three bedrooms and two full bathrooms, while the finished lower level provides versatile space suitable for recreation, workspace, or additional living areas.

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151 Hamilton Avenue - Front Residence

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151 Hamilton Avenue - Newly Constructed Rear Residence

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Exteriors

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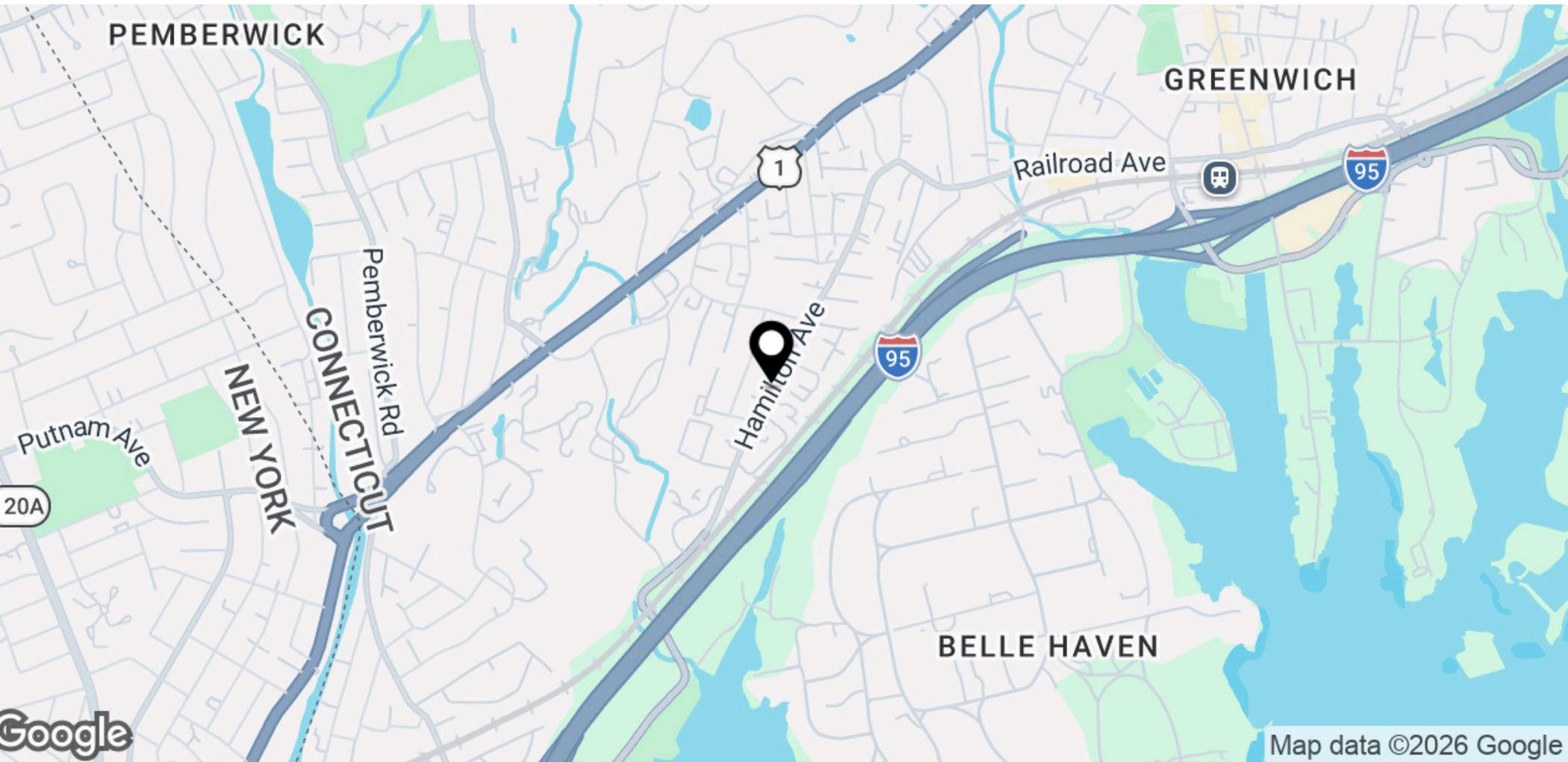
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Regional Map

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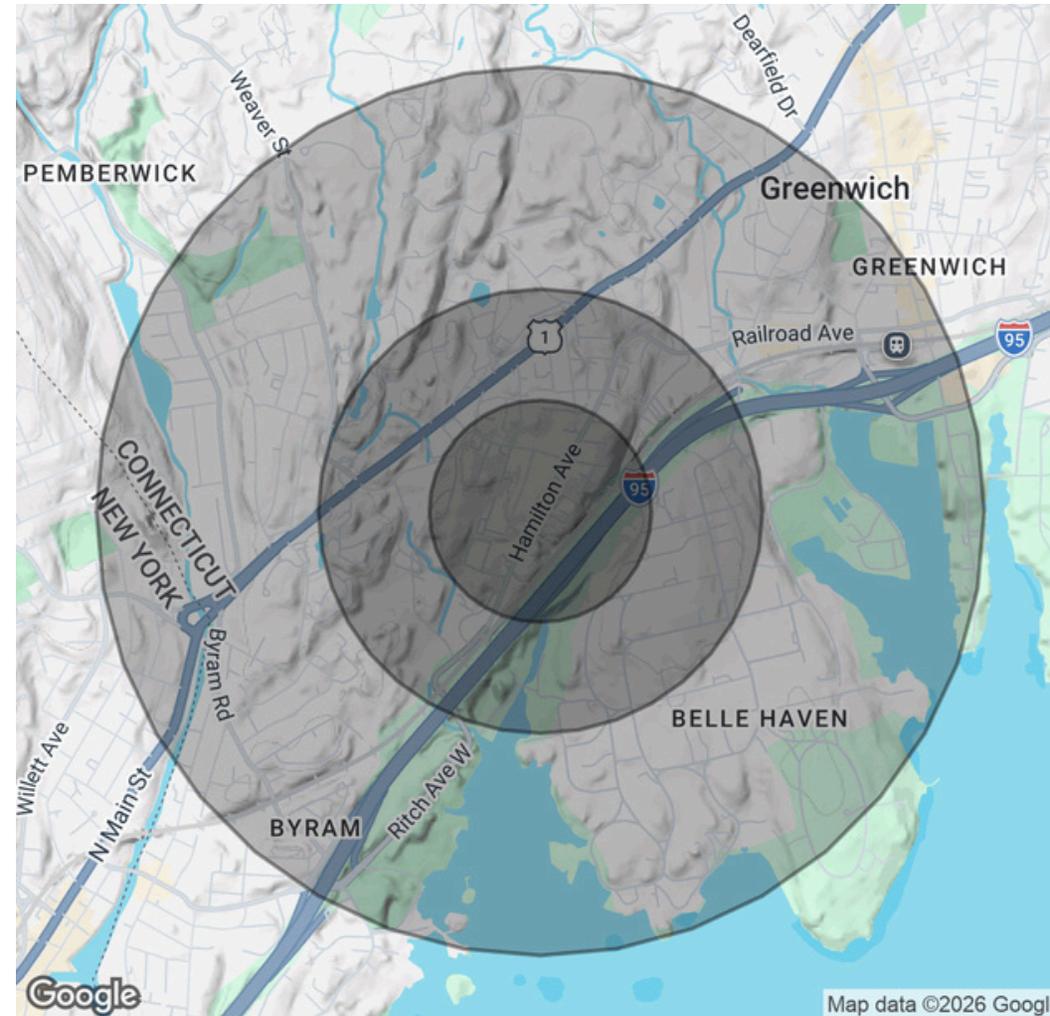
Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,457	3,612	11,919
Average Age	43.2	41.9	43
Average Age (Male)	45.9	41.7	41.4
Average Age (Female)	43.3	43.7	45.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	555	1,387	4,493
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$215,839	\$225,419	\$216,372
Average House Value	\$1,243,737	\$1,646,443	\$1,515,453

2023 American Community Survey ACS



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Subject



Address	151 Hamilton Avenue , Greenwich, CT 06830
# Bdrms	4
Baths	3.10
SqFt +/-	2674.00
Acres +/-	0.29
Year Built	1924
RTM District	03

Comparable Properties

Subject	123792	124262	123322
			
151 Hamilton Avenue Greenwich CT 06830	259 Bruce Park Avenue Greenwich CT	27 Kirby Street Greenwich CT	5 Windy Knolls Greenwich CT

Distance From Subject		1.05	1.64	0.79
List Price		\$5,250	\$5,000	\$5,500
Original List Price		\$5,250	\$5,000	\$5,500
Sold Price		\$5,250	\$5,500	\$5,500
Status		Closed	Closed	Closed
Status Date		10/27/2025	02/10/2026	08/12/2025
Agent Days on Market		11	8	18
Cumulative Days on Market		11	8	18
Adjustment		+/-	+/-	+/-
# Bdrms	4	4	3	4
Baths	3.1	3	1.1	2.1
SqFt +/-	2,674	1,967	1,581	1,968
Acres +/-	0.29	0.31	0.12	0.15
Year Built	1924	1910	1903	1949
RTM District	03	01	04	09
Adjusted Price	\$5,878	\$5,250	\$5,500	\$5,500

Subject

123153

122887

123271



**151 Hamilton Avenue
Greenwich CT 06830**



**55 Rodwell A Avenue
Greenwich CT**



**18 Stone 3 Avenue
Greenwich CT**



**60 Bruce Park Avenue
Greenwich CT**

Distance From Subject			0.25		0.11		0.88
List Price			\$5,500		\$6,000		\$6,000
Original List Price			\$5,500		\$6,000		\$6,000
Sold Price			\$5,500		\$6,000		\$6,000
Status			Closed		Closed		Closed
Status Date			08/01/2025		07/02/2025		07/31/2025
Agent Days on Market			31		32		13
Cumulative Days on Market			31		32		13
Adjustment			+/-		+/-		+/-
# Bdrms	4	4		3		3	
Baths	3.1	2.1		3.1		2	
SqFt +/-	2,674	2,280		2,082		1,695	
Acres +/-	0.29	0		0		0.23	
Year Built	1924	2004		2012		1912	
RTM District	03	03		03		01	
Adjusted Price	\$5,878		\$5,500		\$6,000		\$6,000

Subject

123962

124266

122990



**151 Hamilton Avenue
Greenwich CT 06830**



**55 Locust B Street
Greenwich CT**



**73 Mead Avenue
Greenwich CT**



**32 Cliff 1 Avenue
Greenwich CT**

Distance From Subject		1.02	1.62	1.93
List Price		\$6,000	\$6,450	\$6,500
Original List Price		\$6,500	\$6,450	\$6,500
Sold Price		\$6,200	\$6,450	\$6,500
Status		Closed	Closed	Closed
Status Date		12/18/2025	02/06/2026	07/01/2025
Agent Days on Market		41	3	13
Cumulative Days on Market		55	180	13
Adjustment			+/-	+/-
# Bdrms	4	3	3	3
Baths	3.1	3	3	3.1
SqFt +/-	2,674	1,796	2,848	2,803
Acres +/-	0.29	0	0	0
Year Built	1924	1987	1889	2011
RTM District	03	01	04	04
Adjusted Price	\$5,878	\$6,200	\$6,450	\$6,500

Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
123792	259 Bruce Park Avenue, Greenwich CT	\$5,250	11	11	10/27/2025	\$5,250	-	\$5,250
124262	27 Kirby Street, Greenwich CT	\$5,000	8	8	02/11/2026	\$5,500	-	\$5,500
123322	5 Windy Knolls, Greenwich CT	\$5,500	18	18	08/12/2025	\$5,500	-	\$5,500
123153	55 Rodwell Avenue A, Greenwich CT	\$5,500	31	31	08/01/2025	\$5,500	-	\$5,500
122887	18 Stone Avenue 3, Greenwich CT	\$6,000	32	32	07/02/2025	\$6,000	-	\$6,000
123271	60 Bruce Park Avenue, Greenwich CT	\$6,000	13	13	07/31/2025	\$6,000	-	\$6,000
123962	55 Locust Street B, Greenwich CT	\$6,000	41	55	12/18/2025	\$6,200	-	\$6,200
124266	73 Mead Avenue, Greenwich CT	\$6,450	3	180	02/06/2026	\$6,450	-	\$6,450
122990	32 Cliff Avenue 1, Greenwich CT	\$6,500	13	13	07/01/2025	\$6,500	-	\$6,500

Summary of Active Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	List Price	Total Adjustments	Adjusted Price
124074	31 Moshier Street B, Greenwich CT	\$7,600	67	67	\$7,600	-	\$7,600
122961	104 W Ritch Avenue 6, Greenwich CT	\$7,900	253	253	\$7,900	-	\$7,900

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$5,250	\$7,600	\$5,250
Average	\$5,878	\$7,750	\$6,218
Median	\$6,000	\$7,750	\$6,000
High	\$6,500	\$7,900	\$7,900

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt +/-	Avg. List \$/SqFt +/-	Avg. Sold \$/SqFt +/-	Avg. ADOM	Avg. CDOM
Closed	9	52,200	5,800	52,900	5,878	1.01	2,113	2.82	2.87	19	40
Active	2	15,500	7,750	0	0	0.00	2,096	3.77	0.00	160	160
Overall	11	67,700	6,155	52,900	5,878	1.01	2,110	2.99	2.87	45	62

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Rental; Status of 'Closed'; Section of 'Byram', 'Glennville', 'Pemberwick', 'South of Post Road'; Sub-Type of 'Condominium', 'Single Family'; # Bdrms between 3 and 99; Sold Date between '07/01/2025' and '02/13/2036'.

Listing Price Recommendation



Low	\$5,250
High	\$6,500
Recommended	\$5,878

Subject



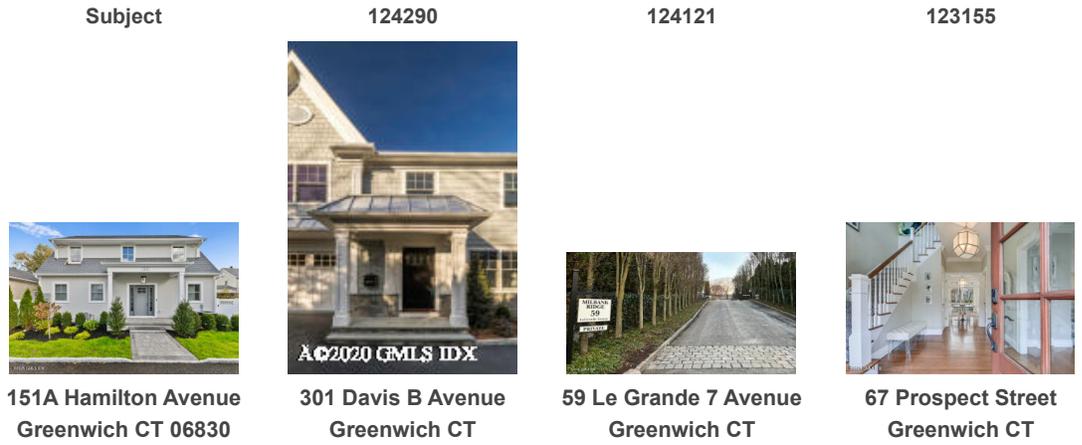
Address	151A Hamilton Avenue , Greenwich, CT 06830
# Bdrms	4
Baths	3.20
SqFt +/-	3400.00
Acres +/-	0.29
Year Built	2025
RTM District	03

Comparable Properties

151A Hamilton Avenue , Greenwich CT 06830

Subject	123359	123253	124258
			
151A Hamilton Avenue Greenwich CT 06830	8 View 10 Street Greenwich CT	8 View 8 Street Greenwich CT	48 Spring 11 Street Greenwich CT

Distance From Subject		0.02	0.02	0.11
List Price		\$7,900	\$8,500	\$8,500
Original List Price		\$9,000	\$8,500	\$8,500
Sold Price		\$7,900	\$8,250	\$8,500
Status		Closed	Closed	Closed
Status Date		01/05/2026	07/29/2025	02/12/2026
Agent Days on Market		155	12	9
Cumulative Days on Market		155	12	9
Adjustment			+/-	+/-
# Bdrms	4	3	3	3
Baths	3.2	2.1	2.1	2.1
SqFt +/-	3,400	2,172	1,980	1,987
Acres +/-	0.29	0	0	0
Year Built	2025	2019	2019	1989
RTM District	03	03	03	03
Adjusted Price	\$9,817	\$7,900	\$8,250	\$8,500



Distance From Subject		0.97	1.25	0.35
List Price		\$8,600	\$10,000	\$10,500
Original List Price		\$8,600	\$10,000	\$12,000
Sold Price			\$10,000	
Status		Active	Closed	Active
Status Date		02/06/2026	01/15/2026	07/01/2025
Agent Days on Market		7	4	227
Cumulative Days on Market		7	4	227
Adjustment		+/-	+/-	+/-
# Bdrms	4	3	3	4
Baths	3.2	3.1	3.1	3.1
SqFt +/-	3,400	2,067	2,482	2,296
Acres +/-	0.29	0	0	0.1
Year Built	2025	2016	2003	2013
RTM District	03	01	01	01
Adjusted Price	\$9,817	\$8,600	\$10,000	\$10,500

Subject	123108	124109	123634
			
151A Hamilton Avenue Greenwich CT 06830	255 Bruce Park D Avenue Greenwich CT	38 St Roch B Avenue Greenwich CT	71 Old Field Point Road Greenwich CT

Distance From Subject		1.04	0.31	0.20
List Price		\$12,500	\$11,500	\$12,500
Original List Price		\$12,500	\$11,500	\$17,995
Sold Price		\$11,250		\$13,000
Status		Closed	Active	Closed
Status Date		08/01/2025	12/22/2025	11/14/2025
Agent Days on Market		37	53	55
Cumulative Days on Market		37	53	55
Adjustment		+/-	+/-	+/-
# Bdrms	4	3	4	4
Baths	3.2	3.1	4.1	4.1
SqFt +/-	3,400	2,400	3,067	2,782
Acres +/-	0.29	0	0	0
Year Built	2025	2019	2018	2025
RTM District	03	01	03	03
Adjusted Price	\$9,817	\$11,250	\$11,500	\$13,000

Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
123359	8 View Street 10, Greenwich CT	\$7,900	155	155	01/05/2026	\$7,900	-	\$7,900
123253	8 View Street 8, Greenwich CT	\$8,500	12	12	07/29/2025	\$8,250	-	\$8,250
124258	48 Spring Street 11, Greenwich CT	\$8,500	9	9	02/11/2026	\$8,500	-	\$8,500
124121	59 Le Grande Avenue 7, Greenwich CT	\$10,000	4	4	01/13/2026	\$10,000	-	\$10,000
123108	255 Bruce Park Avenue D, Greenwich CT	\$12,500	37	37	08/02/2025	\$11,250	-	\$11,250
123634	71 Old Field Point Road, Greenwich CT	\$12,500	55	55	11/14/2025	\$13,000	-	\$13,000

Summary of Active Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	List Price	Total Adjustments	Adjusted Price
124290	301 Davis Avenue B, Greenwich CT	\$8,600	7	7	\$8,600	-	\$8,600
123155	67 Prospect Street, Greenwich CT	\$12,000	227	227	\$10,500	-	\$10,500
124109	38 St Roch Avenue B, Greenwich CT	\$11,500	53	53	\$11,500	-	\$11,500

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$7,900	\$8,600	\$7,900
Average	\$9,817	\$10,200	\$9,944
Median	\$9,250	\$10,500	\$10,000
High	\$13,000	\$11,500	\$13,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt +/-	Avg. List \$/SqFt +/-	Avg. Sold \$/SqFt +/-	Avg. ADOM	Avg. CDOM
Closed	6	59,900	9,983	58,900	9,817	0.99	2,300	4.32	4.25	45	45
Active	3	30,600	10,200	0	0	0.00	2,477	4.16	0.00	96	96
Overall	9	90,500	10,056	58,900	9,817	0.99	2,359	4.27	4.25	62	62

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Rental; Status of 'Closed'; Section of 'Byram', 'Glenville', 'Pemberwick', 'South of Post Road'; Sub-Type of 'Condominium', 'Single Family'; # Bdrms between 3 and 99; Sold Date between '07/01/2025' and '02/13/2036'.

Listing Price Recommendation



Low	\$7,900
High	\$13,000
Recommended	\$9,817