

RYER
Associates

COMMERCIAL
REAL ESTATE

*Building
Opportunities*

871 Ethan
Allen
Highway

RIDGEFIELD, CT

For SALE or LEASE

JUST REDUCED!

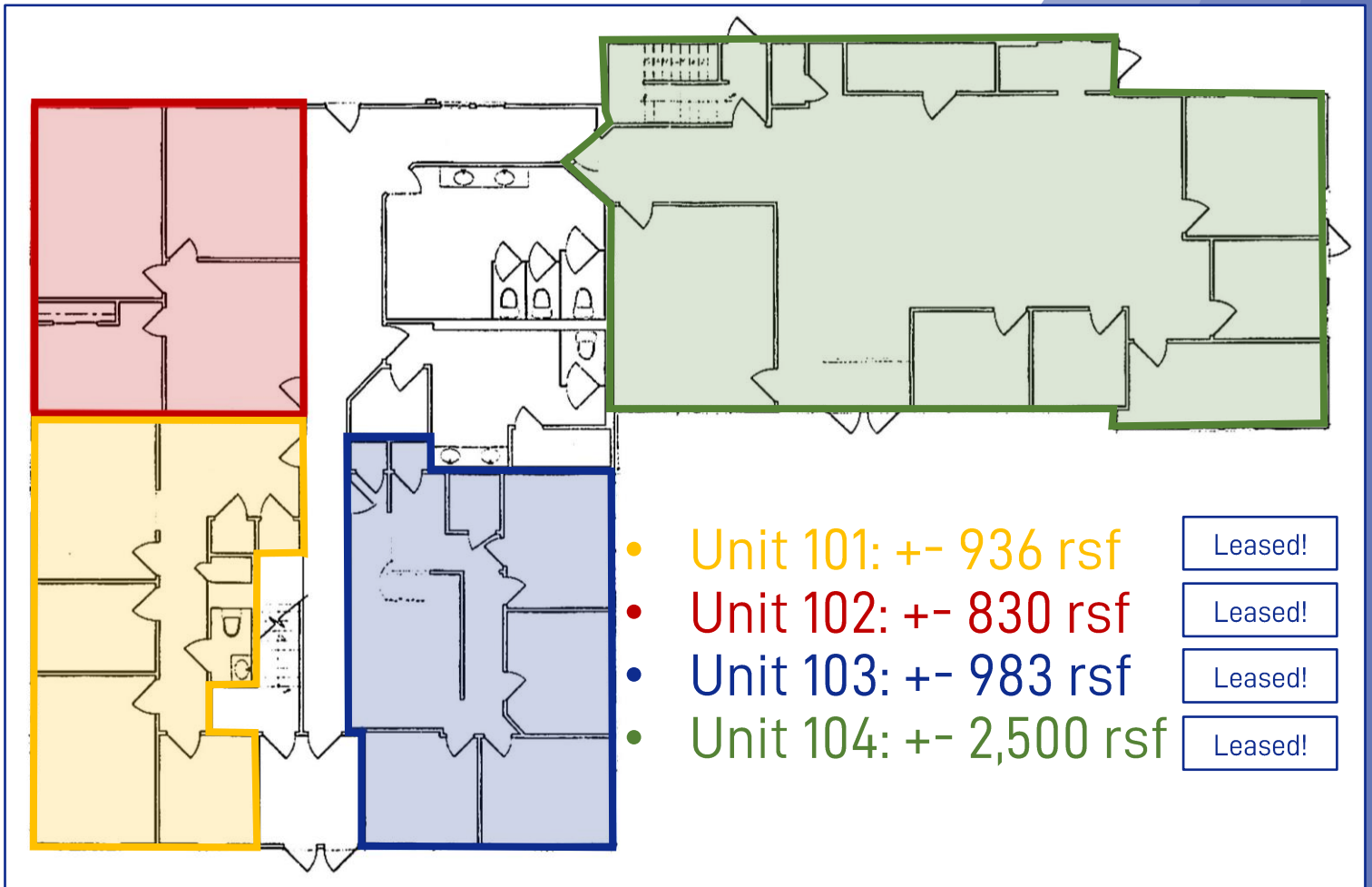


- Don't miss out on this +-11,253 rsf of professional/medical building available for sale or lease in northern Ridgefield!
- All spaces have working windows, and direct access to the parking lot is possible for first floor units
- +-5,731 rsf office space available to an owner-occupant or for lease: rent a single suite all the way to an entire floor:
 - Suite 201: 1,090 rsf – two offices, reception, and a large conference room, \$16/rsf
 - Suite 202: 2,641 rsf – five offices, a conference room, reception, open areas, and a kitchenette, \$17/rsf
 - Suite 205: 2,000 rsf – four offices, a bullpen, kitchenette, and storage, \$16/rsf
- Recently renovated common areas, unit energy efficiency upgrades in process, and excellent parking
- Available for immediate occupancy

Sale: \$1,200,000

Lease: \$16/rsf - \$17/rsf Gross + Utilities

First Floor Suites

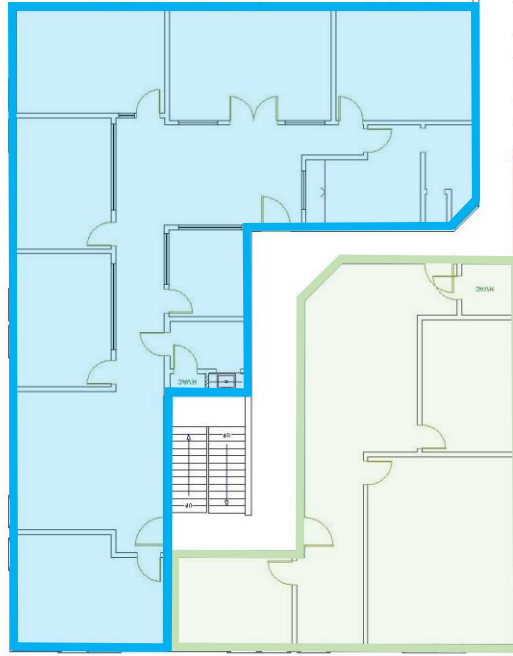


[CLICK HERE FOR A 3D TOUR
OF ALL COMMON AND AVAILIBLE SPACES](#)

Minutes to Downtown Ridgefield and I-84!

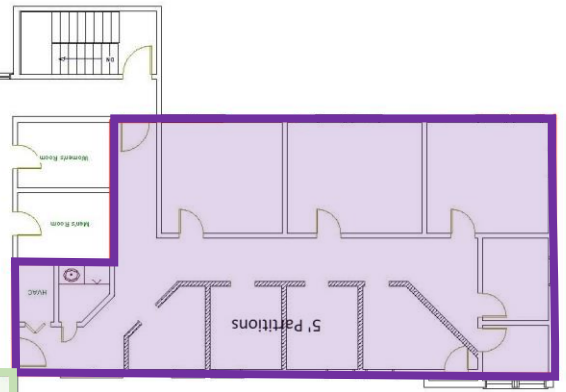
Unit 202: +- 2,641 rsf

3D Tour



Unit 201: +- 1,090 rsf

3D Tour



Unit 205: +- 2,000 rsf

3D Tour

Second Floor Availabilities*

*space can be further
demised to +-630 rsf

5-MILE FACTS



Population: 49,50



Total Households: 18,000

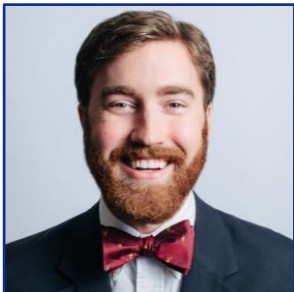


Median HH Income: \$117,600



Vehicles per Day: 18,300

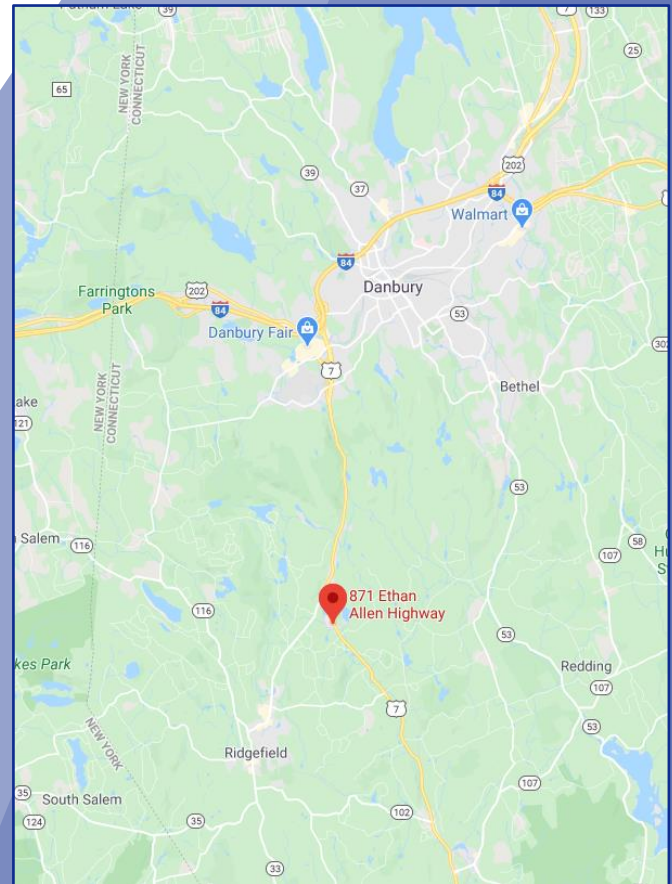
2019 data provided by ESRI & CT DOT



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