



REALTY

TURNKEY DEALERSHIP FACILITY
ON FEDERAL RD
FOR SALE



THE OFFERING

100 Federal Road presents a rare opportunity to acquire a turnkey dealership together with its underlying real estate along Danbury's premier commercial corridor. The offering centers on a 31,754 SF recently renovated two-level showroom in impeccable condition, situated on a 2.73 acre primary site with two adjacent parcels adding 1.28 acres for a combined 4.01 acres.

The property features a 16-bay service department, including dedicated alignment and detailing bays, on-site parking for 200+ vehicles, and showroom capacity to display up to 17 vehicles. The complete business and real estate package is available for \$10,500,000, exclusive of new and used vehicle inventory. For owner/users seeking the real estate alone, the property can be acquired for \$9,975,000 with the additional lots or \$9,225,000 without, offering flexibility for a wide range of buyers along one of Fairfield County's highest-traffic retail and automotive corridors.

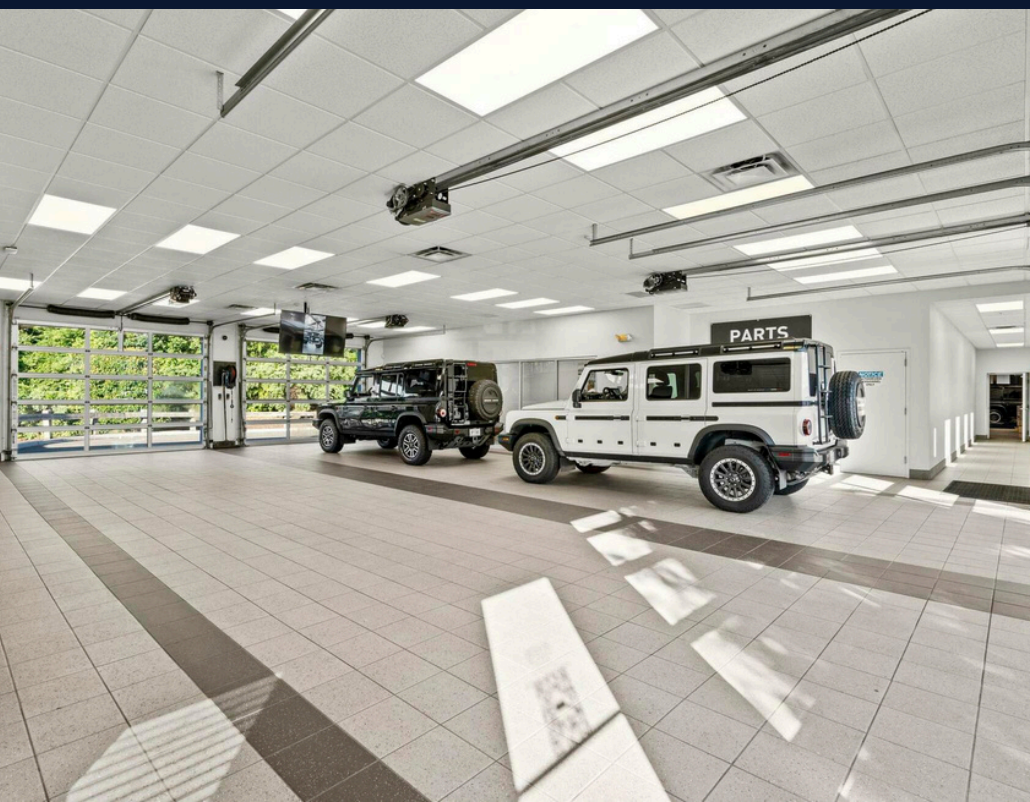
SALE PRICE	\$10,500,000
REAL ESTATE ONLY	\$9.975M w/ lots - \$9.225M without
LOT SIZE	4.01 AC (2.73 primary + 1.28 lot
ZONE	CG-20
YEAR BUILT	1950
YEAR RENOVATED	2019
BUILDING SF	31,754 SF
PROPERTY USE	Automotive



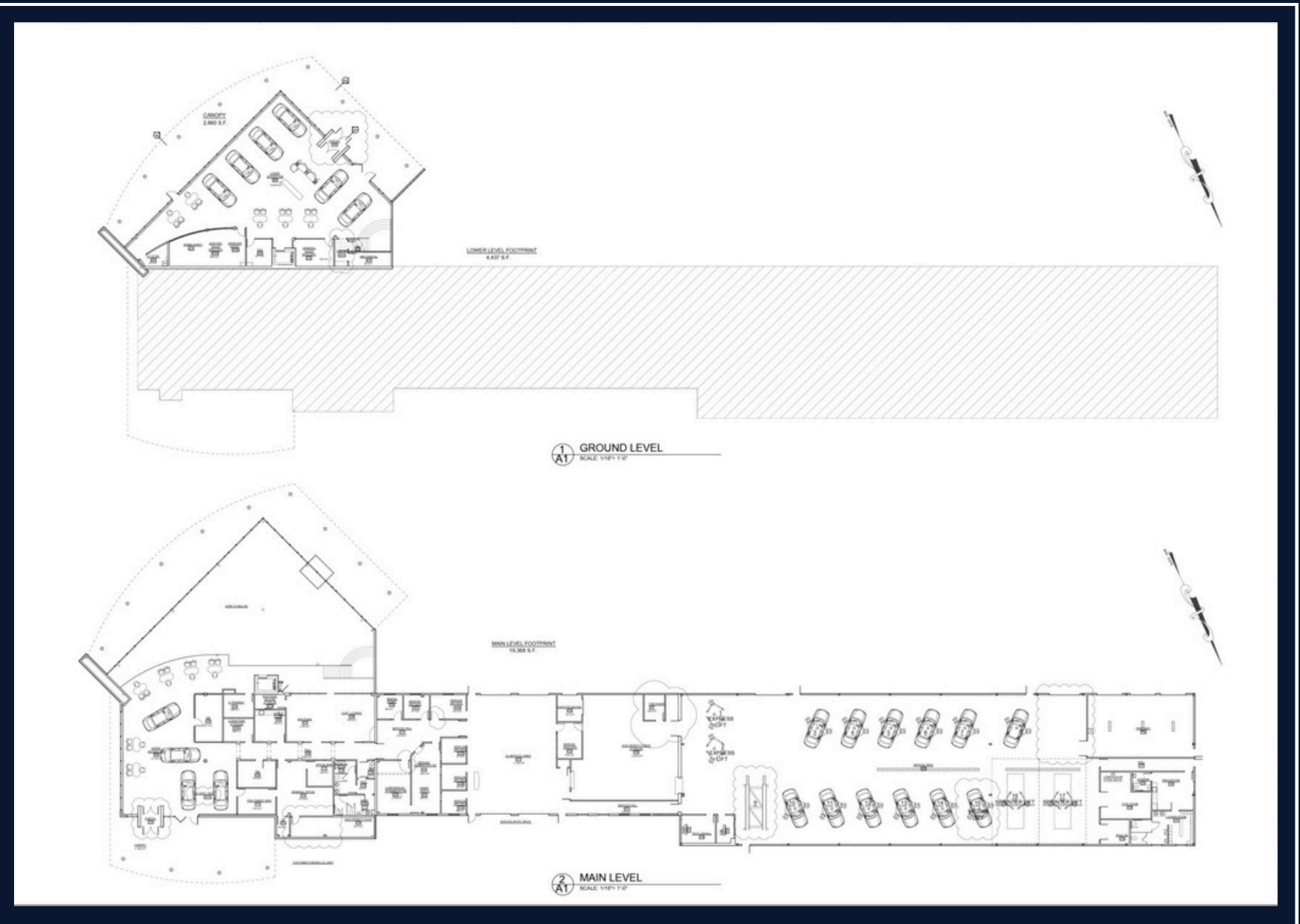


INEOS | GRENADIER

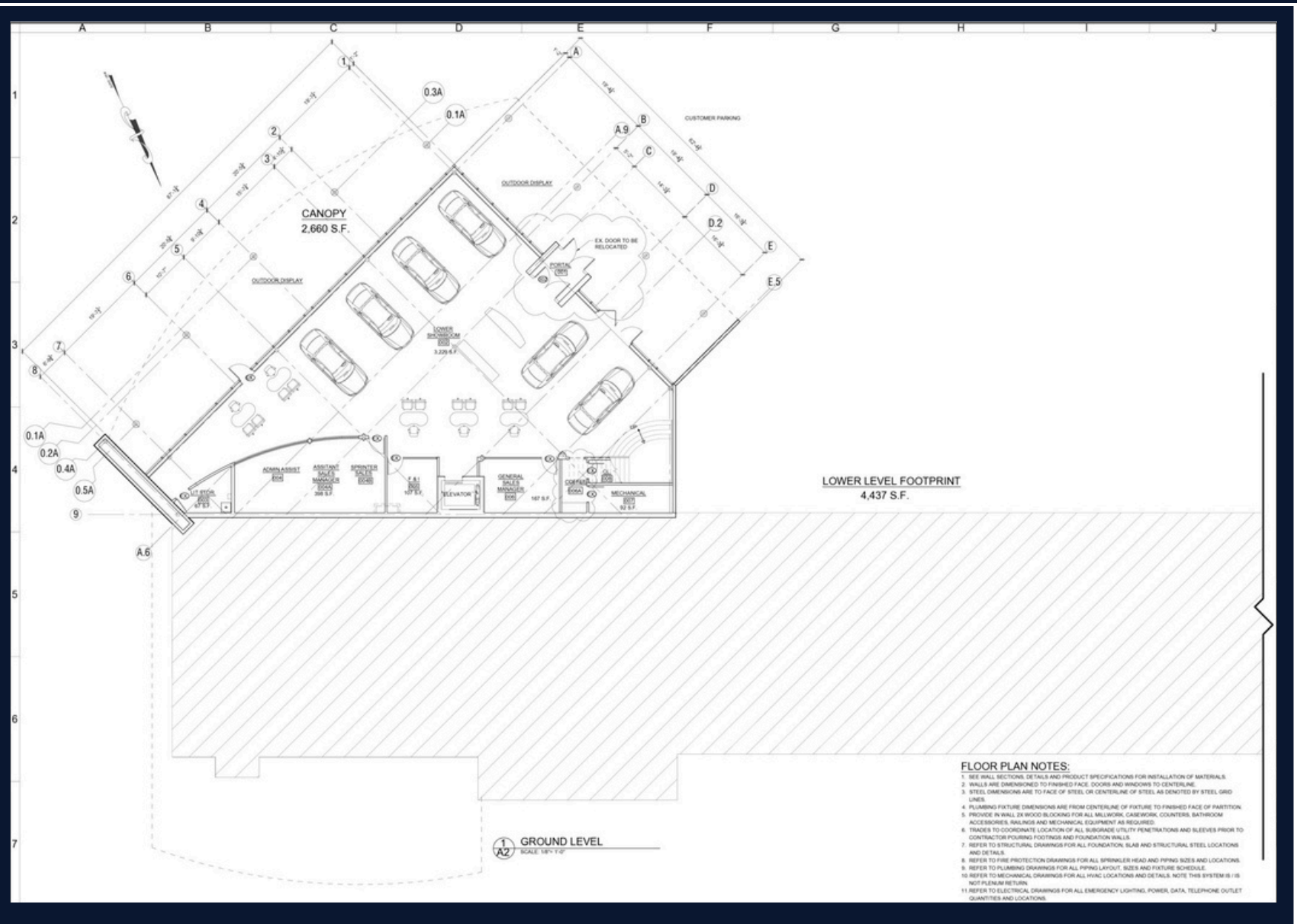




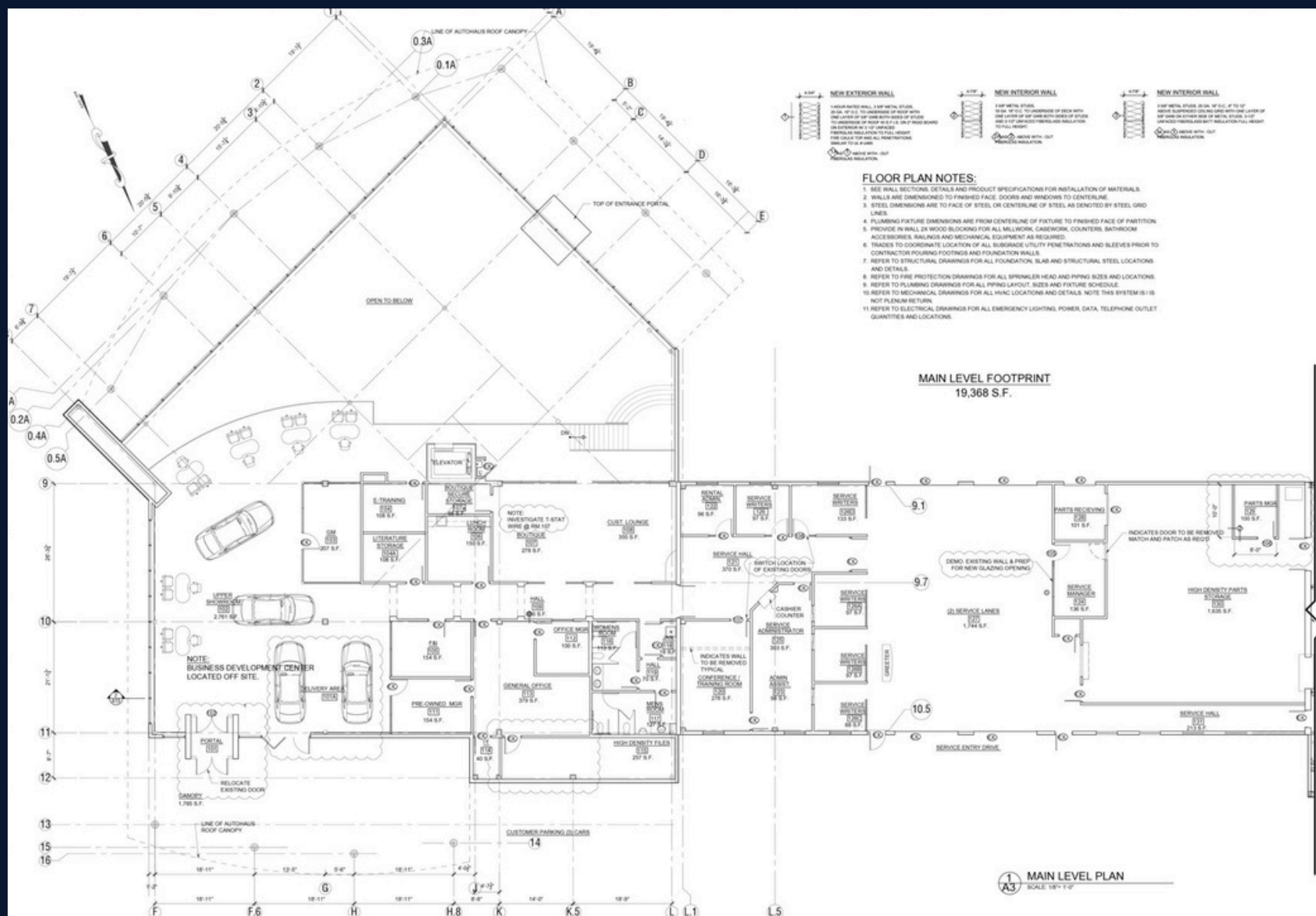
100 FEDERAL RD



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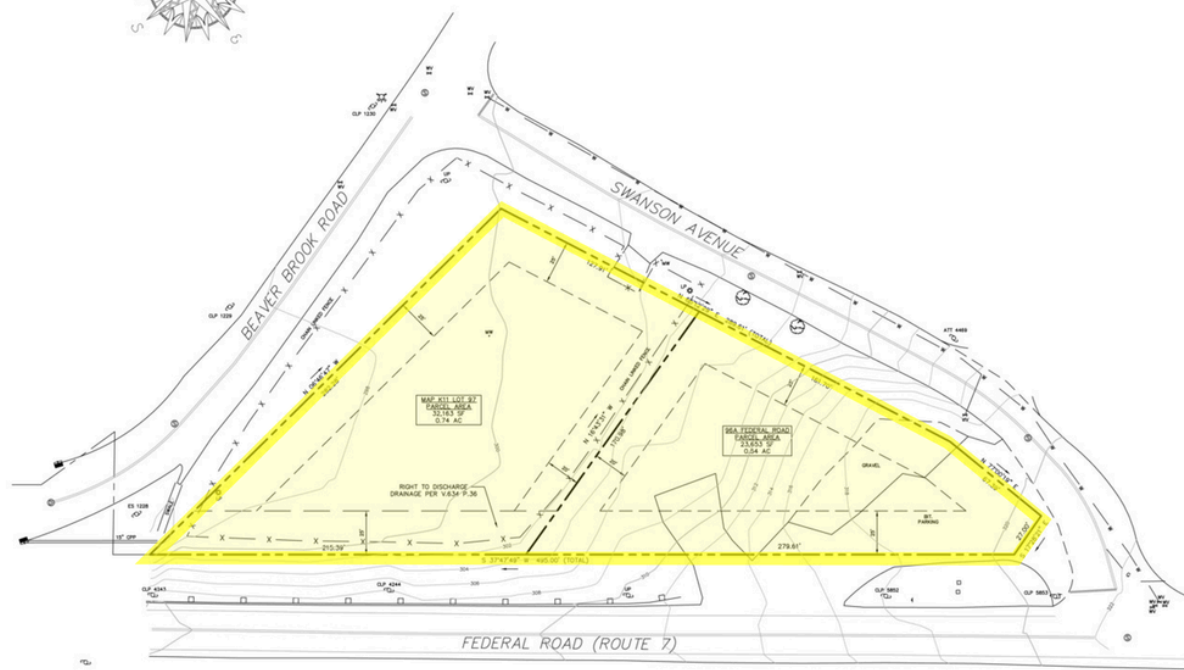
The floor plan shows a large rectangular service area. On the left side, there are two 'EXPRESS LIFT' shafts (1 and 2) and an 'EXISTING 3 IN. RATED FIRE WALL TO REMAIN'. Below these are 'TECH. ROOM' and 'TOOL ROOM'. The central area contains parking spaces numbered 3 through 15, with a 'SERVICE AREA' in the middle. To the right of the parking area are two 'SPRINTER LIFT' shafts (16 and 17) and a 'METRIS LIFT' (15). Further right are service rooms including 'AIR COMPRESSOR ROOM ABOVE', 'BATHROOM', 'LOCKER ROOM', 'TOOL ROOM', and 'BULK OIL'. The plan is dimensioned with grid lines M through Q and 1 through 16. A title block at the bottom center reads '1 SERVICE AREA PLAN' and 'SCALE: 1/8" = 1'-0"'. A legend at the bottom left defines wall types: 'NEW EXTERIOR WALL' (1/2" MIN. METAL STUD, 1/2" MIN. G.C., 1/2" MIN. INSULATION), 'NEW INTERIOR WALL' (1/2" MIN. METAL STUD, 1/2" MIN. G.C., 1/2" MIN. INSULATION), and 'NEW INTERIOR WALL' (1/2" MIN. METAL STUD, 1/2" MIN. G.C., 1/2" MIN. INSULATION). A list of 'FLOOR PLAN NOTES' is located at the bottom right.

1 SERVICE AREA PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES:

- SEE WALL SECTIONS, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
- WALLS ARE DIMENSIONED TO FINISHED FACE. DOORS AND WINDOWS TO CENTERLINE.
- STEEL DIMENSIONS ARE TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
- PLUMBING FIXTURE DIMENSIONS ARE FROM CENTERLINE OF FIXTURE TO FINISHED FACE OF PARTITION.
- PROVIDE IN WALL 2X WOOD BLOCKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM ACCESSORIES, SINKS AND MECHANICAL EQUIPMENT AS REQUIRED.
- TRADES TO COORDINATE LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTOR POURING FOOTINGS AND FOUNDATION WALLS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, SLAB AND STRUCTURAL STEEL LOCATIONS AND DETAILS.
- REFER TO FIRE PROTECTION DRAWINGS FOR ALL SPRINKLER HEAD AND PIPING SIZES AND LOCATIONS.
- REFER TO PLUMBING DRAWINGS FOR ALL PIPING LAYOUT, SIZES AND FIXTURE SCHEDULE.
- REFER TO MECHANICAL DRAWINGS FOR ALL HVAC LOCATIONS AND DETAILS. NOTE THIS SYSTEM IS / IS NOT FLEXIBLE RETURN.
- REFER TO ELECTRICAL DRAWINGS FOR ALL EMERGENCY LIGHTING, POWER, DATA, TELEPHONE OUTLET QUANTITIES AND LOCATIONS.

96 - 96A FEDERAL RD

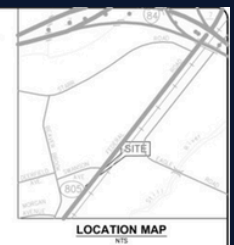


NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.S. 1983. COORDINATES WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON AUGUST 16, 2023, USING THE CT DOT RTK NETWORK KNOWN AS ACCORD.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, OTHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THE PARCELS ARE KNOWN AS LOTS 75 & 97 ON ASSESSOR'S MAP K11.
11. PROPERTY IS SUBJECT TO A WATER EASEMENT TO THE TOWN OF DANBURY AS PER V.846 P.3.

MAP REFERENCES:

1. "MAP PREPARED FOR RICHARD BARNY DANBURY, CONNECTICUT" SCALE: 1"=40' DEC. 11, 1979 D.L.R. #8817
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF DANBURY DANBURY-NEW MILFORD ROAD" SCALE: 1"=40' APR. 30, 1931 SHEETS 1 & 2



DANBURY ZONING TABLE (CG-20) ZONE			
STANDARDS	REQUIRED	MAP K11 LOT 97	96A FEDERAL
MINIMUM LOT AREA	30,000 SF	30,181 SF	23,853 SF
MINIMUM LOT WIDTH	100'	127.91'	228.08'
MINIMUM BUILDING SETBACKS:			
• FRONT LOT LINE	25'	-	-
• SIDE LOT LINE	20'	-	-
• REAR LOT LINE	30'	-	-
MAXIMUM BLDG. COVERAGE	30 %	-	-
MAXIMUM BLDG. HEIGHT	45'	-	-

- LEGEND**
- — — — — PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - EXISTING CONTOUR
 - WATER
 - WATER VALVE
 - GAS VALVE
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER MAIN
 - EXISTING GAS LINE
 - EXISTING STORM SEWER
 - EXISTING GROUND RAIL
 - EXISTING FENCE
 - EXISTING SITE LIGHT
 - SANITARY SEWER MANHOLE
 - EXISTING TREE
 - UTILITY POLE
 - STORM DRAINAGE MANHOLE
 - CATCH BASIN
 - SIGN

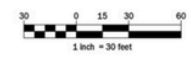
ZONING LOCATION SURVEY
 PREPARED FOR
BLUE DEVIL REALTY
 MAP K11 LOT 97 FEDERAL ROAD
 & 96A FEDERAL ROAD
 DANBURY, CONNECTICUT
 COPYRIGHT © 2023
 SCALE: 1" = 30' AUGUST 16, 2023
 PROJ. NO.: 0717



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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
 LICENSED LAND SURVEYOR, REG.# 70482





REALTY



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