

84 WEST AVENUE NORWALK, CT 06854



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. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

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FINANCIAL INFORMATION

Real Estate	\$37,780 (2024)
Taxes:	
Projected NOI:	\$105,000 (2024)
Occupancy:	97%

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

THE SITE

Space Available:	196 SF
Building Size:	9,098 SF
Building Type:	Multi-Use
Land:	0.77 Acres
Zoning:	Urban Center Community District (CD-4)
Year Built:	1920, Renovated 1994
Construction:	Brick Masonry
Stories:	Three
Tenancy:	Multiple

DEMOGRAPHICS 3 MILES 5 MILES

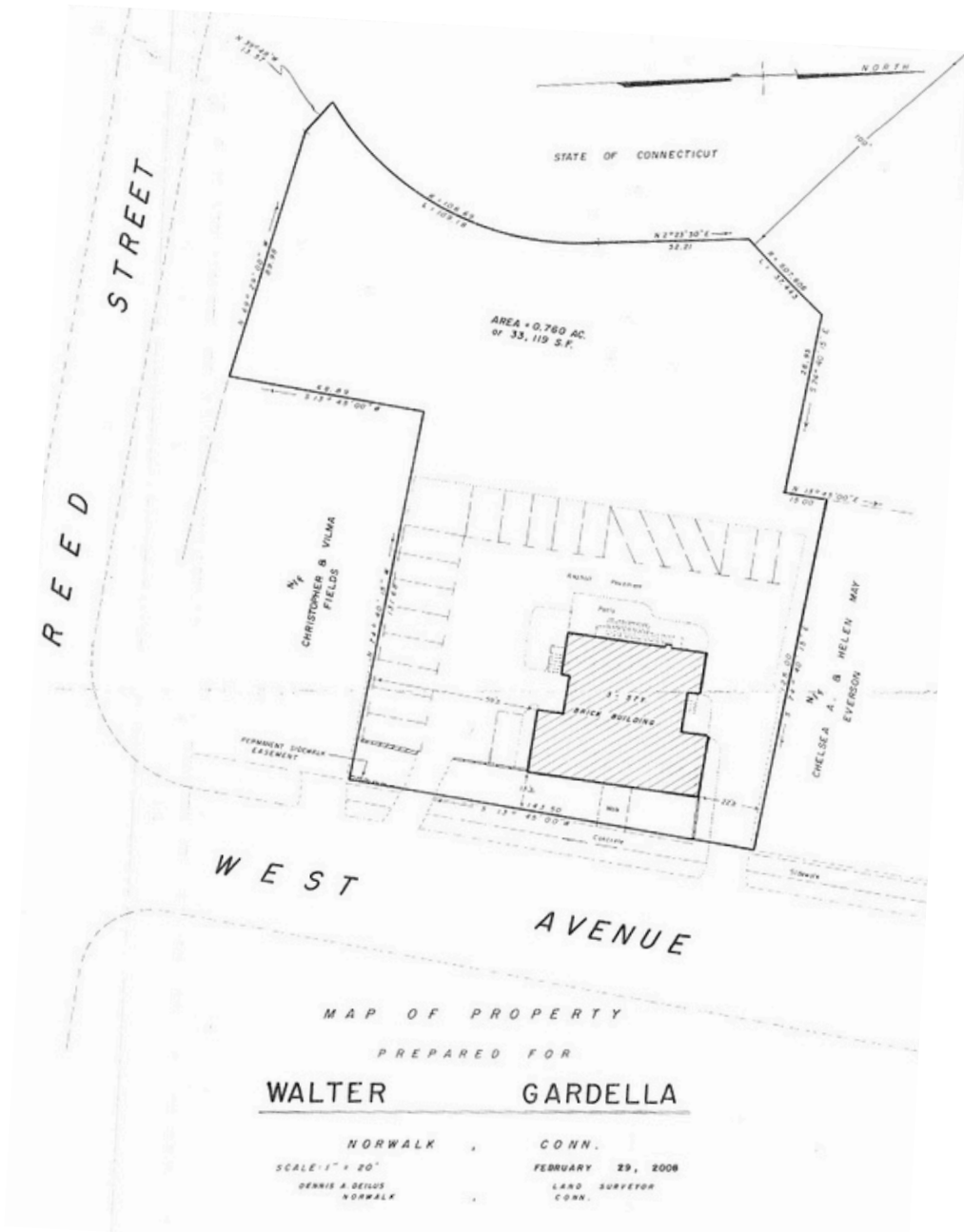
Population:	118k	177k
Median HH Income:	\$115k	\$138k



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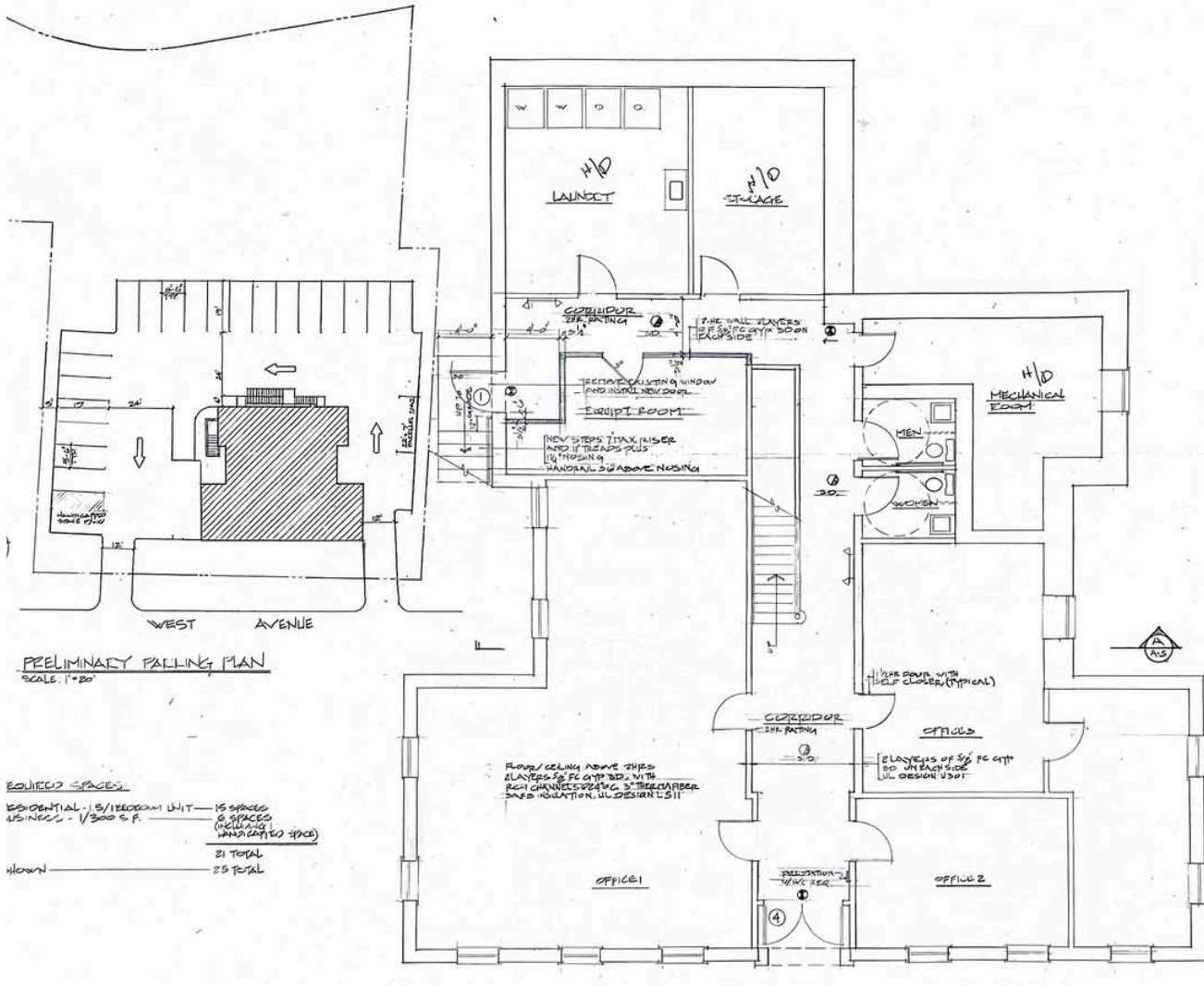
SITE PLAN: 0.77 ACRES



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FLOOR PLAN: FIRST FLOOR 1,296 SF

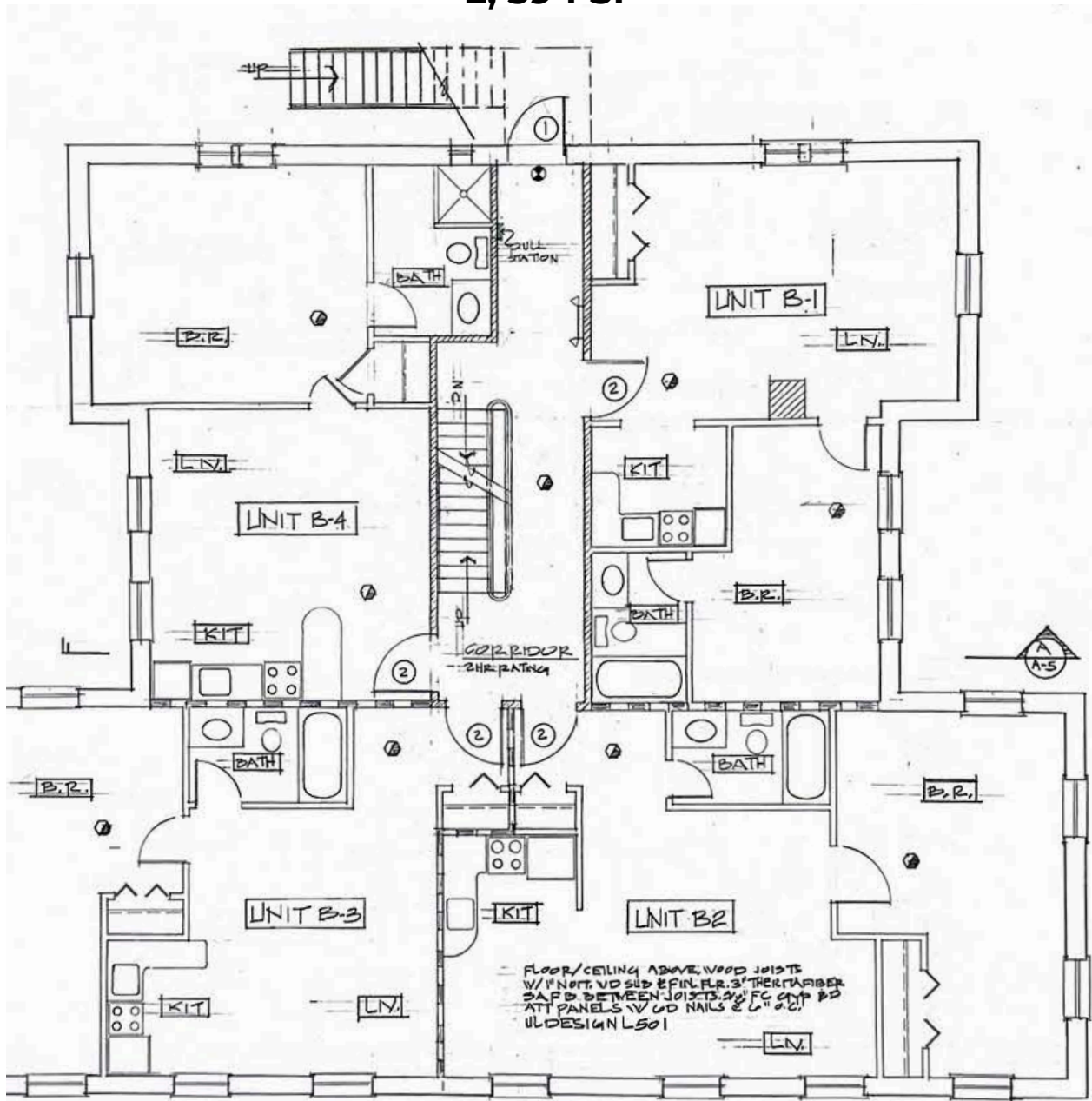


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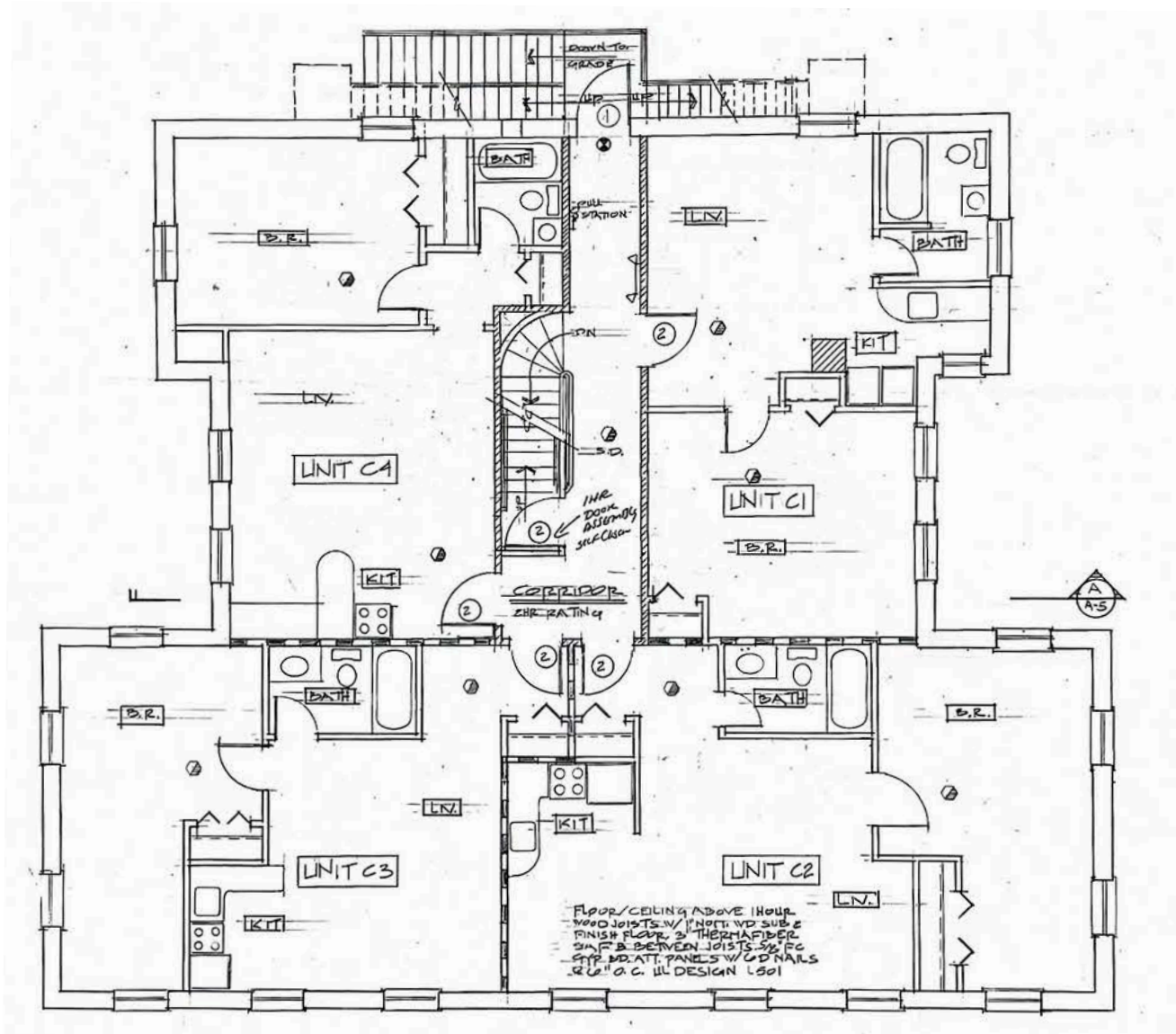
FLOOR PLAN: SECOND FLOOR 2,594 SF



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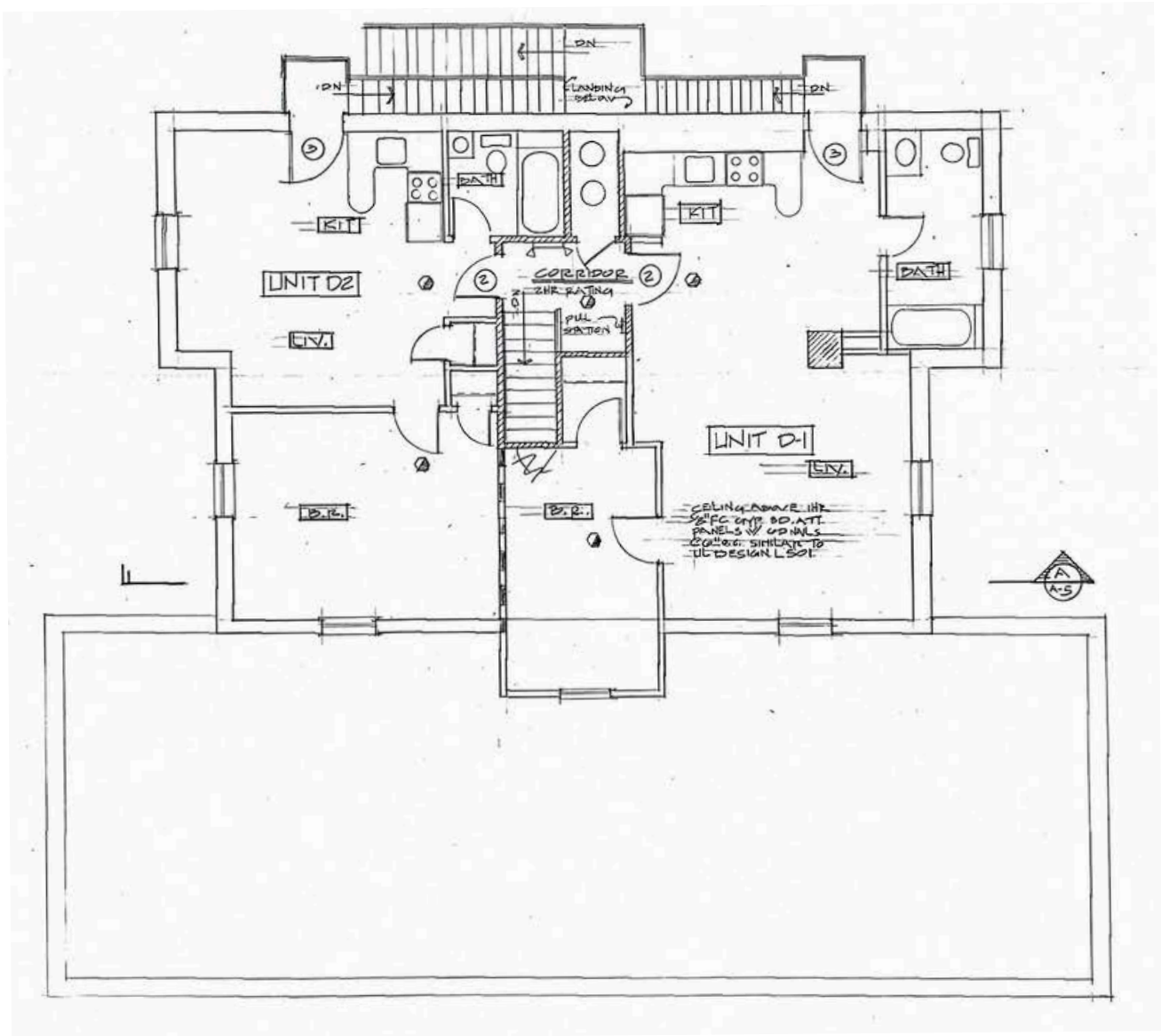
FLOOR PLAN: THIRD FLOOR 2,594 SF



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FLOOR PLAN: FOURTH FLOOR 1,274 SF



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