



For Sale – A South Norwalk Gem

10 Marshall Street, South Norwalk, CT

HK

Executive Summary

10 Marshall Street represents a unique opportunity to acquire an architecturally significant building in the heart of South Norwalk.

The building, built in 1998, was designed by Bruce Beinfield of Beinfield Architecture – Bruce has designed most of the new, modern and redeveloped buildings in SoNo.

The building is composed of two commercial condominium units, owned and operated by the same owner as one property.

10 Marshall Street is a very flexible building: it can accommodate a variety of uses, including office, retail, showroom, light industrial, processing, residential and other.

An owner/user can easily use one of the units and lease or sell the other unit to another party.

The owner has drafted a redevelopment project for the property that includes a commercial unit and a studio on the ground floor and 4 residential units on the upper floors.

10 Marshall Street is located within short distance of all South Norwalk amenities, including the train station, Washington Street with all its restaurants, the waterfront, marinas, the SoNo Collection Shopping Mall, the Maritime Aquarium, the Maritime Parking Garage and many others.

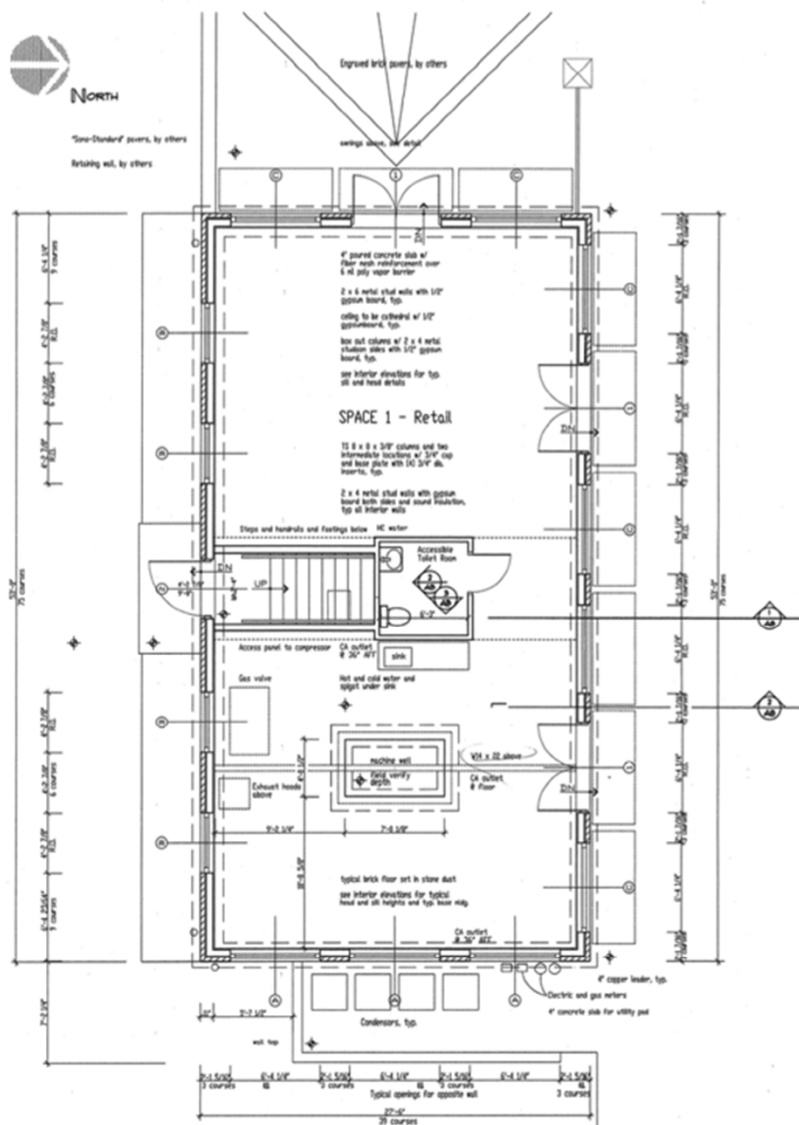
The property has great access to I-95 via Exit 15: the ramp is only half a mile away, a 3-minute drive.

About the Property

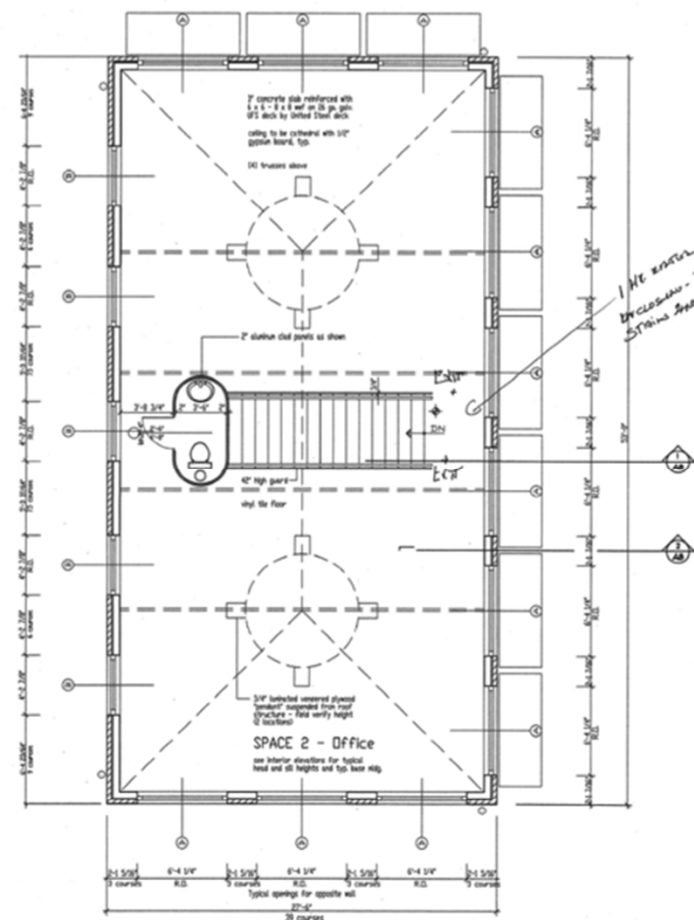
Address:	10 Marshall Street South Norwalk, CT 06854
Land:	3,016 SF
Zoning:	CD-4 – Urban Center
Type of Property:	Commercial Condominium – Total of two units
Permitted uses:	Multiple uses, including retail, office, showroom, light manufacturing, processing, residential.
Building size:	2,900 SF total. First floor unit 1,450 SF, second floor unit 1,450 SF.
Built:	1998
Architect:	Bruce Beinfield – Beinfield Architecture - https://beinfield.com/
HVAC:	Each unit has two electric split systems – forced-air for both heat and A/C
Water:	City
Sewer:	City
RE Taxes:	10 Marshall Unit 1 \$7,212.62 10 Marshall Unit 2 \$7,160.54
Parking:	8 cars
Price:	\$1,175,000
Development potential:	The owner has drafted a mixed-use development plan for the property, available separately, that includes one commercial space and up to 5 residential units.

All information is subject to errors and omissions

The logo consists of the letters 'H' and 'K' in a blue, serif font, positioned side-by-side within a white square that has a thin grey border.



Scale: 1/4" = 1' - 0"



Scale: $1/4'' = 1' - 0''$

BEINFELD

WAGNER

ARCHITECTS

1 Marshall Street, Suite 202
South Norwalk, Ct. 06854
☎ (203) 838-5789



OFFICE COPY

DATE _____

RECEIVED

RECEIVED
AUG 21 1967

AUG 21 1997
CODE ENFORCEMENT

Project

2 Marshall Street
South Norwalk, Ct.

STANDARD AND CONDITIONS OF USE

[illegible]

Drawing Title

FLOOR PLANS

Reference no.

Date _____

Rev. 10 JULY 1997

Scale

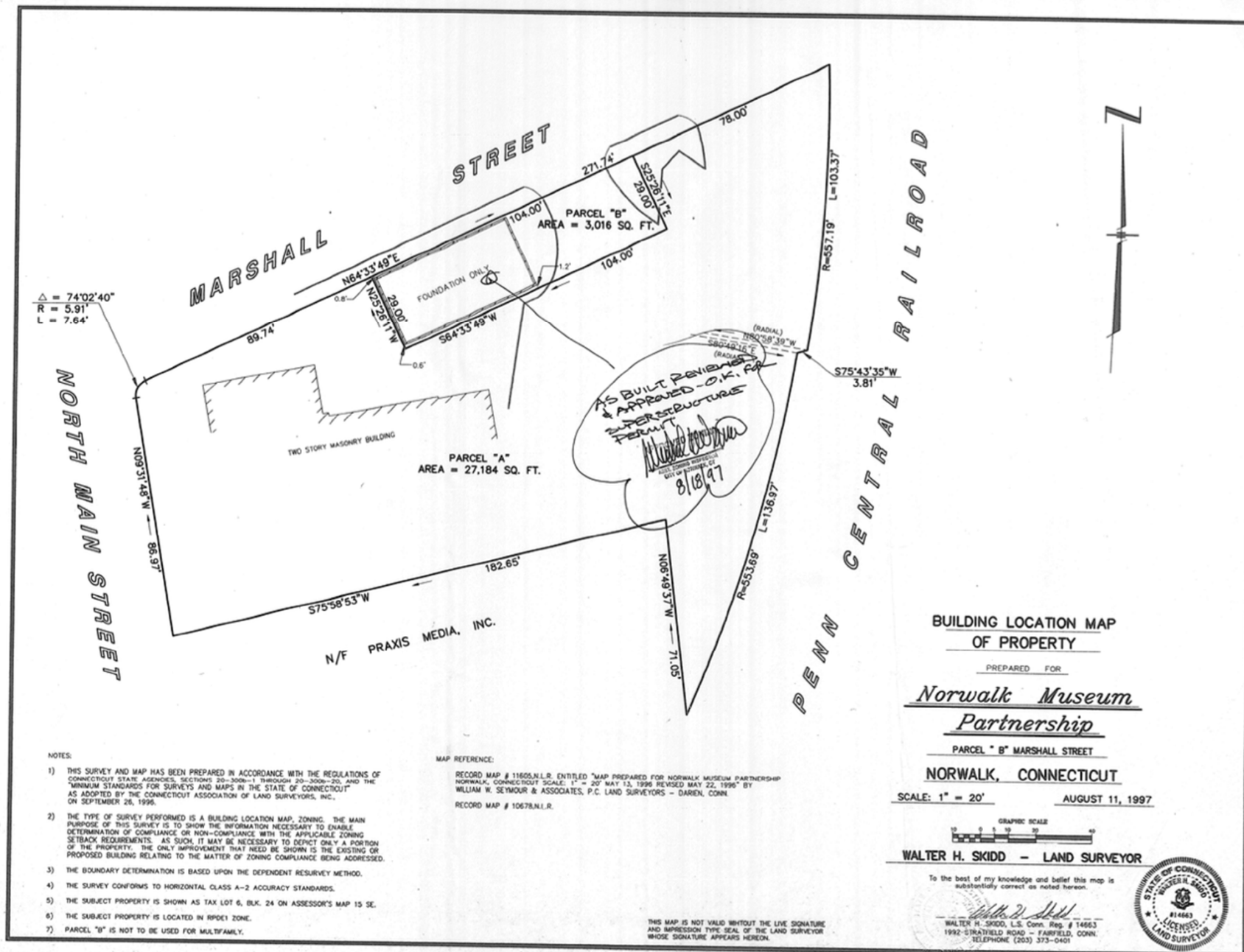
AS NOTED
Source: [illegible]

Drawn by

Floor plans

All information is subject to errors and omissions

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Survey

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RECEIVED ON FILE
MAR. 31, 1998
In the Office of the
Town Clerk of the
Town of Norwalk
31-36-214

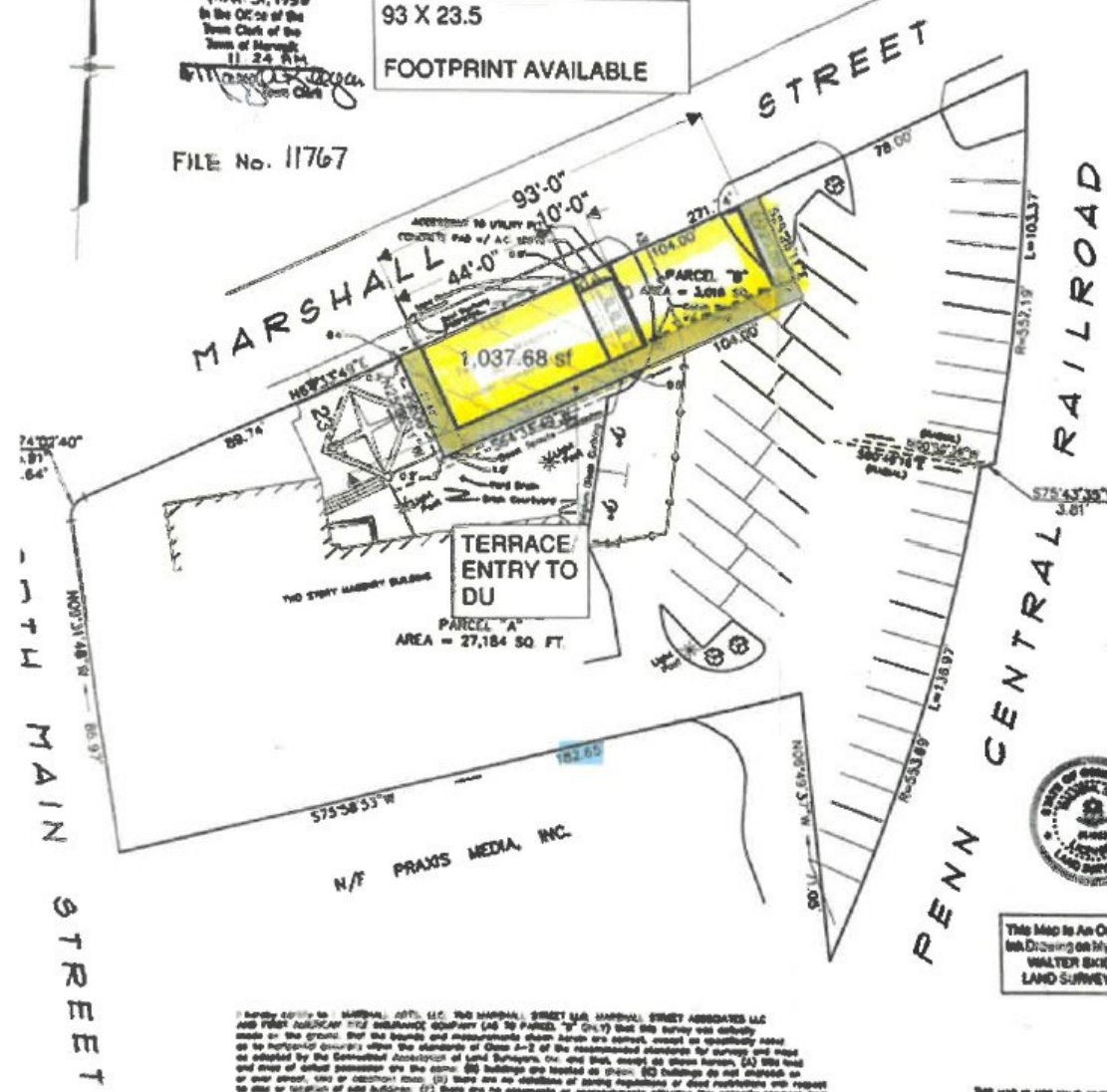
RECORD MAP # 11805, L.L.H. DATED "MAP PREPARED FOR NORWALK MUSEUM PARTNERSHIP
NORWALK, CONNECTICUT SCALE: 1" = 30' MAY 13, 1996 REVISED MAY 22, 1996" BY
WILLIAM B. SEYMOUR & ASSOCIATES, P.C. LAND SURVEYORS - GARDEN, CONN.

RECORD MAP # 10876JALP

93 X 23.5

FOOTPRINT AVAILABLE

FILE No. 11767

[illegible]

**This Map is An Original
ink Drawing on Mylar by
WALTER SKIDD
LAND SURVEYOR**

THIS MAP IS NOT VALID WITHOUT THE L&L SURVEILLANCE AND INSPECTION TYPE SEAL, OF THE L&L COMPANY. WHERE SIGNATURE APPLIES HEREIN.

NOTES

- 1) THIS SURVEY ~~OF~~ MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-302a-1 THROUGH 20-302a-30, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 28, 1996.
- 2) THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OF HIGH-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- 3) THE BUILDING DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
- 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 8, BLK. 24 ON ASSESSOR'S MAP 18 SE.
- 6) THE SUBJECT PROPERTY IS LOCATED IN RPOD1 ZONE.
- 7) PARCEL "B" IS NOT TO BE USED FOR MULTIFAMILY.
- 8) EXTERIOR AREAS OF THE CONDOMINIUM PROPERTY IS SUBJECT TO, AND BENEFITED BY, CERTAIN RECIPROCAL EASEMENTS AND COVENANTS AFFECTING THIS PROPERTY AND PARCEL "A" AS SHOWN ON MAP No. 11503, AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS MADE BY NORKALK MUSEUM PARTNERSHIP, LLC, DATED JUNE 14, 1996 AND RECORD ON JULY 9, 1996, IN VOLUME 3230 AT PAGE 157, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENT TO DECLARATION OF EASEMENTS AND COVENANTS, DATED JANUARY 17, 1997, IN VOLUME 3307 AT PAGE 123 AND AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS, INTENDED TO BE SIMULTANEOUSLY WITH THIS SURVEY.
- 9) THE CONDOMINIUM PROPERTY IS SUBJECT TO, AND BENEFITED BY, CERTAIN RECIPROCAL EASEMENT AND COVENANTS RELATING TO PARKING AND ACCESS, AS SET FORTH IN "EASEMENT AGREEMENT NORKALK MUSEUM PARTNERSHIP, LLC WITH PALACE THEATRE REAL ESTATE ASSOCIATES, LLC", DATED APRIL 10, 1997, AND RECORDED IN VOLUME 3333 AT PAGE 1.
- 10) PAVED AREAS ON THE CONDOMINIUM PROPERTY ~~ARE~~ SUBJECT TO PRESCRIPTIVE EASEMENT RIGHTS FOR PEDESTRIAN AND VEHICULAR ACCESS TO PROPERTIES LYING SOUTH OF THE FOREGOING PARCEL, "A".
- 11) NO DEVELOPMENT RIGHTS ARE RESERVED.
- 12) I HEREBY CERTIFY THAT THIS SURVEY AND THE PLANS TOGETHER WITH OTHER INFORMATION INCLUDED IN THE DECLARATION CONTAIN ALL THE INFORMATION REQUIRED BY THE CONNECTICUT GENERAL STATE STATUTE 47-228 (b) AS AMENDED TO DATE.

SURVEY OF PROPERTY
IN NORWALK, CONNECTICUT

PREPARED FOR

Marshall Arts LLC

IN CONNECTION WITH THE ESTABLISHMENT

OF A CONDOMINIUM KNOWN AS

"TWO MARSHALL STREET CONDOMINIUM"

SCALE: 1" = 20'

DECEMBER 27, 1962

October 2004

100

WALTER H. SODD - LAND SURVEYOR

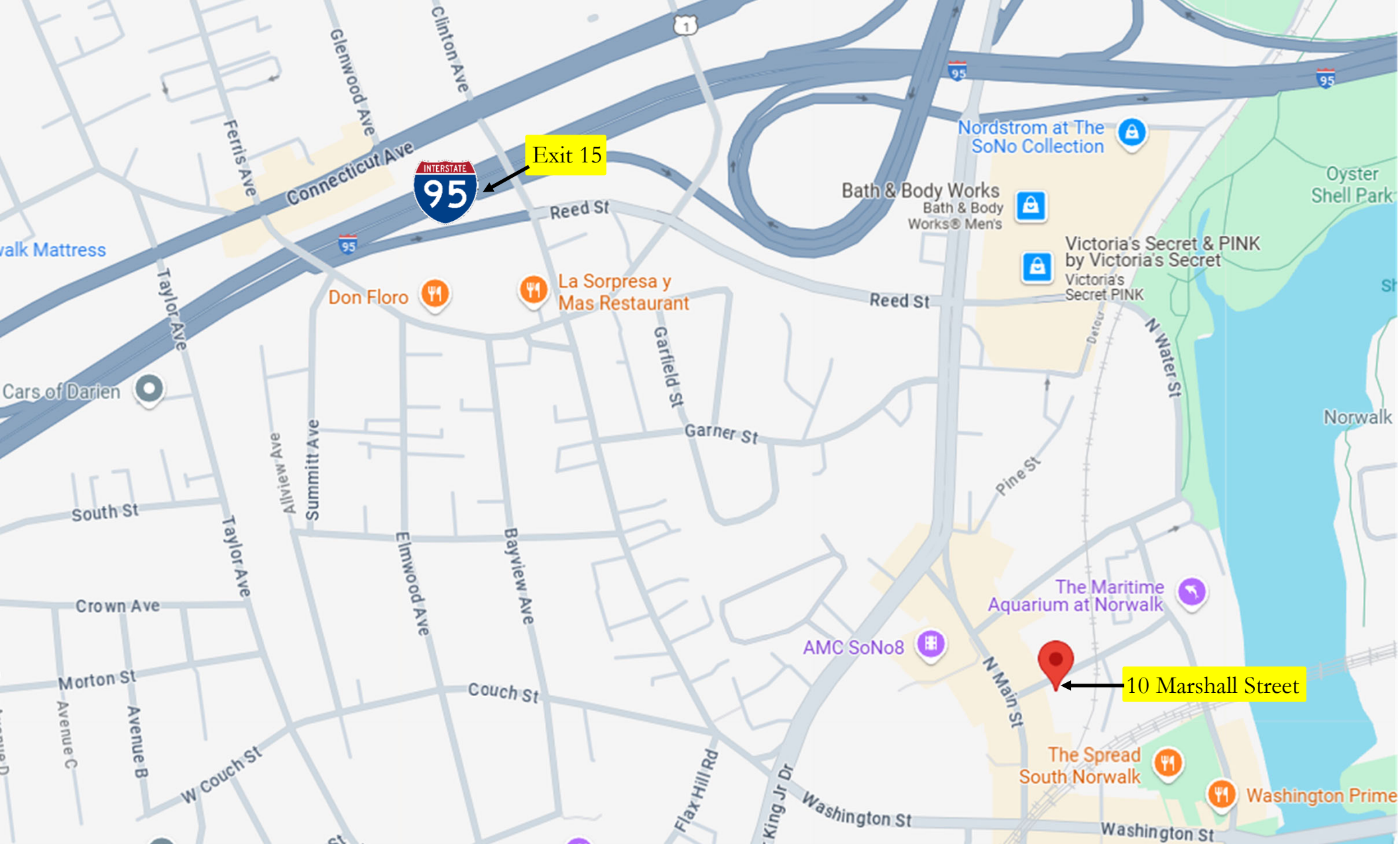
In the best of my knowledge and belief this map is
correctly drawn as noted above.

WALTER H. SHOO, U.S. Court, Reg. # 14863
1992 STRATFIELD ROAD - FAIRFIELD, CONN.
TELEPHONE (203) 273-2407

Survey

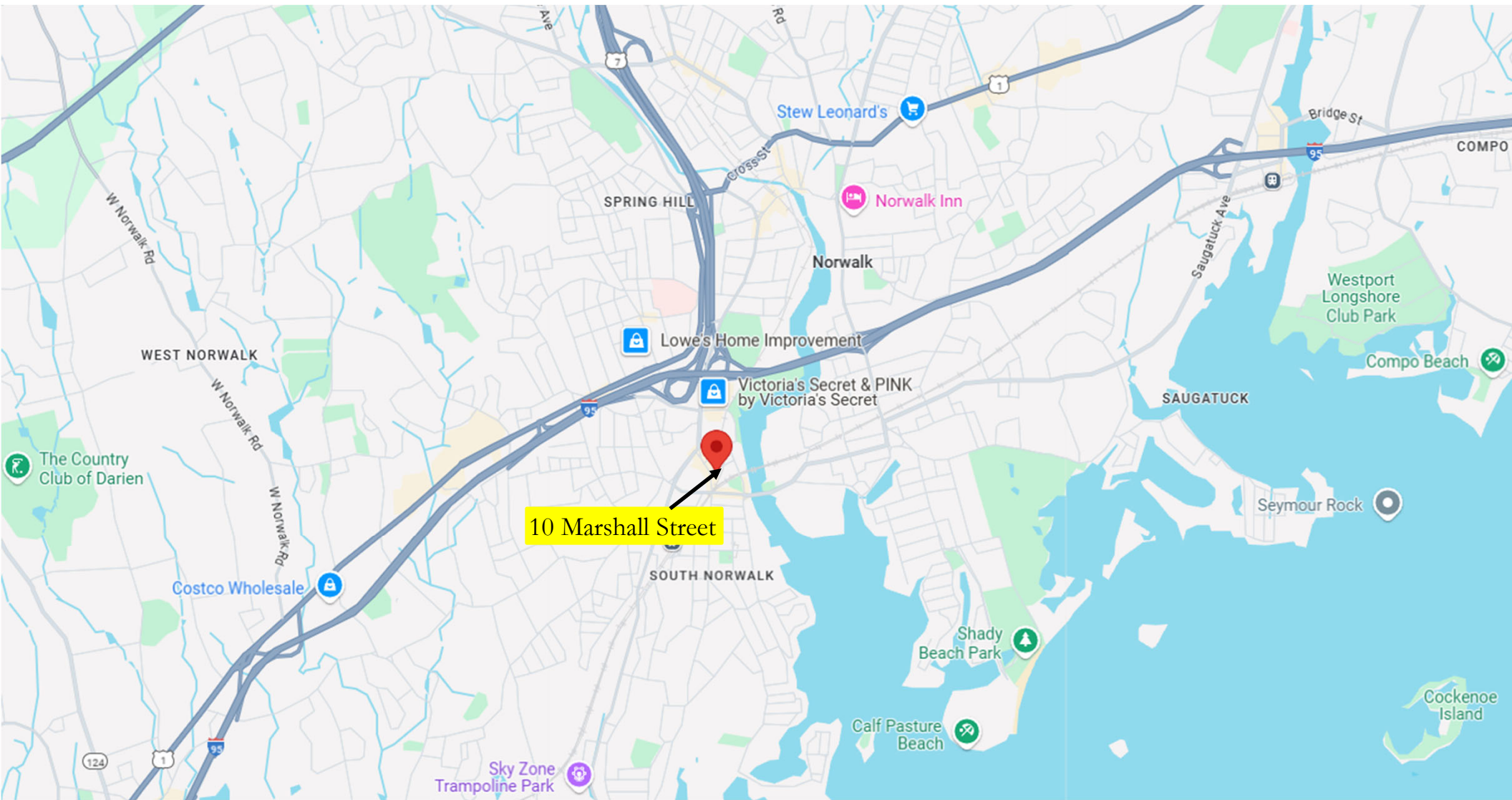
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For additional information, please contact:

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Westport, CT 06880

C: 203.981.3476

The logo consists of the letters 'HK' in a blue, serif font, centered within a white square. This square is positioned at the bottom of a thick, dark blue vertical bar that runs down the left side of the page.

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