



111 MILL STREET, GREENWICH, CT



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PROPOSED MILL STREET ELEVATION

WILLIAM RAVEIS

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We are pleased to offer 111 Mill Street in vibrant downtown Byram section of Greenwich. This existing building is pending approvals of 37,320 SF Retail/Residential on this existing site of building, parking lot and vacant lot. 22 residential units: 1, 2 & 3 bedroom units also 2 retail stores plus 21 garage spaces. Water views from terraces/roof top of Harbor. 7 units will be affordable. Municipal parking lot behind. close to school, public transportation and PC Train. Existing income \$237k yr Expenses \$23k yr

111 MILL STREET

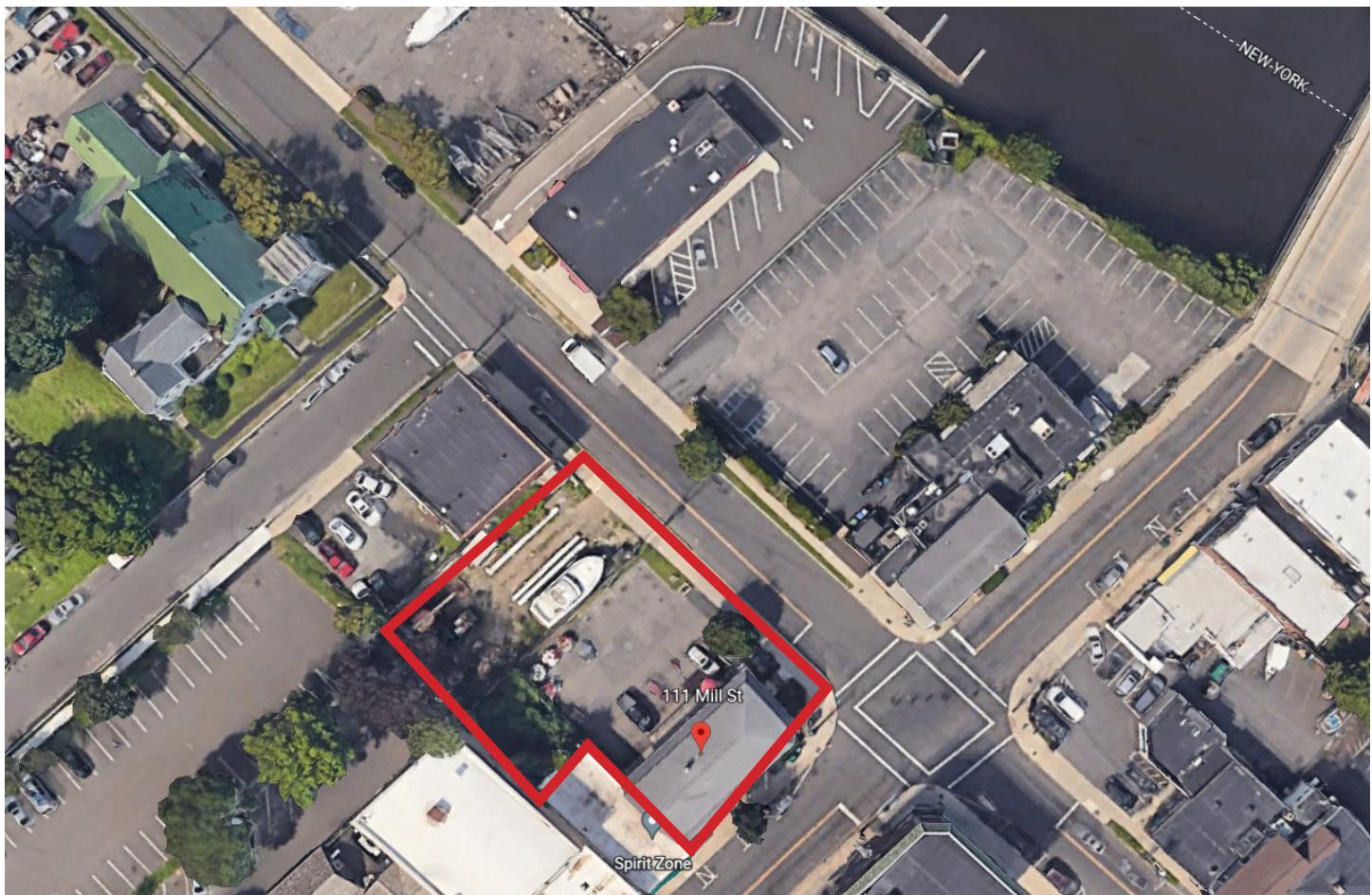
FLOOR	GROSS	COMMERCIAL	PARKING	AMENITIES	CIRCULATION	NET RESIDENTIAL
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
1	11208	1462	8398	0	1348	
2	9610				1985	7625
3	9610				1985	7625
4	6892				2094	4798
TOTAL	37320	1462	8398	0	7412	20048
EFFICIENCY					37%	70%

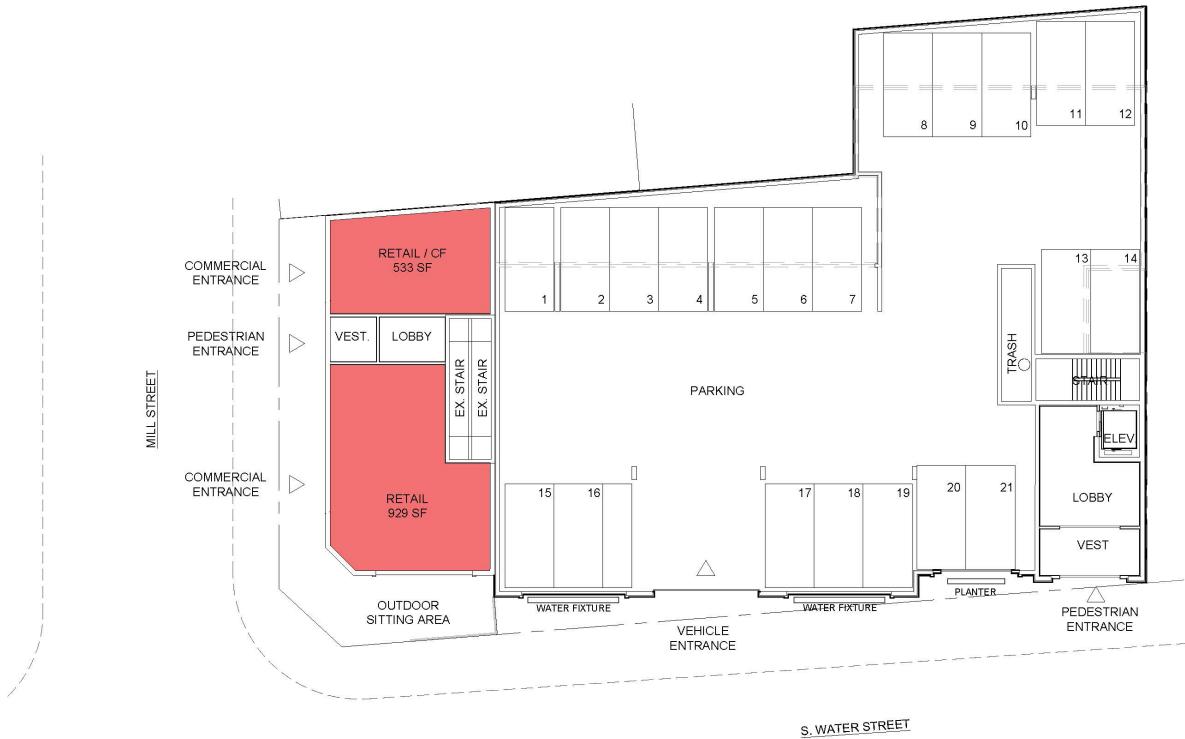
111 MILL STREET - APARTMENT DISTRIBUTION

OPTION "A"

APARTMENT NUMBER	GORSS	APARTMENT
	SQ. FT.	TYPE
201	792	1BR
202	1000	2BR
203	961	2BR
204	1668	2BR
205	998	2BR
206	751	1BR
207	763	1BR
208	1087	2BR
301	792	1BR
302	1000	2BR
303	961	2BR
304	926	2BR
305	715	1BR
306	998	2BR
307	751	1BR
308	763	1BR
309	1087	2BR
401	1397	3BR
402	1397	3BR
403	719	1BR
404	687	0BR
405	1087	2BR
22 APARTMENTS		

0BR	1	5%
1BR	8	36%
2BR	11	50%
3BR	2	9%
TOTAL	22	





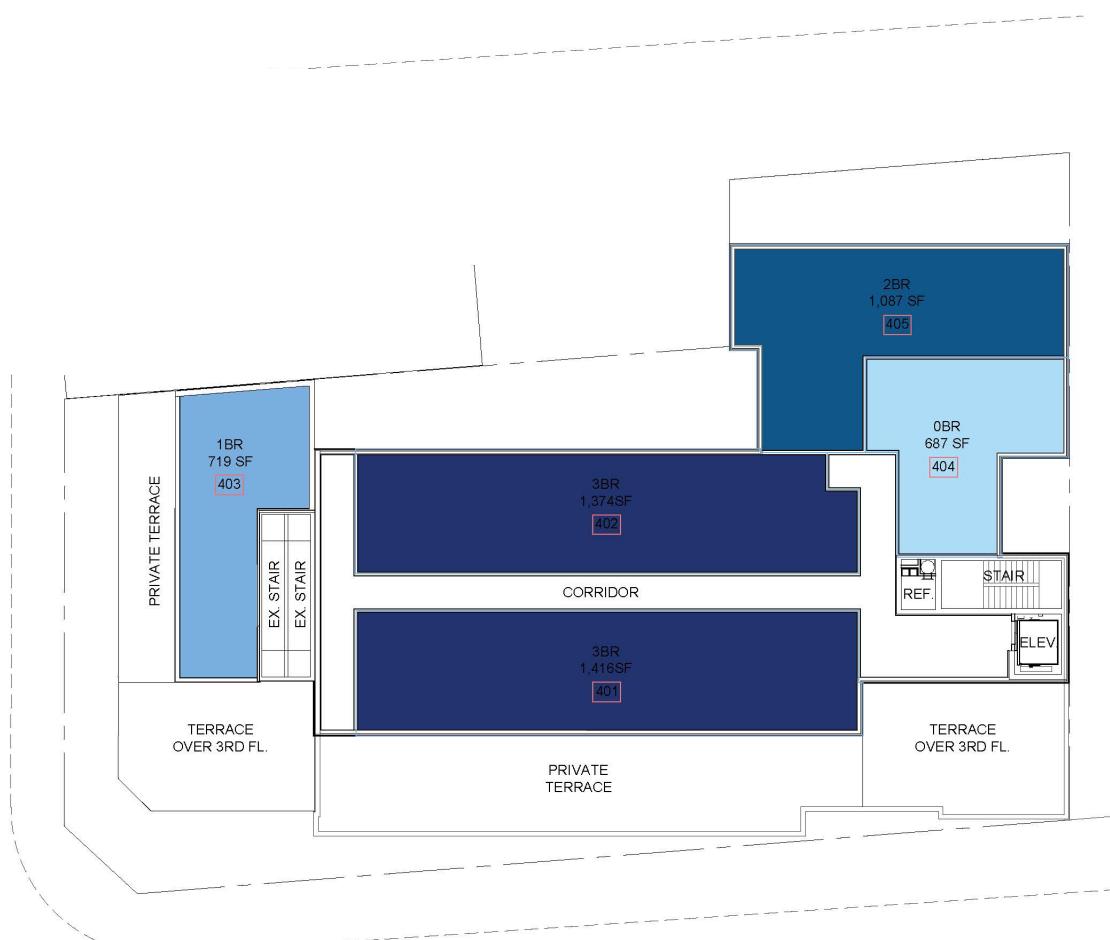
PROPOSED GROUND FLOOR PLAN

SCALE: $\frac{1}{16}$ = 1'-0"



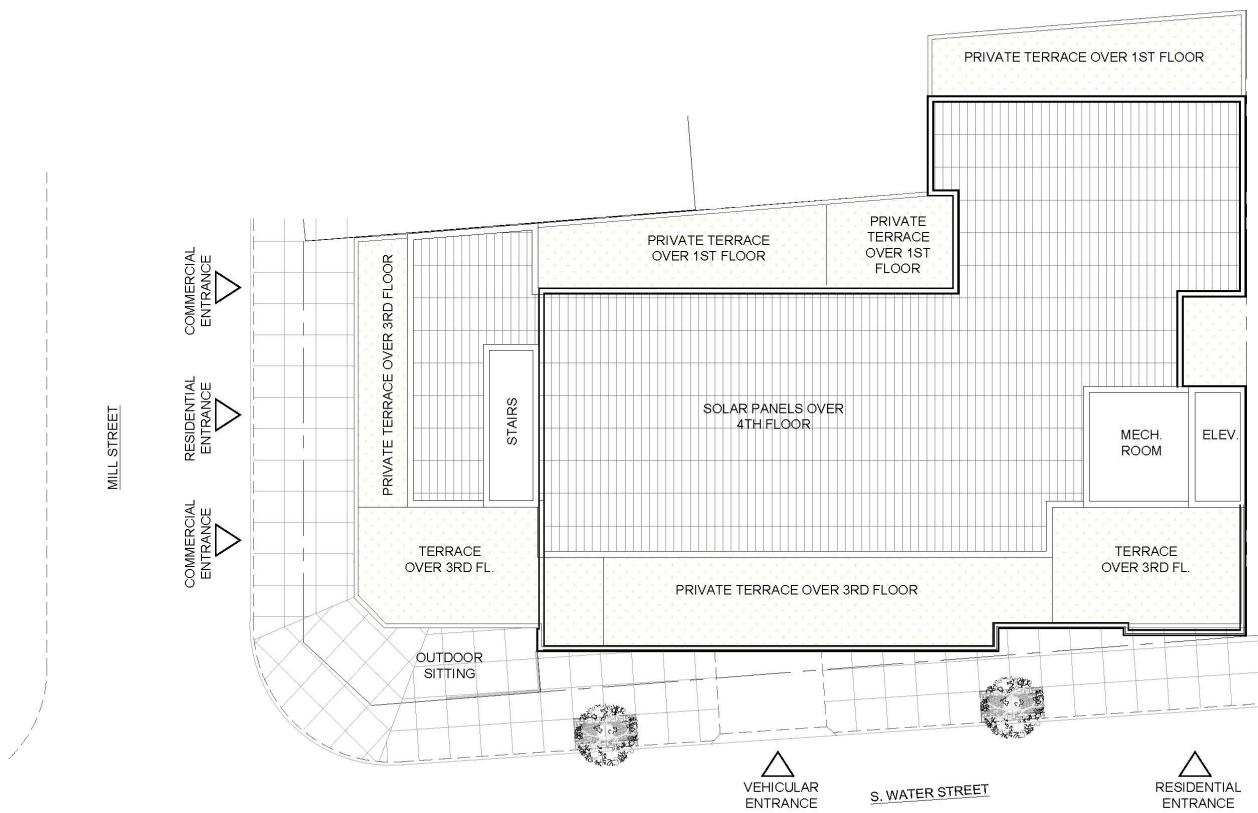
PROPOSED 2ND FLOOR PLAN

SCALE: $\frac{1}{16}$ = 1'-0"



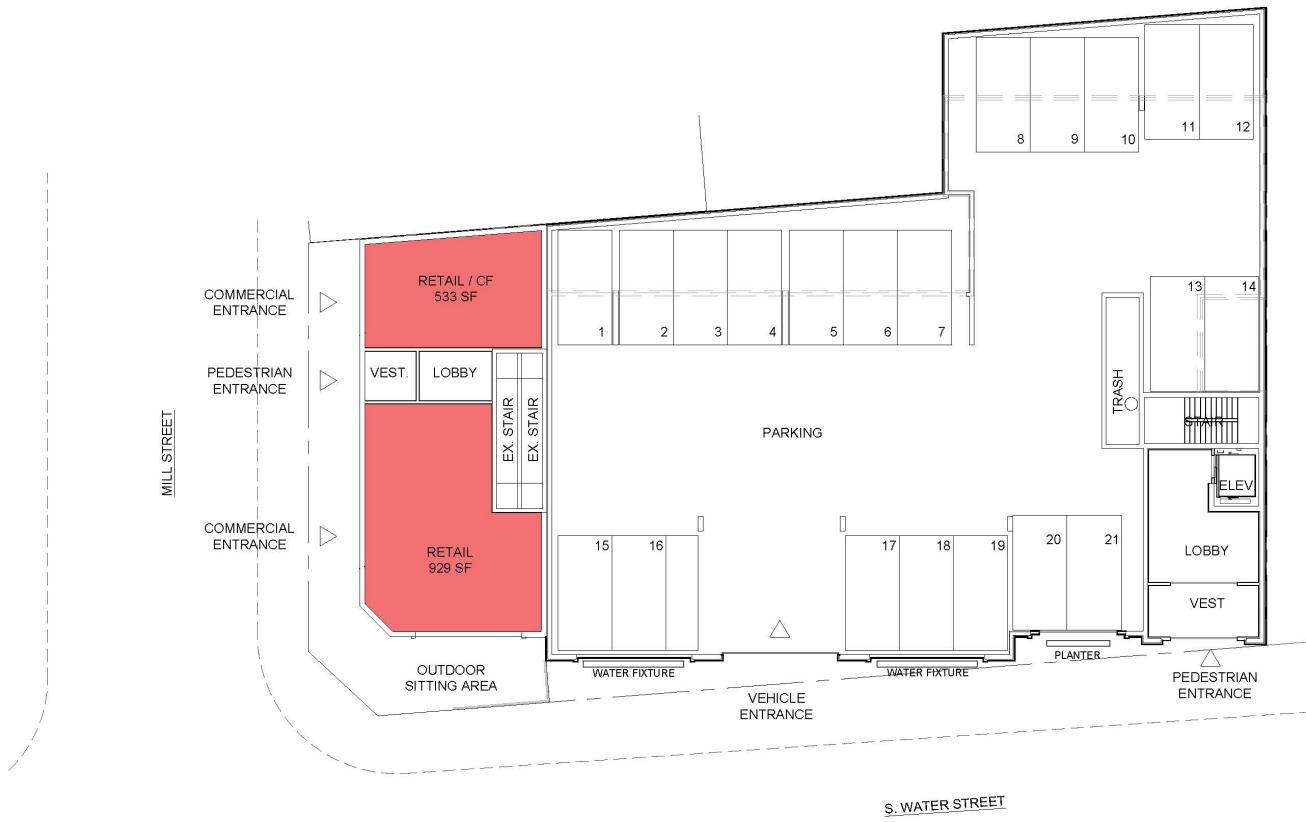
PROPOSED 4TH FLOOR PLAN

SCALE: $\frac{1}{16}$ = 1'-0"



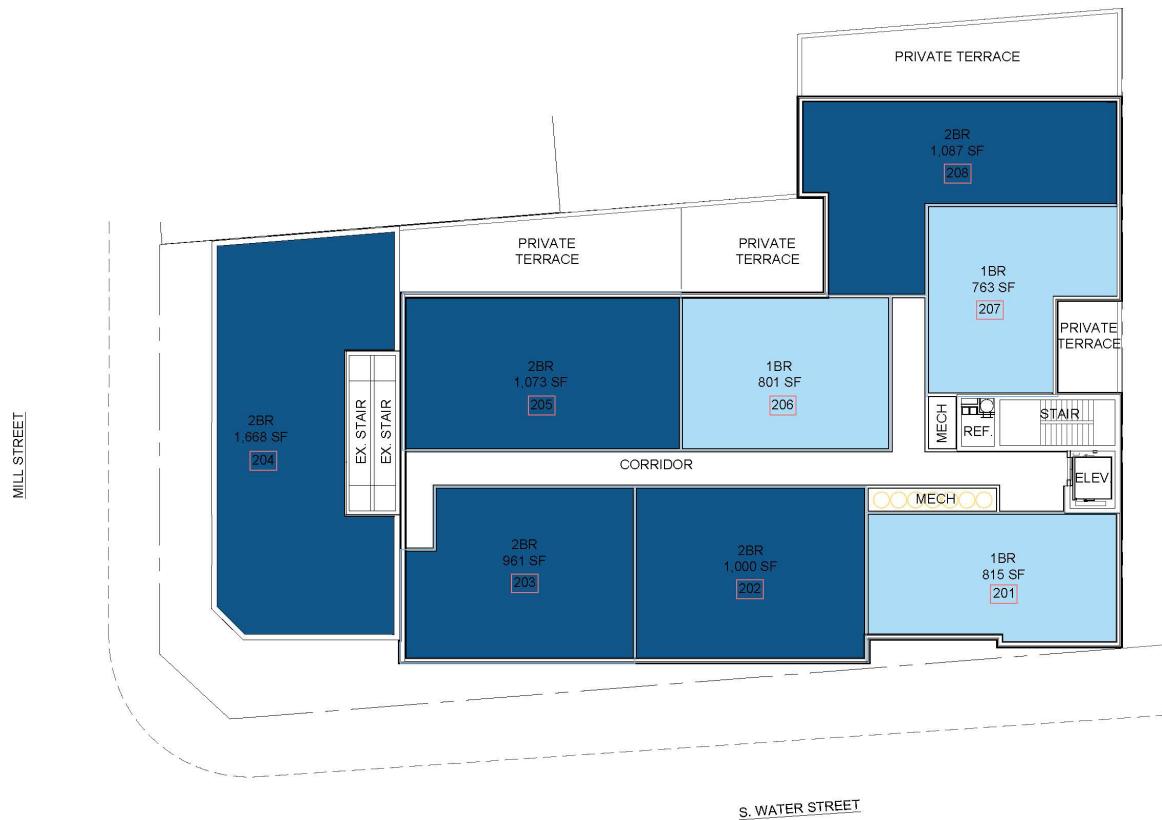
PROPOSED S. WATER STREET ELEVATION

SCALE: $\frac{1}{16}$ = 1'-0"



PROPOSED GROUND FLOOR PLAN

SCALE: $\frac{1}{16} = 1'-0"$



PROPOSED 2ND FLOOR PLAN

SCALE: $\frac{1}{16} = 1'-0"$