

~ FOR LEASE ~

+/- 2,000 SQ. FT. GROUND LEVEL SPACE



TOWER REALTY CORP.



**36 Sugar Hollow Road,
Danbury, CT**

Lease Price: \$1,395 + Utilities Price Reduced

Open and bright +/- 2,000 sq. ft. space! Great setting on Sugar Hollow Lake. Ideal for office, church, club, retail, laboratory, studio and possible catering with access to a commercial kitchen.

Size:	+/- 2,000 Sq. Ft.
Zone	LCI-40 *See Attached Zoning Regulations
Year Built:	2014
Ceiling Height:	9 Ft., 6 In.
Utilities:	Well and Septic
Heating:	Electric
Cooling:	Wall A/C
Plumbing:	Two Handicap Baths
Parking:	+/- 50 Spaces



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~ *ADDITIONAL PHOTOS* ~

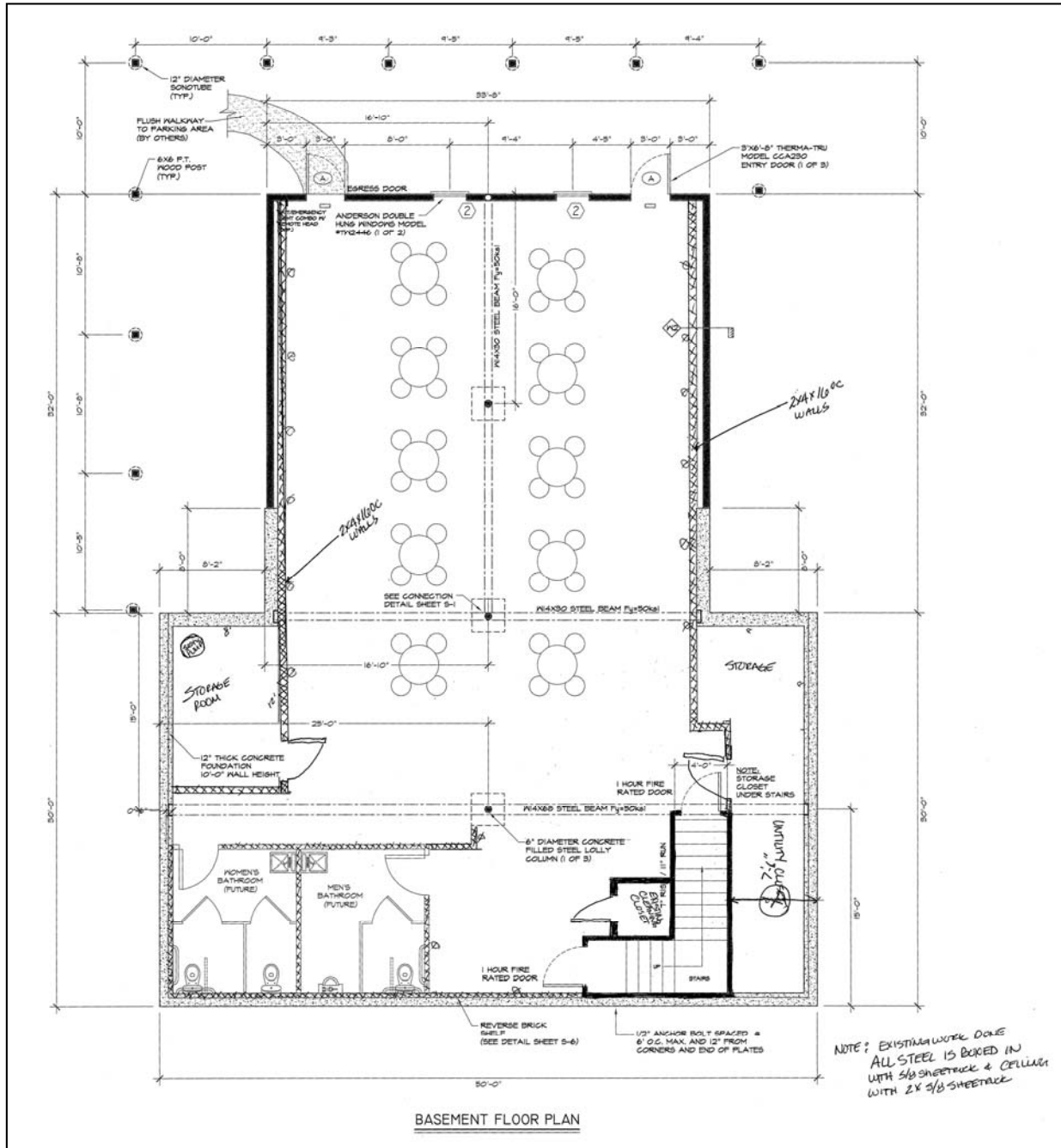
36 SUGAR HOLLOW ROAD,
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~ LAYOUT ~

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LIMITED ROADSIDE COMMERCIAL INDUSTRIAL DISTRICT: LCI-40

5.C.1. Purpose and Intent.

The purpose of this district is to provide for commercial uses appropriate to locations along major thoroughfares which will have limited impact on traffic generation and sensitive environmental areas.

5.C.2. Uses.

Land and structures may be used only for the following.

a. Permitted Uses.

- (1) Banking or financial institutions.
- (2) Barber shop or beauty parlor.
- (3) Business or professional office.
- (4) Cemetery.
- (5) Church or other place of worship. See Section 5.C.4.a.
- (6) Cleaning, laundering, dyeing, or diaper service; laundromat. See Section 5.C.4.b.
- (7) Club.
- (8) Dressmaker, locksmith, shoe repair, tailor, watch or jewelry repair.
- (9) Firehouse.
- (10) Forest or wildlife reservation.
- (11) Institutions for instruction in a skill or vocation.
- (12) Nursery, kindergarten, elementary or secondary school. See Section 5.C.4.c.
- (13) Nursing home. See Section 5.C.4.d.
- (14) One family dwelling. See Section 5.C.4.e.
- (15) Park, playground, or recreational facility.
- (16) Photographic studio.
- (17) Research or testing laboratory.
- (18) Restaurant or café, excluding fast food restaurant, without the sale of alcoholic beverages. See Section 5.C.2.c. below.
- (19) Retail sale of antiques, books and magazines, notions and sundries, flowers, baked goods, garden supplies, gifts, toiletries, and stationary. See Section 5.C.4.f.
- (20) Sewer or water pumping station, telephone exchange.
- (21) Television or radio repair.
- (22) Three family dwelling. See Section 5.C.4.g.
- (23) Two family dwelling. See Section 5.C.4.h.



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~ ZONING REGULATIONS ~

36 SUGAR HOLLOW ROAD,
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LIMITED ROADSIDE COMMERCIAL INDUSTRIAL DISTRICT: LCI-40 (Contd.)

- b. Special Exception Uses.
 - (1) Water storage facility.
- c. Special Permit Uses.
 - (1) Restaurant or café, excluding fast food restaurant, with the sale of alcoholic beverages in accordance with Section 3.F.2.
- d. Accessory Uses. See Section 3.G.

5.C.3. General Use Regulations.

Unless otherwise specified or modified below, the following regulations shall apply to all lots in the LCI-40 Zoning District.

- a. Minimum lot area per dwelling unit, sq. ft. 40,000
Minimum lot area, sq. ft. for all other uses 40,000
Minimum lot width, feet 150
Minimum front yard setback, feet 25
Minimum side yard setback, feet 20
Minimum rear yard setback, feet 30
Maximum height, feet 35
Maximum building coverage 30%
- b. No restaurant or cafe and no retail store or shop may be accessed by a drive-in or drive-through facility by which food, beverages, or products are dispensed to patrons within motor vehicles.

5.C.4. Specific Use Regulations: Permitted Uses.

The following use regulations shall apply to the permitted uses specified below.

- a. Church or other place of worship.
 - (1) A rectory and/or parish hall is permitted as an accessory use.
- b. Cleaning, laundering, dyeing, or diaper service; laundromat.
 - (1) The use shall be served by municipal sewer and water service.
- c. Nursery, kindergarten, elementary or secondary school.
 - (1) The minimum lot area shall be two acres.
 - (2) The site shall be served by municipal sewer and water.
 - (3) The facility shall be accredited by the State of Connecticut.



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LIMITED ROADSIDE COMMERCIAL INDUSTRIAL DISTRICT: LCI-40 (Contd.)

d. Nursing home.

- (1) All nursing homes shall be fully licensed by the State of Connecticut and have received a Certificate of Need, as required from the Connecticut Commission on Hospitals and Health Care, prior to issuance of a Zoning Permit by the City.
- (2) All required parking areas and loading spaces shall be screened from view from adjacent residential uses on abutting lots by a screen or landscaped or natural buffer, as specified in Section 8.D.

e. One family dwelling.

- (1) Only one principal dwelling per lot shall be permitted.

f. Retail sale of antiques, books and magazines, notions and sundries, flowers, baked goods, garden supplies, gifts, toiletries, and stationary.

- (1) The maximum total gross floor area of all buildings per lot shall not exceed 20,000 square feet.

g. Three family dwelling.

- (1) Only one three family dwelling per lot shall be permitted.

h. Two family dwelling.

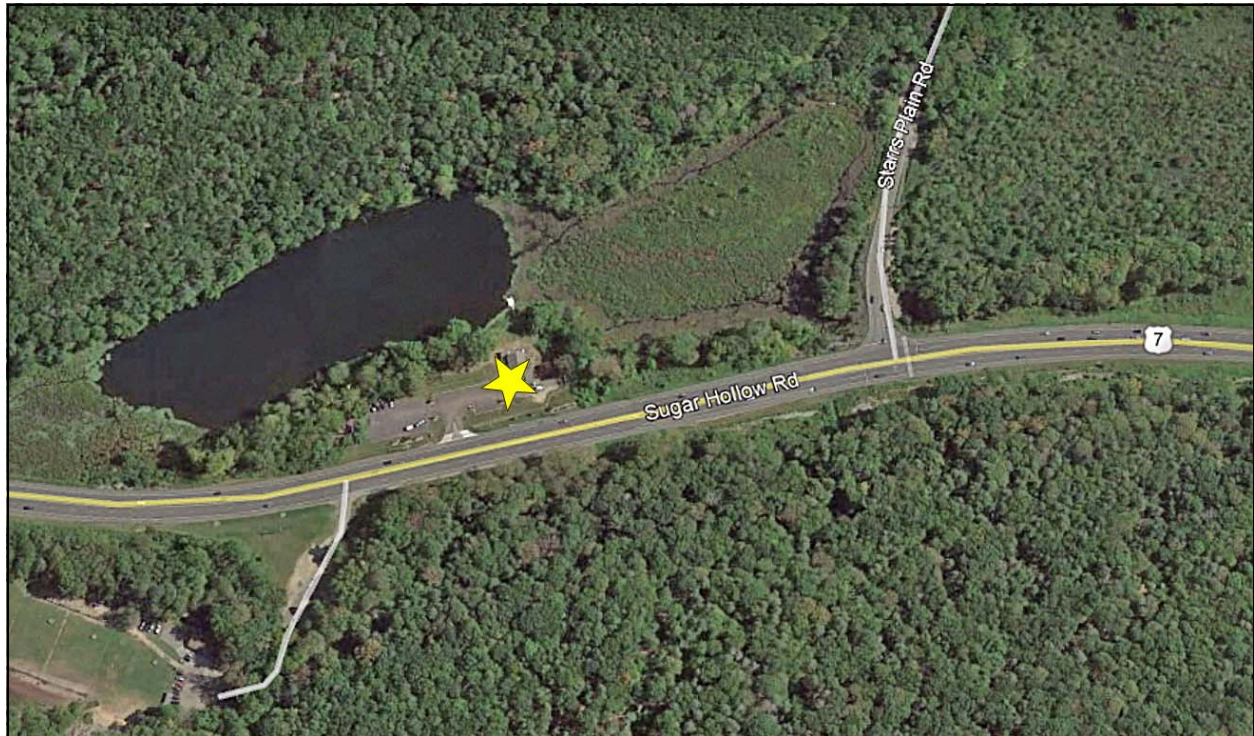
- (1) Only one two family dwelling per lot shall be permitted.



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~ LOCATION MAP ~

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