

~ FOR SALE ~

**INVESTMENT PROPERTY  
RIDGEFIELD, CT.**



**590 Danbury Road, Ridgefield CT**

**Price: \$2,200,000**

Rare opportunity to own an investment property in Ridgefield, CT. Building includes 6 retail stores, 6 office suites and 5 garage units. Current N.O.I \$162,458. Current Cap Rate 7.38%.

Building Size:	+/- 15,010 Sq Ft
Land:	1.52 Acres
Utilities:	City Sewer, Well
Taxes:	\$39,976 Yearly
Layout :	Ground level Rear: 5 Garages First Floor Retail: 6 Stores 3rd Floor Office: 6 Office Suites



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed 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, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ INCOME ~

590 DANBURY ROAD,  
RIDGEFIELD, CT



TOWER REALTY CORP.

Unit	Sq. Ft.	Level	Type	Price
1	816	Main	Retail	\$2,185
2	960	Main	Retail	\$1,912
3	1,008	Main	Retail	Vacant
4	840	Main	Retail	\$2,500
5	840	Main	Retail	\$2,185
6	954	Main	Retail	\$2,121
7	816	Second Floor	Office	\$1,236
8	846	Second Floor	Office	Vacant
9	906	Second Floor	Office	Vacant
10	864	Second Floor	Office	\$1,425
11 & 12	1,702	Second Floor	Office	\$2,000
13	792	Lower Level	Garage	\$1,044
14	918	Lower Level	Garage	\$1,229
15	1,043	Lower Level	Garage	\$750
16	840	Lower Level	Garage	Part of Deli
17	865	Lower Level	Garage	<u>\$1,305</u>
Total Monthly Income				\$19,892
Total Annual Income with 20% vacant				\$238,704



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed 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, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ EXPENSES ~

590 DANBURY ROAD,  
RIDGEFIELD, CT



Annual Gross Income:	
With 20% Vacant:	\$238,704
Annual Expenses:	
Accounting / Legal:	\$1,500
Alarm:	\$345
Insurance:	\$6,650
Maintenance:	\$18,000
Plowing:	\$4,000
Taxes:	\$39,976
Sewer:	\$1,875
Utilities:	\$3,500
Water Testing:	<u>\$400</u>
Total Expenses:	\$76,246
Net Operating Income:	\$162,458
Asking Price:	\$2,200,000
Cap Rate:	7%



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com



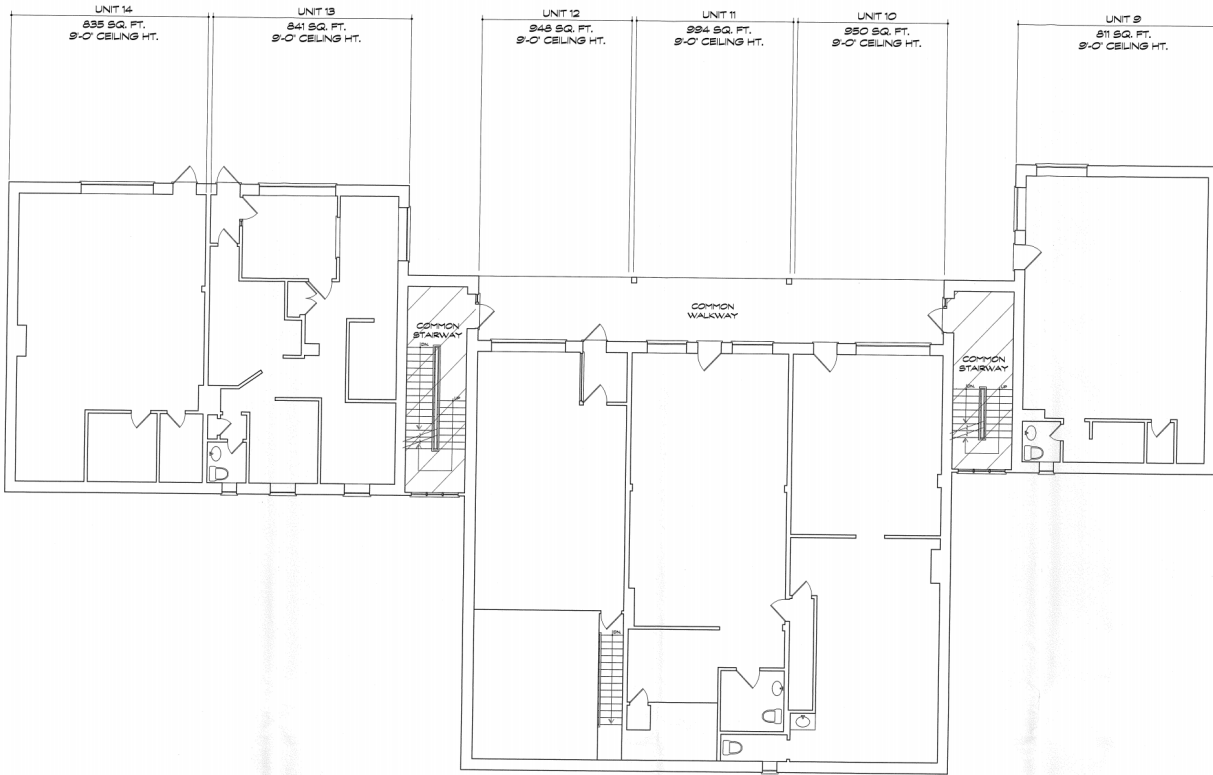
**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed 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, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ MAIN LEVEL FLOOR PLAN ~

590 DANBURY ROAD,  
RIDGEFIELD, CT



LIMITED COMMON ELEMENT = L.C.E.  
COMMON ELEMENT AREA =

MAIN LEVEL FLOOR PLAN

203-546-3339

Notes:  
1. Allowing for other units within the building and the possibility of future units.  
2. To be used for reference only.  
3. All dimensions are given in feet and inches.

ISSUES AND REVISIONS  
1. 8/16/07 ISSUES

SCANNED  
07/11/08

SCHEDULE ALL PLANS TO THE COORDINATION OF FINCH PLAZA

PROJECT NO. 027

PROJECT:  
PROPOSAL FOR 590 DANBURY ROAD LLC, 590 DANBURY RD, RIDGEFIELD, CT

SCALE:

TITLE:  
MAIN LEVEL FLOOR



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com



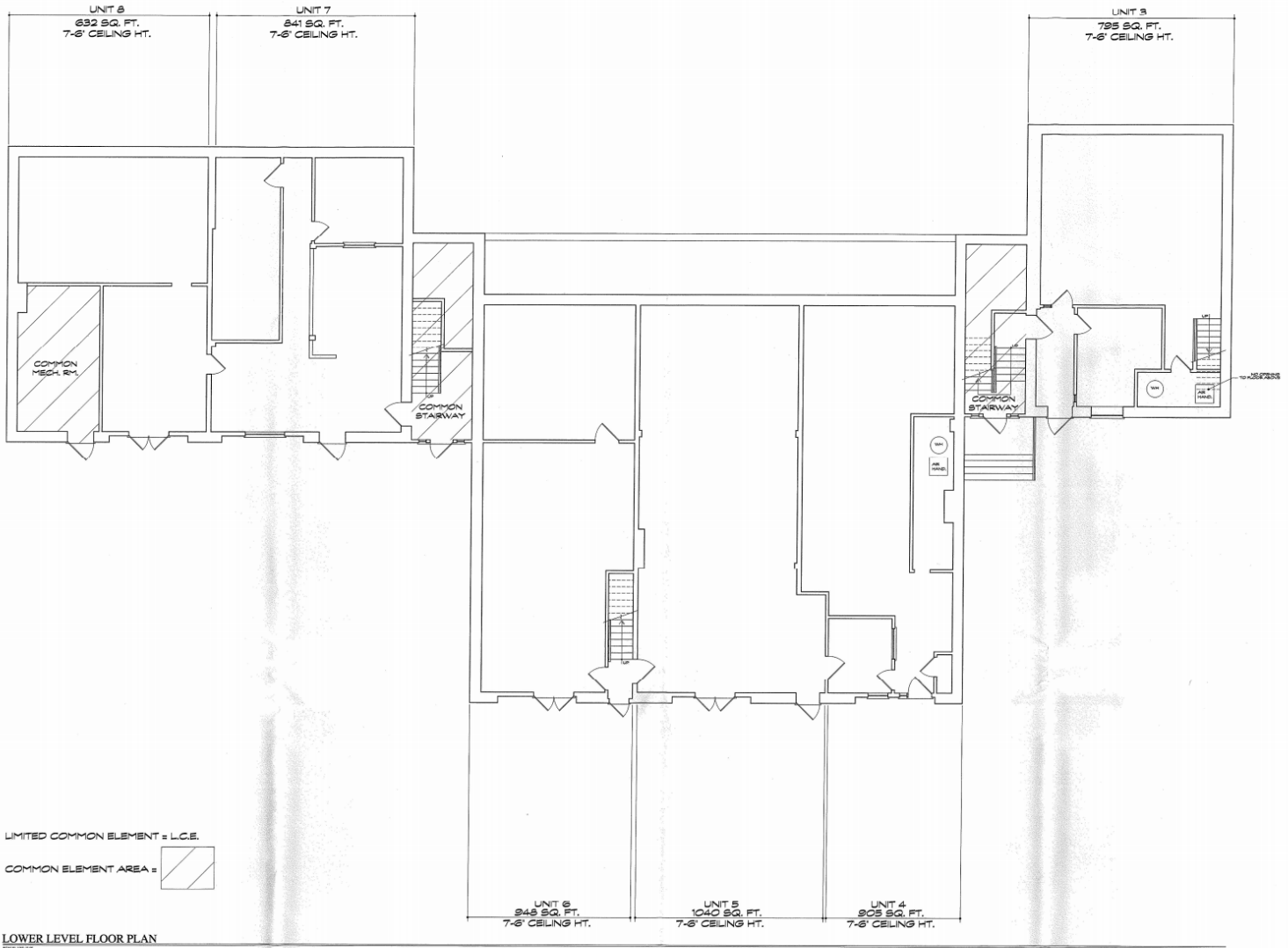
**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed 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, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ LOWER LEVEL FLOOR PLAN ~

590 DANBURY ROAD,  
RIDGEFIELD, CT



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com



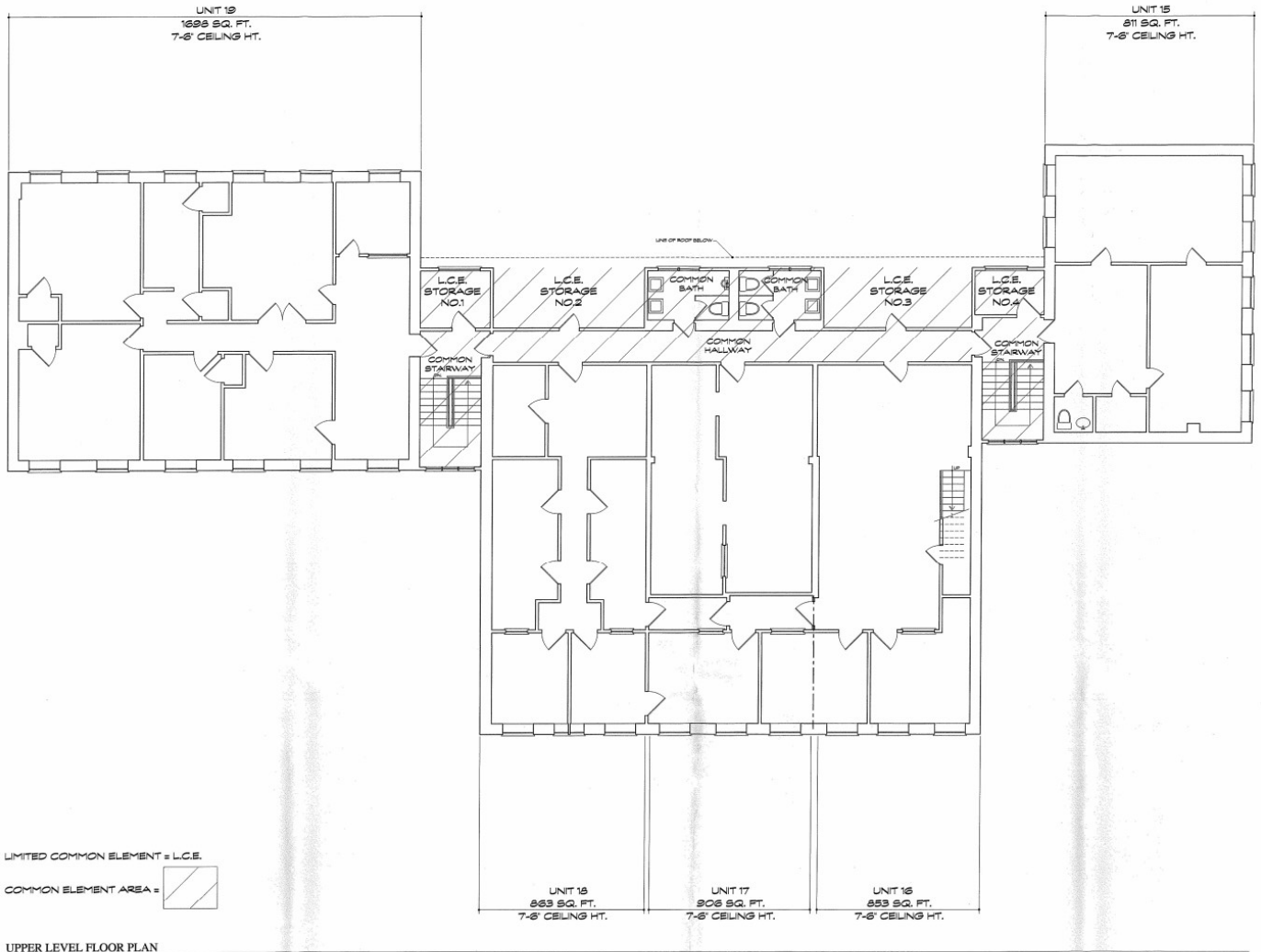
**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed 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, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ UPPER LEVEL FLOOR PLAN ~

590 DANBURY ROAD,  
RIDGEFIELD, CT



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com



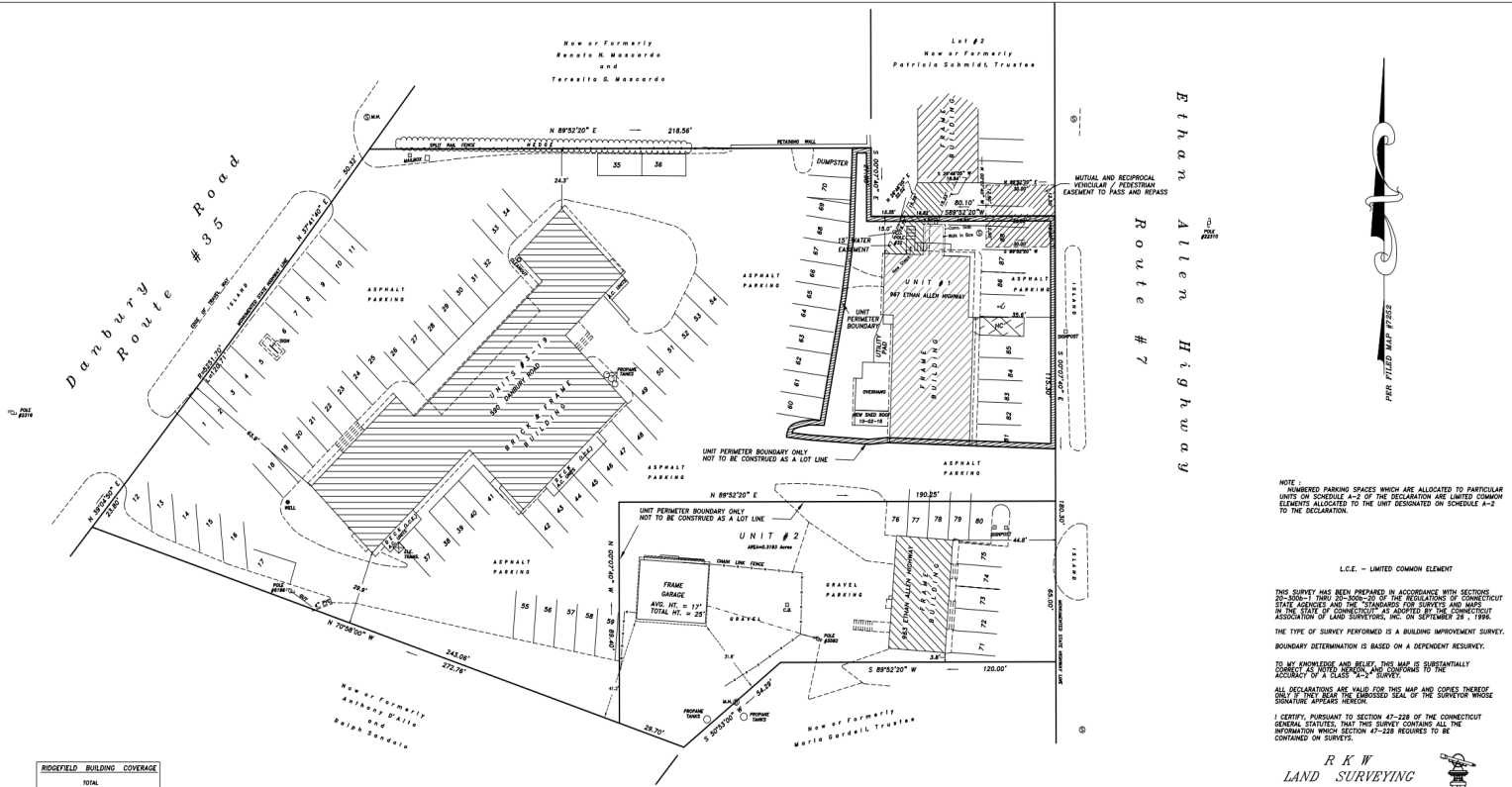
**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed 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, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ SITE PLAN ~

590 DANBURY ROAD,  
RIDGEFIELD, CT



NOTE - NUMBERED PARKING SPACES ARE ALLOCATED TO PARTICULAR UNITS ON SCHEDULE A-2 OF THE DECLARATION ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNIT DESIGNATED ON SCHEDULE A-2 TO THE DECLARATION.

L.C.E. - LIMITED COMMON ELEMENT

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200b(1) THRU 20-200b(20) OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28 - 1998. THE TYPE OF SURVEY PERFORMED IS A BUILDING IMPROVEMENT SURVEY. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT SURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS WRITTEN HEREON, AND CONFORMS TO THE ACCURACY OF A CLASS "A-2" SURVEY.

ALL MEASUREMENTS ARE MADE FOR THIS MAP AND CORRECTIONS THEREOF ONLY IF THEY BEAR THE FURNISHED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

I CERTIFY, PURSUANT TO SECTION 47-228 OF THE CONNECTICUT GENERAL STATUTES, THAT THIS SURVEY CONTAINS ALL THE INFORMATION WHICH SECTION 47-228 REQUIRES TO BE CONTAINED ON SURVEYS.

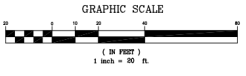
RIDGEFIELD BUILDING COVERAGE	
TOTAL BUILDING COVERAGE	- 15.5%
SITE COVERAGE	- 81.7%

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY ENCROACHMENTS AND/OR OTHER ENCROACHMENTS BELOW GRADE, IF ANY, NOT SHOWN.

ALTEMENTOS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

REFERENCE IS HEREBY MADE TO MAP #7021 & #7022 OF RECORD IN THE RELEVANT TOWN CLERK'S OFFICE.

REFERENCE IS HEREBY MADE TO ALL NOTES ON SUBDIVISION MAP HEREON REFERENCED THAT PERTAIN TO THIS PARCEL.



Schedule "A-3" To The Declaration of Finch Plaza  
Property of  
590 Danbury Road, LLC  
AREA = 1.693 ACRES  
Ridgefield, Connecticut  
"B-2" Light Industrial Zone

R K W  
LAND SURVEYING  
New Canaan, Connecticut  
Survey date: MAY 16, 2007  
Tel: 203 - 438 - 4177  
Fax: 203 - 566 - 3503

MAP REVISED JUNE 18, 2007  
GARAGE TO BE RENOVATED ON UNIT 2 ADDED ONLY - FEB. 1, 2010  
GARAGE ABANDONED ONLY ON UNIT 2 ADDED MAY 26, 2010  
PROPOSED RENOVATIONS ON UNIT 1 ADDED - MARCH 22, 2010  
REVISED MAY 20, 2015 - OVERHANG, PAVO AND UTILITY (AND ADDED)  
REVISED JULY 26, 2016 - IMPROVED SIDE ROOF ADDED (UNIT 1)  
REVISED OCTOBER 2, 2016 - NEW SHED ROOF ADDED (UNIT 1)  
REVISED APRIL 26, 2016 - IMPROVED WALK IN BOILER (R) AND STAIRS -  
REVISED MARCH 16, 2018 - ENLARGED COOLER ADDED  
(NORTH SIDE OF UNIT 1 - 967 ETHAN ALLEN HIGHWAY)  
REVISED APRIL 3, 2018 - WALK IN BOIL CONC. REAR & NEW STEPS ADDED  
REVISED JUNE 18, 2019 - UNIT 1 BOUNDARY PERMETER REVISED

FRANCIS J. WALSH JR. L.S. #70034  
1664-15180 Danbury 16180 FIELD, DANBURY, CT, C.L.S. SURVEYOR



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed 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, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.