TOWER REALTY CORPORATION

PROPERTY SUMMARY

FOR SALE AND LEASE // MIXED USE PROPERTY WITH 2 FAMILY

52 Gillotti Rd, New Fairfield, CT



PROPERTY DESCRIPTION

Versatile commercial and residential property featuring a commercial building and a fully occupied two-family home on 1 acre. Formerly home to a power equipment sales and service business, the commercial building offers warehouse space with ceilings 15+ feet, a shop, retail storefront, office space, and drive-ins. +/- 2,500 SF of warehouse space is heated and cooled.

The two-family home provides rental income from two units, each offering two bedrooms and one full bath. Tenants are month-to-month. Improvements include house roof work in 2017 and 2026, a new well pump in 2021, septic pumping in 2025, and a new shop oil furnace and tank in 2018.

The flexible layout presents potential for retail, equipment sales and repair, a contractor business, light industrial operations, or service and storage uses, subject to zoning and town approvals. Currently zoned R-44; per town guidance, an application may be submitted for a variance to allow commercial use under C-1 provisions, subject to approval.

OFFERING SUMMARY	
Sale Price:	$989,000
Lease Rate:	$4,200 per month + utilties
Commercial Building:	+/- 4,090 SF
2-Family Home:	+/- 1,654 SF
Total Building Size:	+/- 5,744 SF
Lot Size:	+/- 1 Acre

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	911	8,017	26,972
Total Population	2,993	23,115	75,951
Average HH Income	$160,712	$154,098	$138,641



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LOCATION INFORMATION	
Street Address	52 Gillotti Rd
City, State, Zip	New Fairfield, CT 06812
County	Fairfield

PROPERTY HIGHLIGHTS

- Built in 1946
- +/- 1 Acre
- Potentials Uses: Retail, equipment sales/repair, contractor, light industrial, service, or storage.
- Layout: +/- 1,500 SF warehouse with 15-foot ceilings + additional 1,500 SF Shop, +/- 675 SF retail storefront + 300 SF office
- Full A/C in 2,500 SF
- 1 Drive-In and 1 Sliding Door
- 1.5 bathrooms, including a shower
- Monthly residential rents of $2,100 and $1,900; both month-to-month
- Private well and septic
- Electric and oil heat
- House roof improvements in 2017 and 2026
- Well pump replaced in 2021; septic pumped in 2025
- Shop oil furnace and tank replaced in 2018
- Zoned R-44; per town guidance, may apply for a variance to allow commercial use under C-1 provisions



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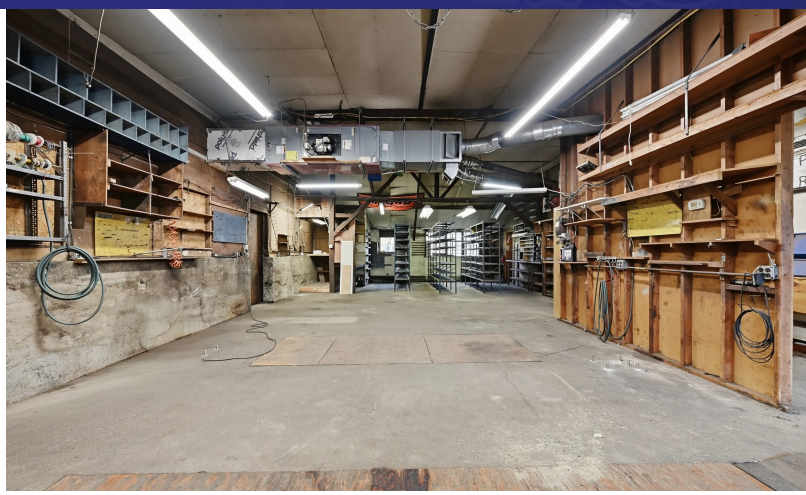


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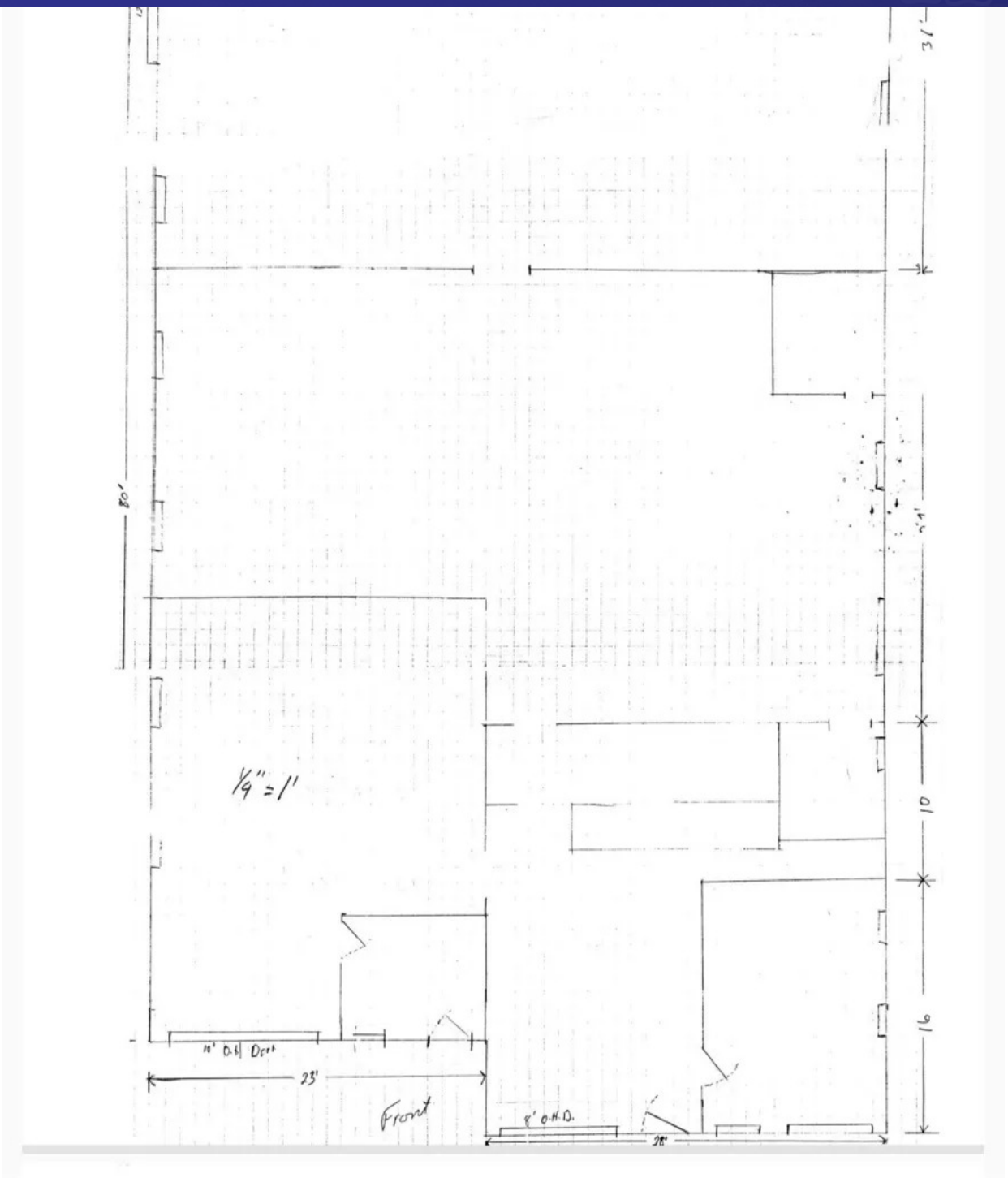
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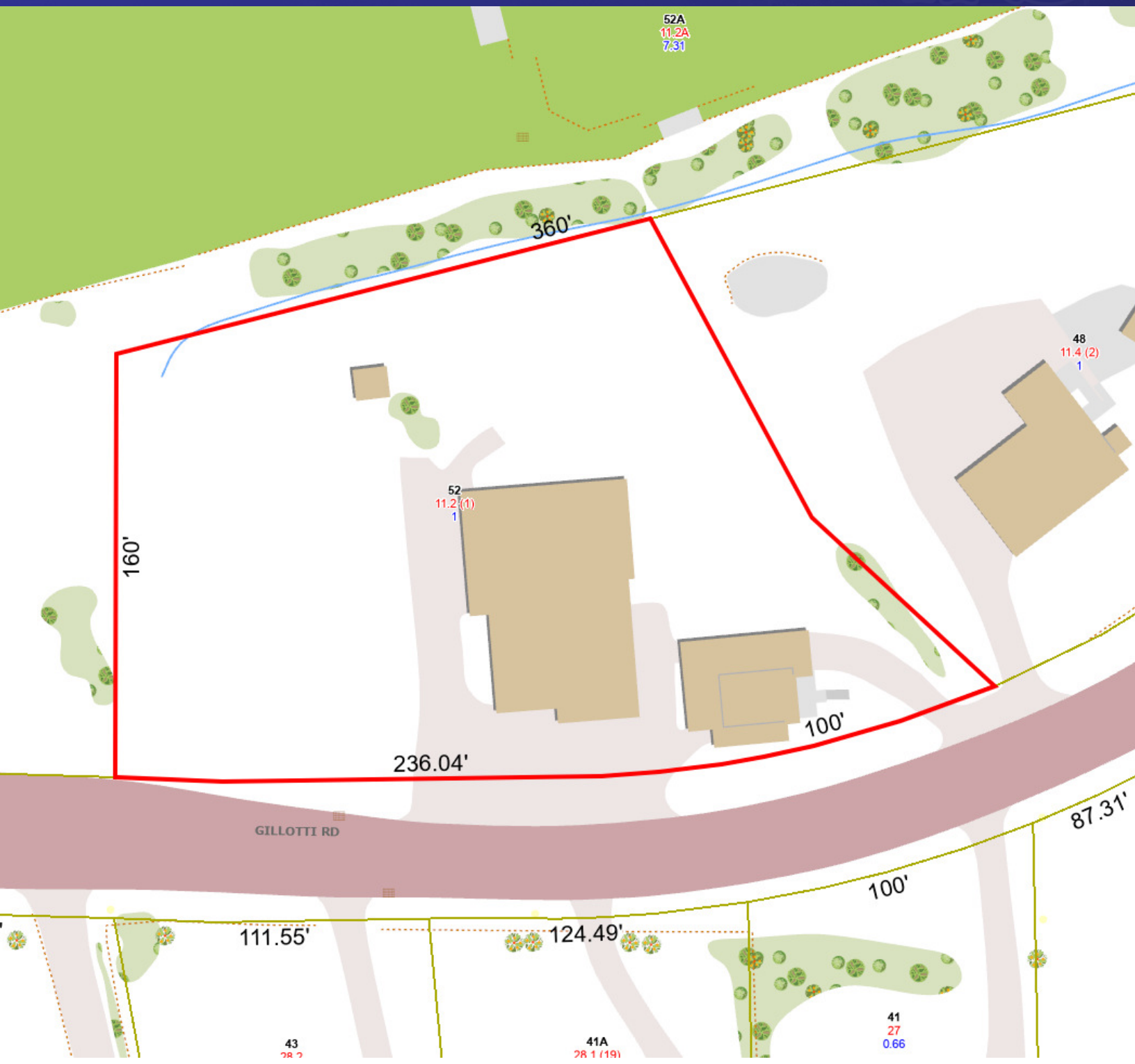
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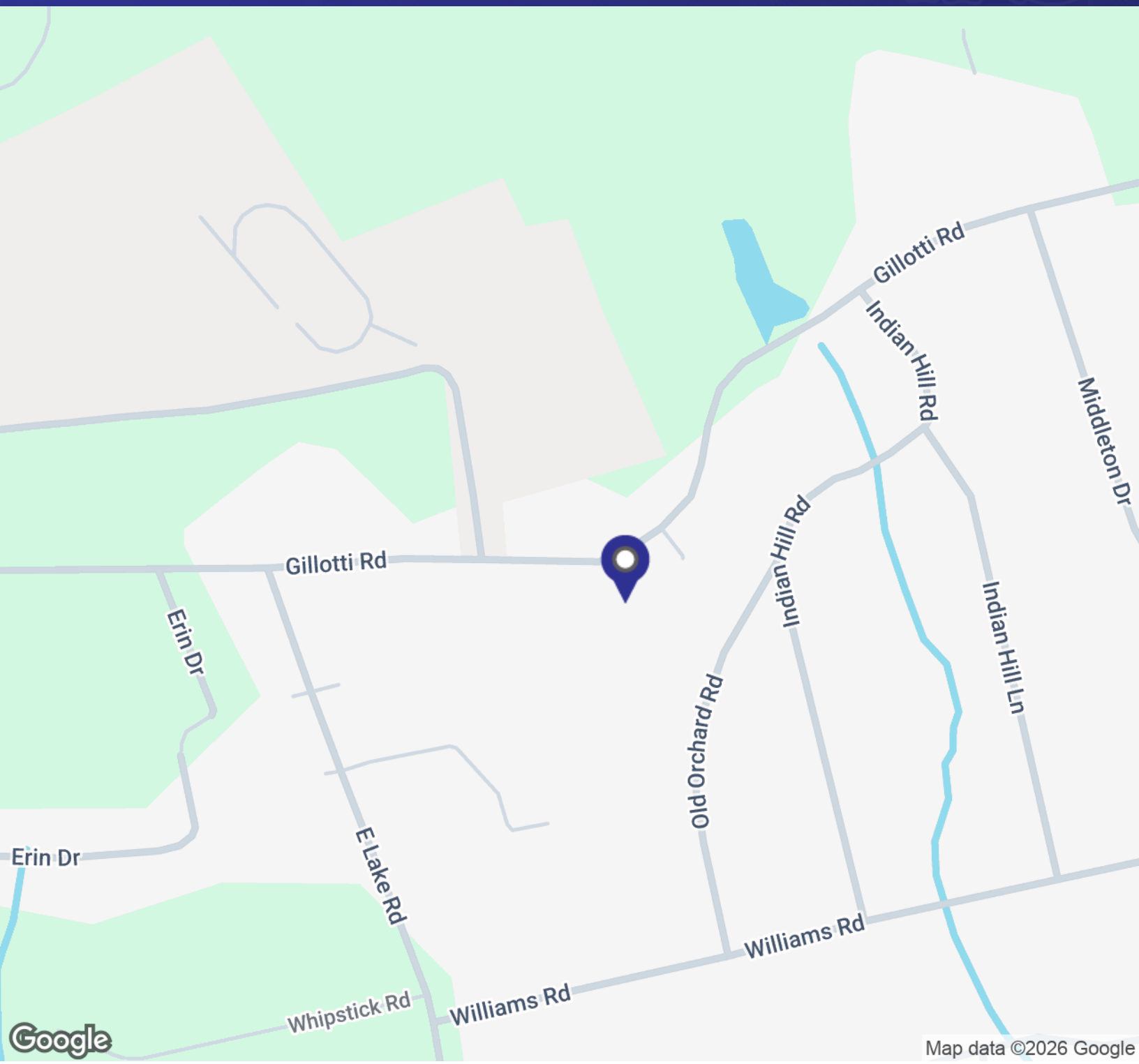
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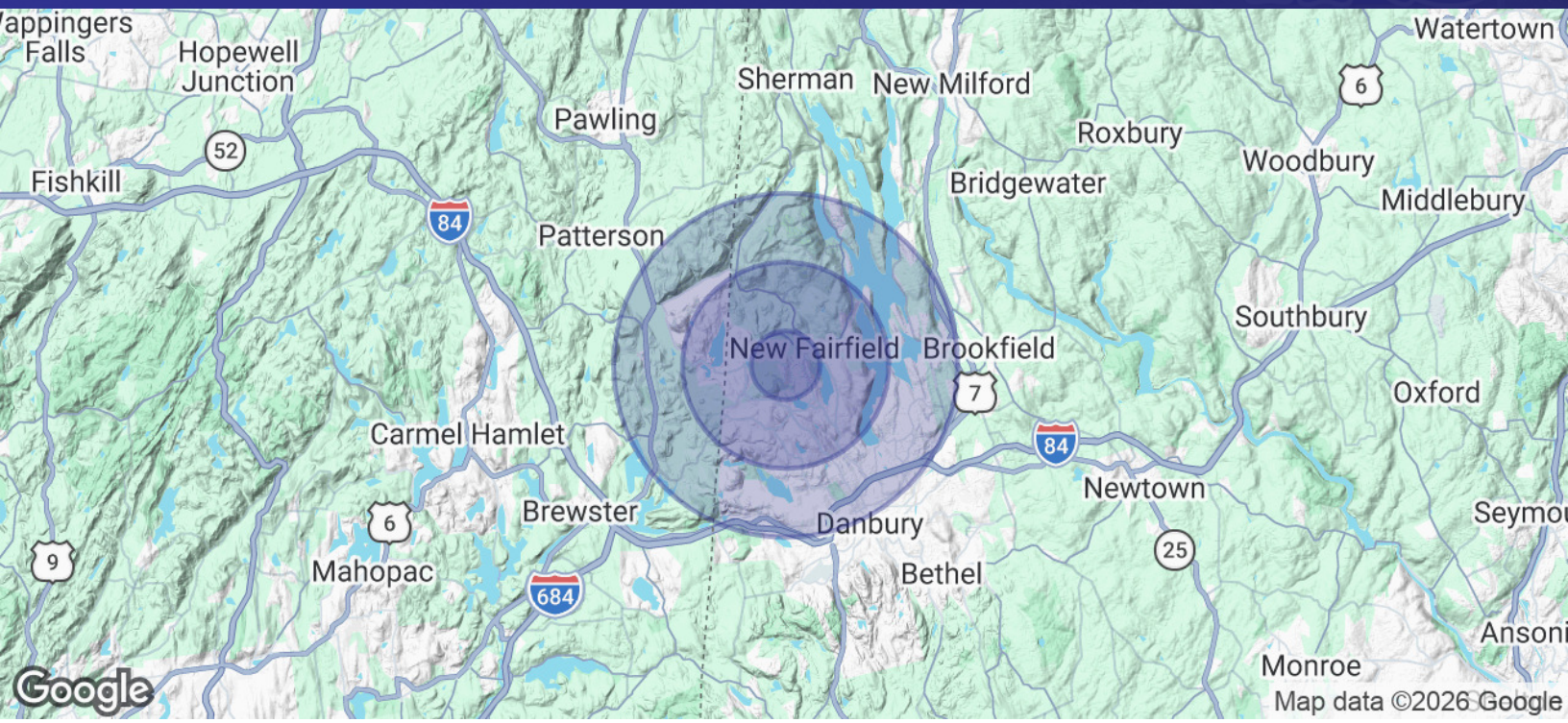
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,993	23,115	75,951
Average Age	38.9	44.8	43.3
Average Age (Male)	35.9	43.2	41.7
Average Age (Female)	36.4	45.6	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	911	8,017	26,972
# of Persons per HH	3.3	2.9	2.8
Average HH Income	$160,712	$154,098	$138,641
Average House Value	$450,913	$443,213	$439,003

2023 American Community Survey (ACS)



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