

# 22 Newtown Road - Danbury

## 22 Newtown Rd, Danbury, CT 06810



Comparable ID: 1938159  
Status: Sold  
Property Type: Retail-Commercial For Sale  
Archived Date: 2/19/2014  
Closing Date: 2/19/2014  
Size: 5,215 SF  
Asking Price: \$449,500  
Final Sale Price: \$350,000  
Final Unit Price: \$67.11 PSF



## Property Overview

Highly visible retail property. The neighbors include Midas Muffler, Shell Gas Station, Klaff's bathroom showroom, restaurants, and used car dealerships. This the current temporary location of the Plumtree Animal Hospital and the previous location of the Danbury Emergency Animal Clinic. The property has always been used for small animal veterinary purposes. Several kennels and dog runs are in place. The property is conveniently located in Central Danbury on Newtown Road with access from both Exits 5 and 8. Approximately 5,215 s.f. of building located on .57 acres. Oil heat.

Wall mounted air conditioners. The property is offered for sale at \$449,500. The facility sits on .57 acres of landed zoned CG-20.

Note: There are two in ground oil tanks that will be removed by the Seller prior to closing.

## Comparable Details

### General Information

Transaction Type:	Sale	Gross Building Area (GBA):	5,215 SF
Property Type:	Retail-Commercial	Land Area:	0.57 Acres
Property Subtype:	Restaurant, Mixed Use, Free-Standing Building, Other, Street Retail, Retail-Pad	Property Condition:	Fair
Property Name:	22 Newtown Road - Danbury	Year Built:	1929
Building Size (RSF):	5,215 SF	Zoning:	CG-20

### Parties Involved

Buyer/Grantee Type:	Corporation	Listing Broker Company:	Advantage Realty Commercial
Buyer Name/Company:	Next Step Technology	Listing Broker Phone:	203-798-9345
Seller/Grantor Type:	Owner-User	Selling Broker Name:	J. Michael Struna
Seller Name/Company:	Dr. Lubin	Selling Broker Company:	Advantage Realty Commercial
Listing Broker Name:	J. Michael Struna	Selling Broker Phone:	203-798-9345

### Sale Transaction

Recording/Closing Date:	2/19/2014	Arms Length Transaction:	Yes
Days on Market:	514	Special Conditions:	None
Contract Date:	11/22/2013	Financing Comments:	Cash
Listing Price:	\$449,500	Proposed Use Description:	Medical
Sale Terms:	Cash to Seller		

### Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Retail Clientele:	General, Family, Business, Other	Largest Nearby Street:	Newtown Road
Side of Street:	North	Transportation:	Bus, Shuttle, Highway, Taxi
Road Type:	Paved, 2-Track, Highway	Highway Access:	Exit 8 of I-84 to Route 6 (Newtown Road)

## Building Related

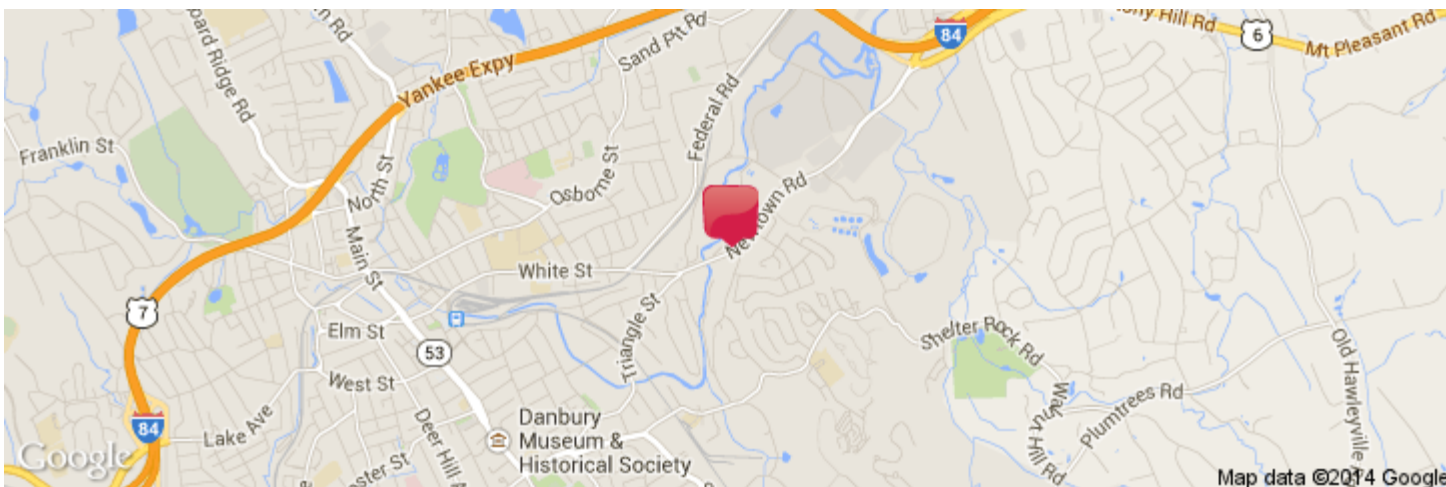
Total Number of Buildings:	1	Heat Source:	Central
Property Condition:	Fair	Air Conditioning:	Window Unit
Heat Type:	Oil	Internet Access:	DSL

## Land Related

Zoning Description:	CG-20 Zoning
Topography:	Gently Sloping

## Location

Address:	22 Newtown Rd, Danbury, CT 06810
County:	Fairfield
MSA:	Bridgeport-Stamford-Norwalk



## Property Contacts



### J. Michael Struna

Advantage Realty Commercial  
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[Mike@AdvantageRealtyInc.Com](mailto:Mike@AdvantageRealtyInc.Com)

# 158 Deer Hill Avenue - Danbury, Upper Level

## 158 Deer Hill Avenue, Danbury, CT 06810



Comparable ID: 1924847  
Status: Leased  
Property Type: Office For Lease  
Archived Date: 1/17/2014  
Lease Agreement Signed: 1/17/2014  
Contiguous Space: 1,500 - 2,000 SF  
Asking Price: \$12.95 PSF (Annual)  
Final Rental Rate: \$12.95 PSF (Annual)  
Monthly Rent: \$2,158 (Monthly)  
Lease Types: Modified Gross, Ground Lease



## Property Overview

158 Deer Hill Avenue, Danbury CT: The property is located directly across the street from the Danbury Town Hall. The available space is fully air conditioned, has access to two bathrooms and shower, and contains 8 private offices and is located on the second floor above the Law Offices of Cohen and Wolf. The offices may be accessed both from Deer Avenue and the private parking lot. The offices were newly renovated 2 years ago and are currently occupied by area accounting firm Allen and Tyransky. There

are 35 onsite parking places and 56 spaces in a municipal parking lot located next door. Ideally suited for attorneys, engineers, accountants, etc. that requires frequent visits to City Hall. There are 2,000 s.f. available with possible subdivision to approximately 1500 s.f. The space is for lease at \$12.95 s.f. gross plus electric. Please call the exclusive listing broker J. Michael Struna for an appointment at 203-798-9345.

## Comparable Details

### General Information

Transaction Type:	Lease	Land Area:	0.54 Acres
Property Type:	Office	Year Built:	1900
Property Subtype:	Office Building	Year Last Renovated:	2010
Property Name:	158 Deer Hill Avenue - Danbury	Zoning:	CG-20
Building Size (RSF):	6,700 SF	Building Name:	Cohen and Wolf Law Offices
Gross Building Area (GBA):	6,700 SF	Class of Space:	Class B

### Parties Involved

Tenant Type:	Corporation	Listing Broker Company:	Advantage Realty Commercial
Tenant Name/Company:	Steven Kosar Accountants	Listing Broker Phone:	203-798-9345
Landlord Type:	Corporation	Leasing Broker Name:	J. Michael Struna
Landlord Name/Company:	Cohen and Wolf PC	Leasing Broker Company:	Advantage Realty Commercial
Listing Broker Name:	J. Michael Struna	Leasing Broker Phone:	203-798-9345

### Lease Transaction

Space Size:	2,000 SF	Listing Lease Rate:	\$12.95 PSF (Annual)
Space Number:	Upper Level	Final Lease Rate:	\$12.95 PSF (Annual)
Space Floor:	2nd Floor	Lease Type:	Modified Gross, Ground Lease
Space Subcategory:	Office Building	Lease Length (Months):	60 Months
Days on Market:	165	Space Type:	Relet
Lease Agreement Signed:	1/17/2014		

Space Description: 158 Deer Hill Avenue, Danbury CT: The property is located directly across the street from the Danbury Town Hall. The available space is fully air conditioned, has access to two bathrooms and shower, and contains 8 private offices and is located on the second floor above the Law Offices of Cohen and Wolf. The offices may be accessed both from Deer Avenue and the private parking lot. The offices were newly renovated 2 years ago and are currently occupied by area accounting firm Allen and Tyransky. There are 35 onsite parking places and 56 spaces in a municipal parking lot located next door. Ideally suited for attorneys, engineers, accountants, etc. that requires frequent visits to City Hall. There are 2,000 s.f. available with possible subdivision to approximately 1500 s.f. The space is for lease at \$12.95 s.f. gross plus electric. Please call the exclusive listing broker J. Michael Struna for an appointment at 203-798-9345.

## Area & Location

Market Type:	Medium	Transportation:	Bus, Shuttle, Taxi
Side of Street:	West	Highway Access:	3 Minutes to I-85 at either Exit 4 or Exit 5
Road Type:	Paved, 2-Track	Airports:	Danbury Airport 3 Miles away
Property Visibility:	Excellent		

## Building Related

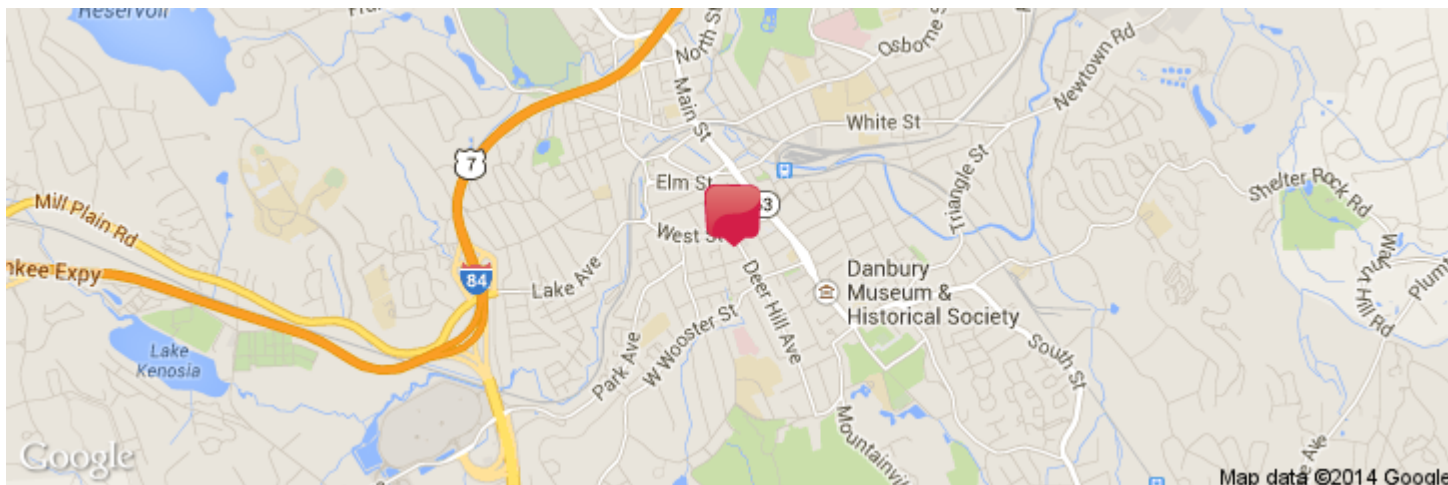
Total Number of Buildings:	1	Heat Source:	Central, Heat Pump
Roof Type:	Gable	Air Conditioning:	Package Unit
Construction/Siding:	Wood Frame, Wood Siding, Wood Shingle	Internet Access:	Cable, DSL
Heat Type:	Electricity, Oil		

## Land Related

Zoning Description:	CG-20 General Commercial
Topography:	Level

## Location

Address:	158 Deer Hill Avenue, Danbury, CT 06810
County:	Fairfield
MSA:	Bridgeport-Stamford-Norwalk



## Property Contacts



### J. Michael Struna

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Mike@AdvantageRealtyInc.Com



# 46 Shelter Rock Road - Danbury, Building C

## 46 Shelter Rock Rd, Danbury, CT 06810



Comparable ID: 1924846  
Status: Leased  
Property Type: Industrial For Lease  
Archived Date: 1/17/2014  
Lease Agreement Signed: 1/17/2014  
Contiguous Space: 22,000 - 42,884 SF  
Asking Price: \$8.05 PSF (Annual)  
Final Rental Rate: \$7 PSF (Annual)  
Monthly Rent: \$25,015 (Monthly)  
Lease Types: Absolute NNN



## Property Overview

This is the current location of the Sperry Rail world headquarters. There is a total of 42,884 s.f. with indoor rail and a concrete structured work pit under rail area. There is also an additional rail siding on site for the testing or storage of rail cars. The ceilings heights range from 20' along both sides to 30' along the center line of the building. There is a 35 ton structured crane in place which can service the entire center line of the building. There are two 14' X 16' overhead doors one on each end of the building. Heavy power and floor loading will support a machine shop operation. Separate gas and electric metering. The property has on site building management to take care of all Tenant needs.

Currently there are about 11,200 s.f. of office, training rooms, and R & D space within the building. Landlord will construct new modern offices for

credit Tenant and new 10 year lease. The property is served by excellent parking for both employees and for fleet vehicles. A combination of office and industrial space will be offered for lease at a blended rate of \$8.05 s.f. NNN.

Other Tenants on site besides Sperry Rail includes Ridley Lowell Technical School, Sciencetech, and Aires Relocation Services. For convenience, the Hudson County Montessori School is located adjacent to the property. There are numerous other well know manufacturing companies on Shelter Rock Road. The site is located 5 minutes from Exit 5 of I-84 and is convenient to New York State line, Danbury, Bethel, Brookfield, Newtown, and New Milford. Please call J. Michael Struna at 203-798-9345 for a tour of this unique property today.

## Comparable Details

### General Information

Transaction Type:	Lease	Gross Building Area (GBA):	42,884 SF
Property Type:	Industrial	Property Condition:	Good
Property Subtype:	Warehouse/Distribution, Light Industrial, Research & Development, Manufacturing, Food Processing, Flex Space	Year Built:	1949
		Year Last Renovated:	2012
Property Name:	46 Shelter Rock Road - Danbury	Zoning:	IL-40
Building Size (RSF):	42,884 SF	Building Name:	Sperry Rail

### Parties Involved

Tenant Type:	Corporation	Listing Broker Company:	Advantage Realty Commercial
Tenant Name/Company:	Sperry Rail	Listing Broker Phone:	203-798-9345
Landlord Type:	Corporation	Leasing Broker Name:	J. Michael Struna
Landlord Name/Company:	Great American Insurance Company	Leasing Broker Company:	Advantage Realty Commercial
Listing Broker Name:	J. Michael Struna	Leasing Broker Phone:	203-798-9345

### Lease Transaction

Space Size:	42,884 SF	Listing Lease Rate:	\$8.05 PSF (Annual)
Space Number:	Building C	Final Lease Rate:	\$7 PSF (Annual)
Space Subcategory:	Flex Space	Lease Type:	Absolute NNN
Days on Market:	185	Lease Length (Months):	180 Months
Lease Agreement Signed:	1/17/2014	Space Type:	Relet

**Space Description:** This is the current location of the Sperry Rail world headquarters. There is a total of 42,884 s.f. with indoor rail and a concrete structured work pit under rail area. There is also an additional rail siding on site for the testing or storage of rail cars. The ceilings heights range from 20' along both sides to 30' along the center line of the building. There is a 35 ton structured crane in place which can service the entire center line of the building. There are two 14' X 16' overhead doors one on each end of the building. Heavy power and floor loading will support a machine shop operation. Separate gas and electric metering. The property has on site building management to take care of all Tenant needs. Currently there are about 11,200 s.f. of office, training rooms, and R & D space within the building. Landlord will construct new modern offices for credit Tenant and new 10 year lease. The property is served by excellent parking for both employees and for fleet vehicles. A combination of office and industrial space will be offered for lease at a blended rate of \$8.05 s.f. NNN. Other Tenants on site besides Sperry Rail includes Ridley Lowell Technical School, Sciencetech, and Aires Relocation Services. For convenience, the Hudson Valley Montessori School is located adjacent to the property. There are numerous other well know manufacturing companies on Shelter Rock Road. The site is located 5 minutes from Exit 5 of I-84 and is convenient to New York State line, Danbury, Bethel, Brookfield, Newtown, and New Milford. Please call J. Michael Struna at 203-798-9345 for a tour of this unique property today.

## Area & Location

Market Type:	Medium	Highway Access:	Excellent access to Interstate I-84 and Exit 5 or 8 in Danbury CT.
Side of Street:	South	Rail Access:	Yes
Road Type:	Paved, 2-Track	Airports:	Danbury Airport 10 minutes away
Transportation:	Bus, Shuttle, Rail, Taxi		

## Building Related

Total Number of Buildings:	4	Heat Source:	Ceiling Units, Heat Pump
Property Condition:	Good	Air Conditioning:	Engineered System
Overhead Cranes:	2	Lighting:	Incandescent, Mercury Vapor
Heat Type:	Gas	Internet Access:	Cable, DSL, T1/T3

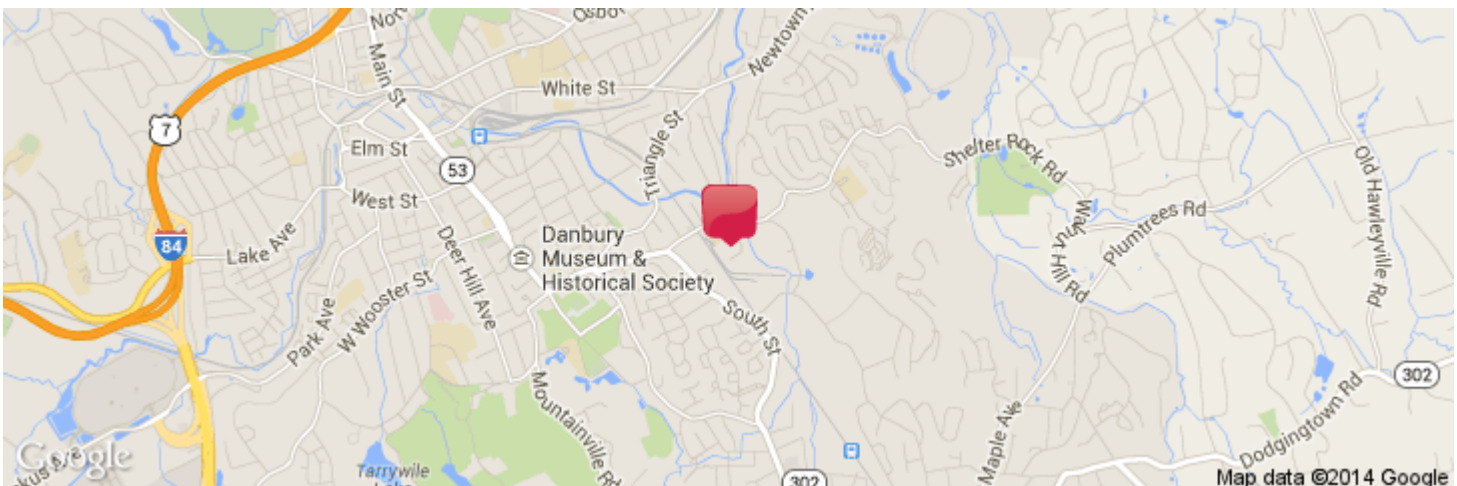
## Land Related

Topography:	Level
Easements:	Electric Lines, Utilities

**Zoning Description:** IL-40 In Danbury the zoning designation for IL-40 is primarily for light industrial purposes. Click on the link to the Danbury Zoning regulations provided in the listing.

## Location

Address:	46 Shelter Rock Rd, Danbury, CT 06810
County:	Fairfield
MSA:	Bridgeport-Stamford-Norwalk



## Property Contacts

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