

# OFFICE BUILDING FOR SALE

158 East Avenue, Norwalk, CT

To arrange a tour contact:  
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

# 158 East Avenue, Norwalk, CT

## FABULOUS OPPORTUNITY FOR OWNER/USER

*Pay yourself rent instead of paying a landlord*

### **New roof, sub-roof and gutters 2019**

### **Many other recent improvements including;**

- Security system & hardwired fire alarm
- Nest thermostat
- New oil tank and plumbing in basement
- Upgraded electrical panels
- Irrigation system
- Central A/C systems on both floors
- Chimney and stainless steel liner
- General interior upgrades
- New water main line from street to basement



**Location:** Convenient to exit 16, I-95  
Traffic count approx. 34,000 cars per day  
Superb visibility with signage on East Avenue  
Potential for commercial/residential mixed use

### PROPERTY DETAILS

Building Area: 2,336± SF

Land Area: .24 acre

Zoning: East Avenue Village District (EAVD)

Parking: Abundant. 12±

Basement: Full

Age: 1920±

HVAC: Central

Heating: Oil - (city gas also available)

Gas: Yes

Water/ Sewer: City

Taxes: \$10,742

Sale Price: \$695,000



Individual Members  
Society of Industrial & Office Realtors

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## OFFICE DETAILS

Reception Area

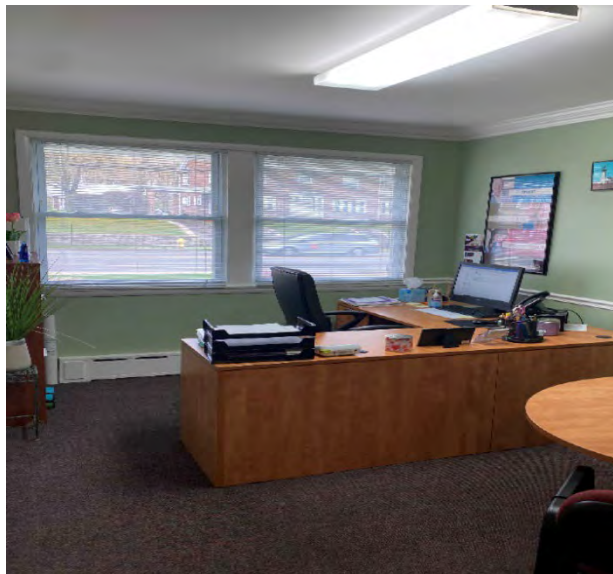
9-10 Offices

Kitchen

Open space with natural light

Full basement

Two bathrooms



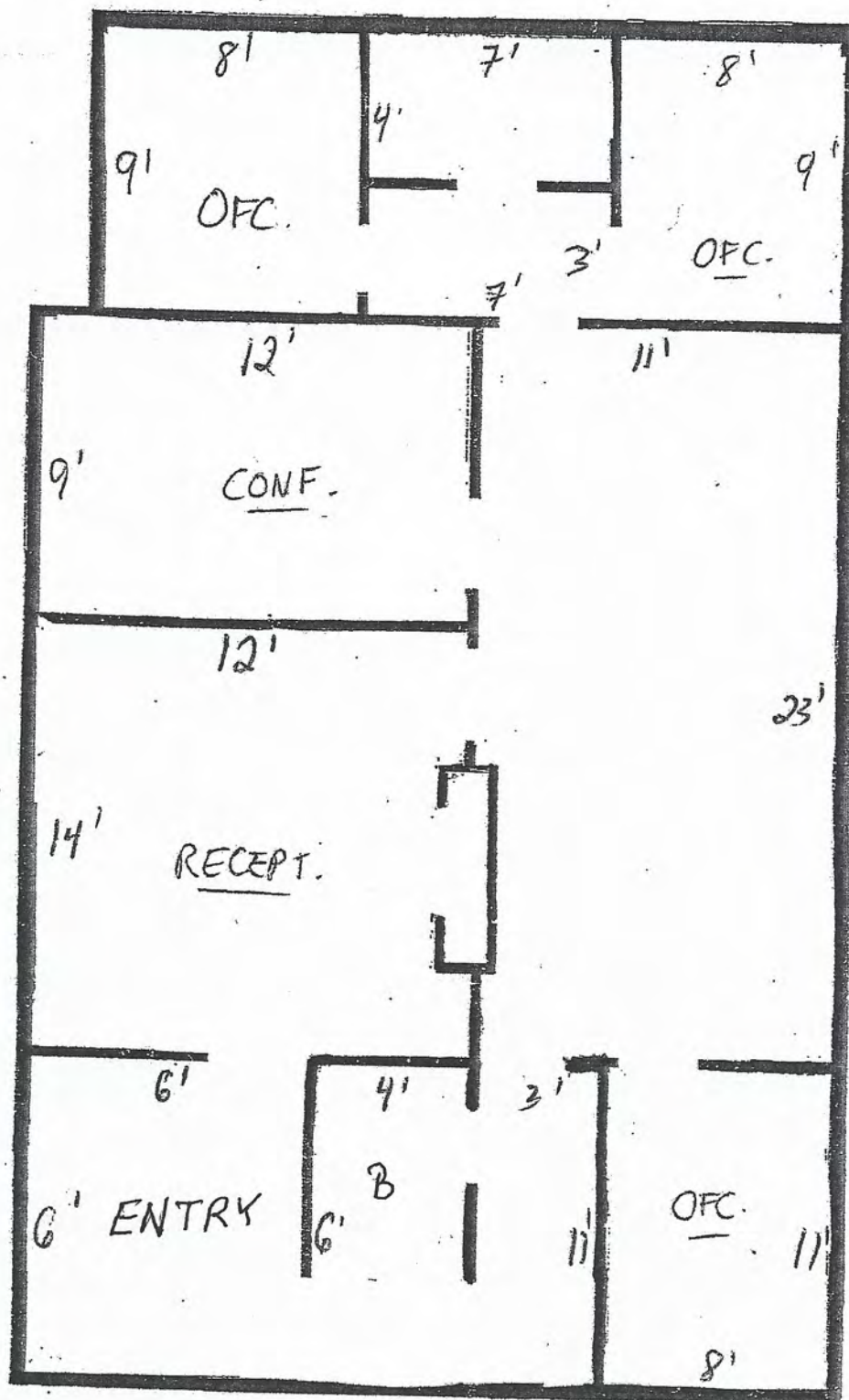


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FABULOUS OPPORTUNITY FOR OWNER/USER  
*Pay yourself rent instead of paying a landlord*



1<sup>ST</sup> FLOOR

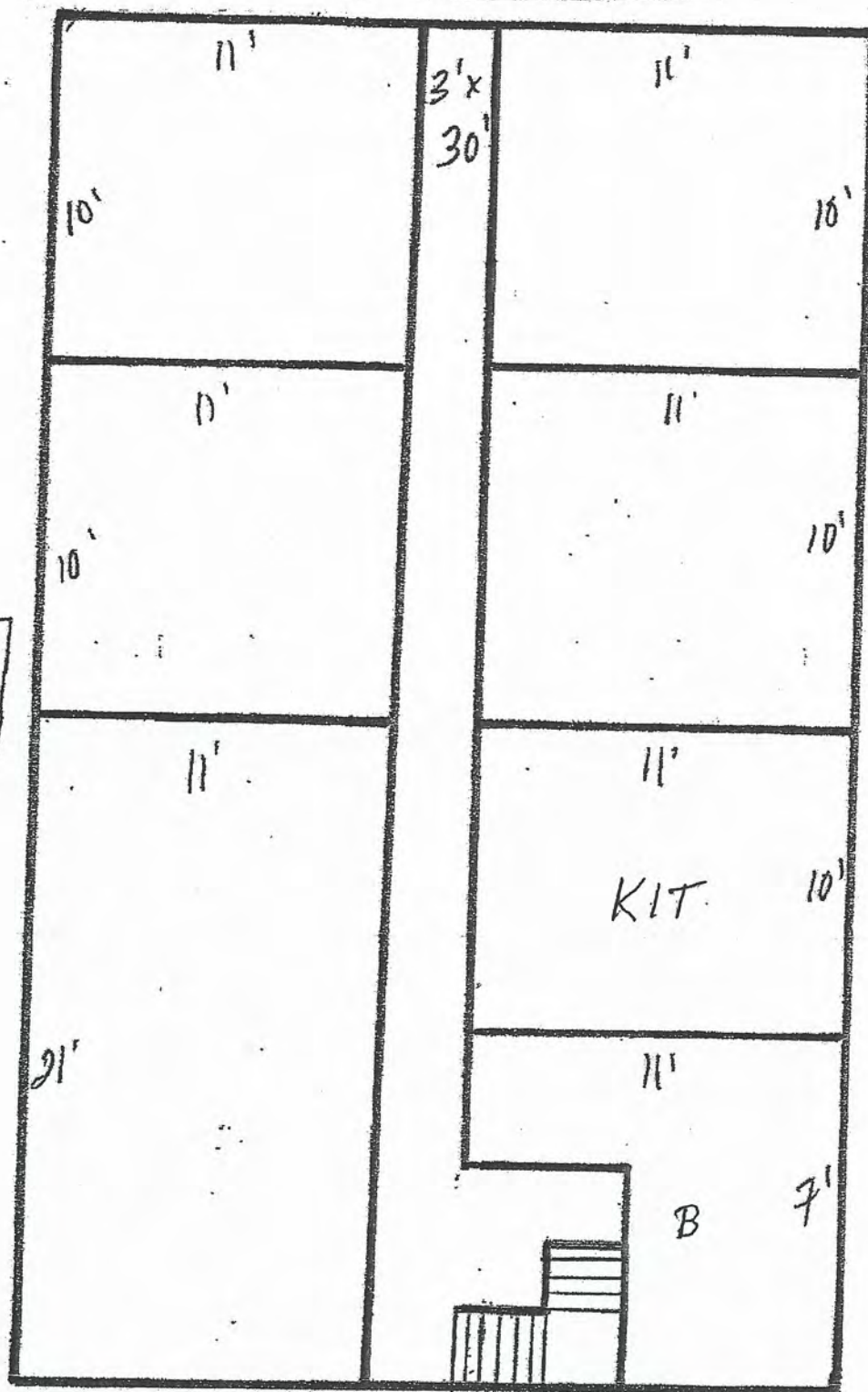


158 EAST AVE.



2<sup>ND</sup> FLOOR

2<sup>ND</sup>  
FLOOR



DRAWING NOT TO SCALE

STAIRCASE  
DOWN

158 EAST AVE.

158 EAST AVE

Location 158 EAST AVE

Mblu 1/ 51/ 10/ 0/

Acct# 2124

Owner PAO 158 LLC

Assessment \$448,400

Appraisal \$640,560

PID 2124

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$176,880	\$463,680	\$640,560
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$123,820	\$324,580	\$448,400

Owner of Record

Owner PAO 158 LLC  
Co-Owner  
Address

Sale Price \$500,000  
Certificate 7407-98  
Book & Page 7407/98  
Sale Date 06/16/2011  
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PAO 158 LLC	\$500,000	7407-98	7407/98		06/16/2011
ONE HUNDRED & FIFTY-EIGHT - - EAST AVENU	\$255,000		3610/329		11/05/1998
SERENA FLORIDA A	\$0		0/0		

Building Information

Building 1 : Section 1

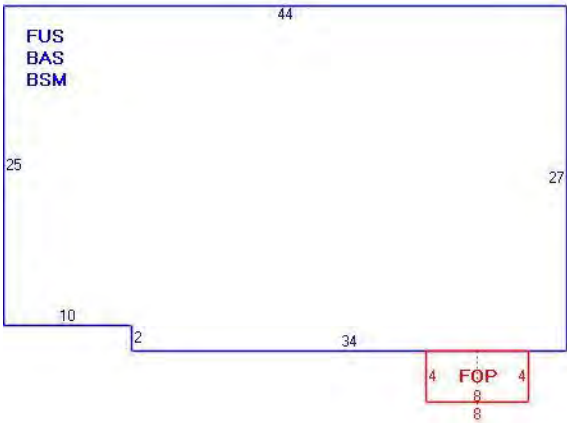
Year Built: 1920  
Living Area: 2,336  
Replacement Cost: \$269,413  
Building Percent Good: 63

Replacement Cost  
Less Depreciation: \$169,730

Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	C-
Stories:	2.00
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Cork Tile
Heating Fuel	Oil
Heating Type	Hot Water
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
Full Baths	1
Half Baths	1
Extra Fixtures	0
FBM Area	
Heat/AC	Heat/AC Split
Frame	Wood
Plumbing	Average
Foundation	Stone
Partitions	Average
Wall Height	8.00
% Sprinkler	0.00



Building Layout



(ParcelSketch.ashx?pid=2124&bid=2124)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,168	1,168
FUS	Finished Upper Story	1,168	1,168
BSM	Basement	1,168	0
FOP	Framed Open Porch	32	0
		3,536	2,336

Extra Features

Extra Features	Legend
No Data for Extra Features	



Land

Land Use		Land Line Valuation	
Use Code	201V	Size (Acres)	0.24
Description	Commercial Improved	Frontage	
Zone	RB	Depth	
Neighborhood	C400	Assessed Value	\$324,580
		Appraised Value	\$463,680

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			5500.00 S.F.	\$7,150	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$176,880	\$463,680	\$640,560
2018	\$176,880	\$463,680	\$640,560
2017	\$184,060	\$318,680	\$502,740

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$123,820	\$324,580	\$448,400
2018	\$123,820	\$324,580	\$448,400
2017	\$128,850	\$223,080	\$351,930

**ARTICLE 50, Use Regulations Controlling Business Zones [Added effective 7-25-1955]**

**§ 118-500. East Avenue Village District. [Amended effective 7-25-1955; 9-13-1955; 11-10-1966; 12-11-1975; 7-15-1976; 5-16-1980; 6-27-2003; 10-28-2005; 5-29-2009; 9-25-2009; 10-29-2010; 4-29-2016; 6-10-2016; 3-26-2021]**

- A. Purpose and intent. It is the purpose of this zone to ensure that the unique character of this district is maintained for future generations in accordance with Connecticut General Statutes Section 8-2j Village Districts and to provide areas primarily for offices and other compatible uses which will meet existing and future needs within the city and which will constitute a harmonious and appropriate part of the physical development of the city. The provisions of this zone are intended to preserve and enhance the character of the East Avenue Village district by encouraging the preservation of sites and buildings of unique historical and architectural value and assuring that new structures and uses will be in keeping with the established character of the area, thereby strengthening the economy of the city and promoting the education, pleasure and welfare of its people.
- B. Uses and structures.
- (1) Principal uses and structures. In the East Avenue Village District, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no others:
    - (a) Single-family detached dwelling.
    - (b) Two-family detached dwelling.
    - (c) Office buildings having a gross floor area of less than six thousand (6,000) square feet and used for municipal offices, for business and professional establishments which involve no retail sales, including medical offices, and for solely the office function of a taxi or limousine establishment; no on site storage or parking of vehicles used by the establishment or storage of equipment or materials shall be permitted. [Amended eff. 9-25-2009; eff. 10-28-2011]
  - (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and any additional standards set forth herein:
    - (a) Office buildings having a gross floor area of six thousand (6,000) square feet or more for municipal offices and for business and professional establishments which involve no retail sales, including medical offices. [Amended eff. 9-25-2009]
    - (b) Hotel or inn; up to three (3) stories and thirty-five (35) feet in height when located on a parcel of three (3) acres or more. [Amended eff. 10-29-2010]
    - (c) Public and private colleges and universities.
    - (d) Schools, including business schools and studios.
    - (e) Lodge, meeting and concert halls, including social clubs.
    - (f) Full service restaurants having an active commercial floor area of one thousand (1,000) square feet or greater. No diner, drive-in or stool-and-counter-type restaurants shall be permitted. [Amended effective 5-29-2009]



- (g) Funeral homes.
- (h) Places of worship. [Amended effective 7-24-2015]
- (i) Public museums.
- (j) Multifamily dwellings shall be allowed in accordance with the provisions of Subsection C(1) and (2) of this section. [Amended effective 2-12-1988]
- (k) Halfway houses allowing a maximum of twenty (20) persons with no less than two hundred (200) square feet of living area per person.EN32 [Added effective 6-12-1987; amended effective 6-29-1990]
- (l) Nursery school or child day-care center. [Added effective 6-12-1987]
- (m) Youth day camps. [Added effective 6-12-1987]
- (n) Public or nonprofit community center. [Added effective 6-12-1987]
- (o) Group homes.EN33 [Added effective 6-12-1987]
- (p) In order to encourage the preservation of structures contributing to positive aspects of community character, the Commission may allow minimum area or dimensional requirements (such as yard setback, buffer, width, or recreation area) or parking requirements to be reduced, or a maximum requirement to be increased (such as height, residential density, or maximum building area), provided that:
  - i. The subject property has a minimum area of thirty thousand (30,000) square feet;
  - ii. The subject property contains a structure(s) listed in the state of national register of historic places or in a local historic resources inventory;
  - iii. The extent of the requirement to be increased or reduced shall be clearly identified on the application presented to the Commission;
  - iv. A narrative prepared by a Historic Architect shall be submitted with the application describing in detail the proposed work to be done to the exterior of the historic structure, and the Historic Architect shall be qualified for "Historic Architecture" as listed under 36 CFR Part 61 of the Secretary of the Interior's Professional Qualification Standards and submit proof of same; and
  - v. The resulting requirements shall be as follows:
    - i. For maximum building area: forty percent (40%), provided that the area for buildings and parking is no greater than seventy percent (70%);
    - ii. Residential density shall be no greater than one dwelling unit per 1,250 square feet of lot area, up to a maximum of no more than thirty-six (36) dwelling units per lot;
    - iii. Building Height shall be no greater than three (3) stories and thirty-five feet (35'); and
    - iv. For all other requirements, the resulting standards shall not be reduced or increased by more than 25% from the originating standard;
  - vi. The Commission shall refer the application to the Historical Commission for review and recommendations. If the Historical Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval.;

- vii. The Commission determines the structure(s) in question contributes to community character or possesses a degree of historic significance (to be evidenced by its age, architectural uniqueness, or cultural value);
- viii. The Commission determines that even if building materials are proposed to be substituted and modernized, the method and degree of preservation maintains the character, aesthetic, and architecture of the existing building; and
- ix. The Special Permit granted by the Commission shall only remain effective so long as the subject structure(s) is preserved and maintained as a principal structure on the property. [Added effective 3-26-2021]

(3) Uses which are not otherwise permitted in Subsection B(1) and (2) above shall not be permitted by variance in the East Avenue Village District.

(4) Village District Review Standards:

(a) The uses permitted by Special Permit in the East Avenue Village District shall be subject to the following additional standards:

(1) The Commission may refer applications for Special Permit to appropriate city agencies and departments for review and recommendations. EN34

(b) The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, to review the design of new construction and substantial rehabilitation of all properties within the district. The report of such consultant shall be entered into the public hearing record and considered by the Commission in making its decision.

(c) Criteria: New construction and substantial rehabilitation of existing structures, including those listed on the Norwalk Historic Resources Inventory, shall be harmoniously related to their surroundings and shall be consistent with the Connecticut Historical Commission - Secretary of the Interior's Standards for Rehabilitation, as applicable. All applications shall demonstrate how such development is consistent with the criteria defined in Connecticut General Statutes section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:

(1) Building Design, Scale & compatibility: The color, size, height, location, proportion of openings, roof treatments, building materials, and any proposed signs and lighting shall be consistent with the local architectural motif and with the unique elements of the district, including maintenance of historic buildings, monuments and landscaping. The removal or disruption of historic or significant structures or architectural elements shall be minimized.

(2) Streetscape Standards & Landscaping: All spaces, structures and related site improvements visible from public roadways shall be designed to be consistent with the elements of the district in and around the proposed modification.

(5) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted and subject to the following restrictions.



- (a) A driveway or walk used for access to an industrial use shall in no case be permitted as an accessory use.
- (b) Accessory uses and structures shall be located to the rear of the principal use of the premises.
- (c) Ingress or egress awning or canopy for hospitals, nursing homes, congregate housing, medical offices and similar facilities, subject to Section 118-810(I). [Added effective 9-24-2010]
- (d) Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot high fenced enclosure or year-round landscaped screening, subject to zoning inspector approval. [Added effective 7-29-2011]
- (e) Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises [Added eff. 9-30-2011]
- (f) All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be setback a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening. [Amended effective 9-26-2014]

C. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings - Commercial and Industrial and all other applicable sections of these regulations, and in addition:

- (1) Residential use as the principal use of the premises shall be permitted, provided that the number of dwelling units does not exceed a density of one (1) unit per one thousand six hundred fifty (1,650) square feet of lot area, up to a maximum of six (6) units.
- (2) Residential and nonresidential uses on the same lot shall be permitted, provided that: [Amended effective 2-12-1988]
  - (a) For lots of fifteen thousand (15,000) square feet or less in area, the number of dwelling units shall not exceed a density of one (1) unit per one thousand six hundred fifty (1,650) square feet of lot area, up to a maximum of no more than six (6) dwelling units per lot.
  - (b) For lots larger than fifteen thousand (15,000) square feet in area, the number of dwelling units shall not exceed a density of one (1) unit per two thousand five hundred (2,500) square feet of lot area, up to a maximum of no more than eighteen (18) dwelling units per lot.
- (3) All multifamily dwellings shall provide an open recreation area of not less than one hundred fifty (150) square feet per dwelling unit, which shall be located with due concern for the safety and convenience of the residents for whose use it is intended. [Added effective 2-12-1988]

- (4) Properties located on the waterfront shall provide public access adjacent to the water, which shall be a minimum of fifteen (15) feet in width, and Access from the street to the water, subject to Commission approval. Such public accessways shall be in the form of landscaped walks, esplanades, boardwalks or piers, of suitable design to encourage active use by the public, and shall be dedicated as such in the deed to the property. Reasonable time of day restrictions may be established regarding such accessways, where justified for reasons of security or public safety. Where the principal use of the property is a single or two-family dwelling, the public access requirement shall not apply.

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260.

E. Sign regulations. See §§ 118-1290 through 118-1295. [Amended effective 9-13-1985]

**§ 118-501. Washington Street Design District. [Added effective 1-29-1982, amended effective 11-24-2006; 4-24-2009; 5-29-2009, 2-24-2012, 9-28-2012, 12-19-2014; 11-15-2019]**

- A. Purpose and intent. The purpose of this regulation is to preserve and enhance the unique character of the Washington Street Historic District and environs by encouraging the preservation of existing buildings, by encouraging the mixed-use of properties and by ensuring that all uses and structures will be compatible with one another and with the established character of the area. It is intended that all new construction, rehabilitation and alterations be designed and carried out in relation to surrounding structures and with appropriate consideration to the unity of the district, according to prescribed guidelines. It is further intended that off-street parking for uses and structures will be met by public parking facilities.
- B. Uses and structures. This district is located entirely within the coastal boundary and, as such, all uses and structures, unless otherwise exempt, shall comply with the coastal site plan review requirements in Secs. 11 through 15 of P.A. 79-535 and with Article 111, § 118-1110, herein.
- (1) Principal uses and structures. In the Washington Street Design District, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no others, subject to the provisions of § 118-1451, Site plan review:
- (a) Dwellings, when located above any principal or Special Permit use.
  - (b) Retail stores and personal service shops.
  - (c) Offices, including medical offices. [Amended eff. 9-25-2009]
  - (d) Banks and financial institutions, excluding drive-in facilities.
  - (e) Full service restaurants and Brew Pub/Distillery with full kitchens that offer the regular sale of food during all hours of operation. [Amended effective 5-28-1999, 5-29-2009, 9-28-2012; 11-15-2019]
  - (f) Museums.
  - (g) Theaters and auditoriums.
  - (h) Off-street parking facilities.