

FLEX BUILDING FOR SALE

21 Lois Street, Norwalk, CT



To arrange a tour contact:
David Fugitt 203-226-7101 Ext 5
david@vidalwettenstein.com



Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

21 Lois Street, Norwalk, CT

One story flat roof on slab.

PROPERTY DETAILS

Building Area: 6,330± SF

Land Area: .27± acre

Zoning: Business #2

Use: Commercial kitchen/Upholsterer

Parking: 15±

Age: 1953±

HVAC: Central

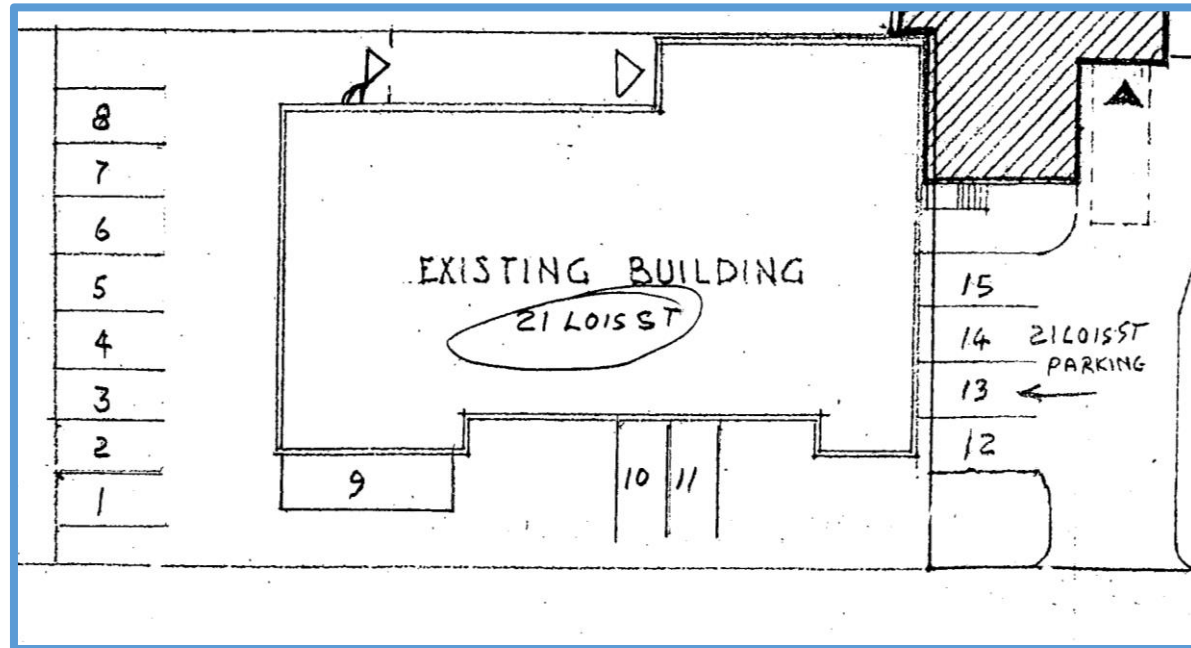
Heating: Gas

Gas: Yes

Water/ Sewer: City

Taxes: \$21,721.

Sale Price: Contact David Fugitt for Details



Location: Exit 15 or 16 of I-95



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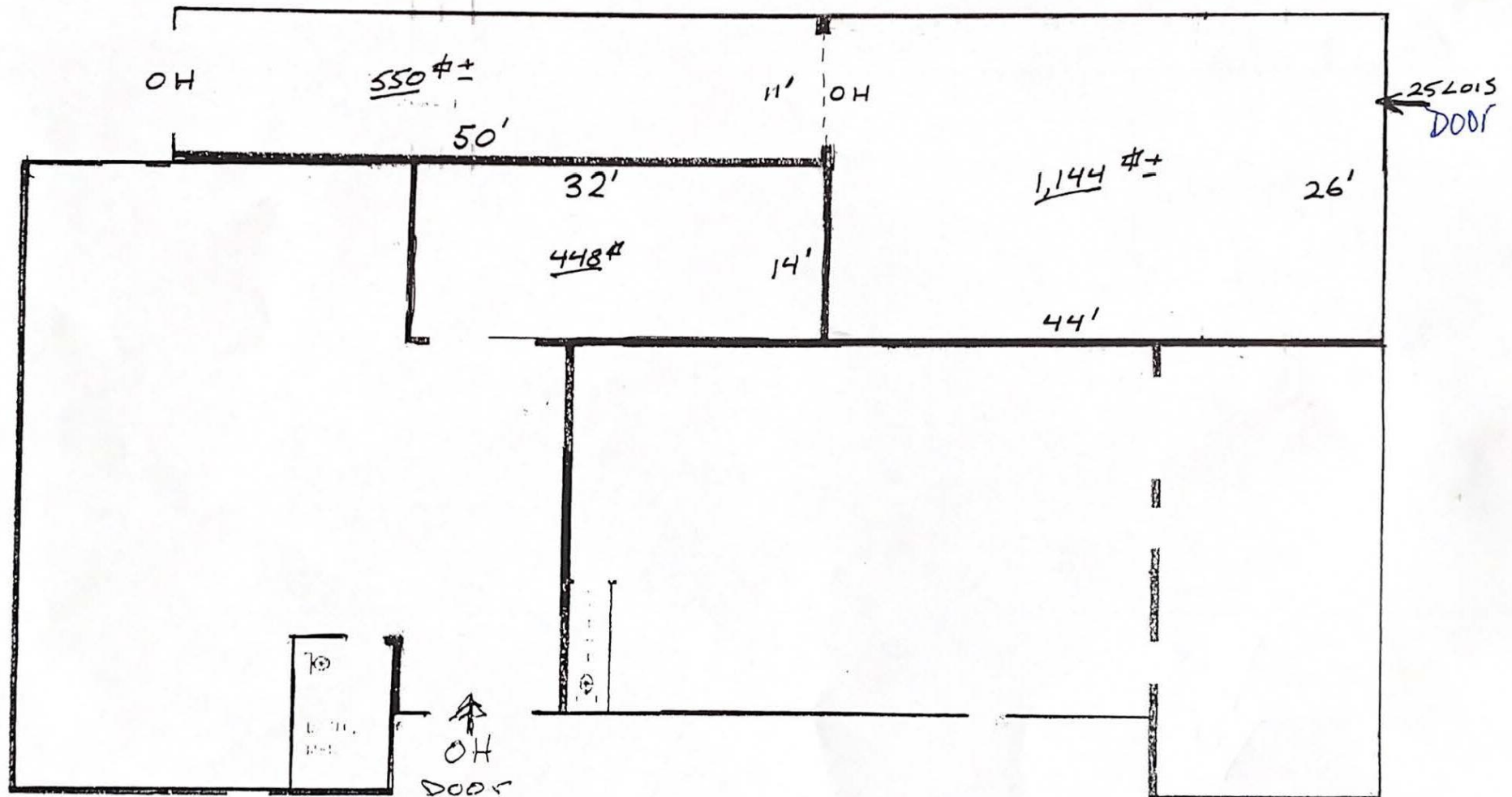
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21 Lois Street, Norwalk, CT



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Leased Premises
APPROXIMATE INSIDE DIMENSIONS



21 Lois Street, Norwalk, CT



21 LOIS ST

| | | | |
|------------|------------|----------------|------------------------|
| Location | 21 LOIS ST | Mblu | 5/ 17/ 23/ 0/ |
| Acct# | 11306 | Owner | SHERMAN JANE E TRUSTEE |
| Assessment | \$764,350 | Appraisal | \$1,091,930 |
| PID | 11306 | Building Count | 1 |

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$684,310 | \$407,620 | \$1,091,930 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2018 | \$479,020 | \$285,330 | \$764,350 |

Owner of Record

| | | | |
|----------|-------------------------|-------------|------------|
| Owner | SHERMAN JANE E TRUSTEE | Sale Price | \$0 |
| Co-Owner | | Certificate | |
| Address | 195 NORTH AVE | Book & Page | 9511/258 |
| | WESTPORT, CT 06880-2231 | Sale Date | 08/22/2022 |
| | | Instrument | 29 |

Ownership History

| Ownership History | | | | | |
|--|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| SHERMAN JANE E TRUSTEE | \$0 | | 9511/258 | 29 | 08/22/2022 |
| SHERMAN JANE E TRUSTEE | \$0 | | 9511/255 | 29 | 08/22/2022 |
| SHERMAN ALDEN O REVOCABLE TRUST 50% ESTATE & | \$0 | | 9142/314 | 25 | 01/05/2021 |
| SHERMAN ALDEN O REVOCABLE TRUST 50%& | \$0 | | 8508/296 | 4 | 04/04/2017 |
| SHERMAN ALDEN O REVOCABLE TRUST 50%& | \$0 | | 7597/246 | 4 | 05/14/2012 |

Building Information

Building 1 : Section 1

| | |
|--|-----------|
| Year Built: | 1953 |
| Living Area: | 6,330 |
| Replacement Cost: | \$783,904 |
| Building Percent Good: | 75 |
| Replacement Cost Less Depreciation: | \$587,930 |

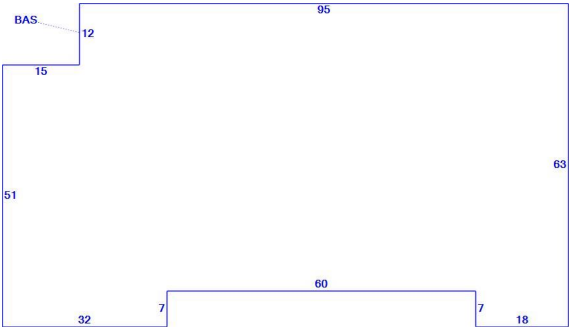
| Building Attributes | |
|---------------------|---------------------|
| Field | Description |
| Style: | Restaurant |
| Model: | Commercial |
| Grade | C+ |
| Stories: | 1.00 |
| Occupancy | 1.00 |
| Exterior Wall 1 | Stucco |
| Exterior Wall 2 | Concrete |
| Roof Structure | Flat |
| Roof Cover | Tar and Gravel |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | |
| Interior Floor 1 | Laminate Flr |
| Interior Floor 2 | Ceram Clay Til |
| Heating Fuel | Gas |
| Heating Type | Forced Air |
| AC Percent | 20 |
| Heat Percent | 100 |
| Bldg Use | Commercial Improved |
| Total Rooms | 0 |
| Bedrooms | 0 |
| Full Baths | 0 |
| Half Baths | 2 |
| Extra Fixtures | 0 |
| FBM Area | |
| Heat/AC | Heat/AC Pkg |
| Frame | Steel |
| Plumbing | Average |
| Foundation | Slab |
| Partitions | Average |
| Wall Height | 12.00 |

Building Photo



(PhotoHandler.ashx?pid=11306&bid=11306)

Building Layout



(ParcelSketch.ashx?pid=11306&bid=11306)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 6,330 | 6,330 |
| | | 6,330 | 6,330 |

| | |
|-------------------|---------|
| % Sprinkler | 0.00 |
| # of Heat Systems | 1 |
| Insulation | Typical |

Extra Features

| Extra Features | | | | <u>Legend</u> |
|----------------|------------------|--------------|---------|---------------|
| Code | Description | Size | Value | Bldg # |
| A/C | Air Conditioning | 1266.00 S.F. | \$2,530 | 1 |

Land

Land Use

Use Code

201V

Description

Commercial Improved

Zone

B2

Neighborhood

C330

Land Line Valuation

Size (Acres)

0.27

Frontage

Depth

Assessed Value

\$285,330

Appraised Value

\$407,620

Outbuildings

| Outbuildings | | | | | | <u>Legend</u> |
|--------------|--------------|----------|-----------------|--------------|---------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| PAV1 | Paving Asph. | | | 3200.00 S.F. | \$4,160 | 1 |
| PAV1 | Paving Asph. | | | 2400.00 S.F. | \$3,120 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 4000 | \$684,310 | \$407,620 | \$1,091,930 |
| 2022 | \$684,310 | \$407,620 | \$1,091,930 |
| 2021 | \$684,310 | \$407,620 | \$1,091,930 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 4000 | \$479,020 | \$285,330 | \$764,350 |
| 2022 | \$479,020 | \$285,330 | \$764,350 |
| 2021 | \$479,020 | \$285,330 | \$764,350 |

particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental impacts of the proposed uses shall accompany all applications for indoor contractor parking facilities and such statement shall be certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]

(5) The Floor Area Ratio (FAR) for a storage facility shall be increased to 1.5 when the facility is located on a parcel greater than two (2) acres in size and that abuts a limited access highway.

(a) When the storage facility is part of a mixed use development, the increased FAR shall apply only to the storage facility component and shall be determined by calculating the FAR for all onsite use(s), then applying a fifty percent (50%) increase to the square footage allocated to the storage use only. [Added effective 4-24-2015]

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260 and, in addition:

(1) The principal use and structure of the property shall be located between the front yard and the street wall of a parking structure which is more than three (3) feet above the center-line elevation of the street, for a minimum of fifty percent (50%) of the length of the parking structure. Any portion of a parking structure which is more than three (3) feet above the center-line elevation of the street and which extends to the front yard shall be effectively screened. This provision shall not be applicable to parking structures within a development park which parking structures are located more than one hundred ten (110) feet from the center-line of the street (subject to 118-1000B) and separated from the street by a wetland or watercourse; and shall not be applicable to parking structures located more than two hundred (200) feet from the center-line of a street (excluding interstate highways) subject to Special Permit approval by the Commission. [Amended effective 5-27-1994; 11-24-1995; 12-20-1996; 9-2-2022]

(2) Parking facilities and driveways shall not be closer than twenty (20) feet to a property line which abuts a residence zone.

E. Sign regulations. See §§ 118-1290 through 118-1295.

F. The Business No. 1 Zone shall not apply to buildings for which a zoning permit has been issued or Commission approval granted prior to November 1, 1991. Such buildings may be completed in accordance with plans filed with the Zoning Inspector or Commission prior to such date. [Amended effective 12-27-1991]

§ 118-522. Business No. 2 Zone. [Added effective 1-16-1987]

A. Purpose and intent. The purpose of this regulation is to permit retail stores, service shops, mixed-use development, artist workspace and other compatible uses at a scale appropriate to the commercial, employment and housing needs of this city. The area within this zone is intended to have infrastructure of sufficient capacity either prior to or coincident with permitted development. The provisions of this zone are designed to ensure that all

permitted uses and structures will be compatible with each other and will provide protection to adjacent residential areas.

B. Uses and structures.

- (1) Principal uses and structures. In a Business No. 2 Zone, 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 other. Any use or structure having a gross floor area of eight thousand (8,000) square feet or more or requiring twenty (20) parking spaces or more shall be permitted subject to the provisions of § 118-1451, Site plan review.
 - (a) All uses, including special permit uses, permitted in the D Residence Zone.
[Amended effective 7-24-2015]
 - (b) Boutique Manufacturing facilities, subject to Site Plan approval, limited to the processing or assembly of goods which are not noxious due to emission of noise, pollutants or waste.
 - i. the operations and activities are not noxious or offensive due to emission of noise, pollutants or waste. the operations and activities are not noxious or offensive due to emission of noise, pollutants or waste.
 - ii. subject to review and approval of an environmental impact report.
 - iii. warehousing and retail sales/showroom space is accessory to the principal manufacturing use
 - iv. office use supporting the principal use, cannot be located on the ground floor.
 - (c) Offices, including medical offices and contractor's offices.[Amended effective 1-26-2001; 9-25-2009]
 - (d) Banks and financial institutions.
 - (e) Hotels and motels.
 - (f) Retail stores and personal and business service shops having a gross floor area of less than twenty-five thousand (25,000) square feet. [Amended eff 8-28-1998]
 - (g) Restaurants and taverns.
 - (h) Theaters and auditoriums.
 - (i) Lodge, meeting and concert halls, including social clubs.
 - (j) Schools, including business and trade schools, and studios.
 - (k) Mixed-use development, subject to § 118-750.
 - (l) Research and development facilities.
 - (m) Museums.
 - (n) Off-street parking facilities.

- (o) The expansion of an existing manufacturing use, provided that the use has not been discontinued or abandoned for a continuous period of one (1) year or more, in which case a Special Permit shall be required. [Added effective 12-27-1991]
 - (p) Child day-care centers [Added effective 12-23-2011]
 - (q) Indoor contractor facility, subject to submittal of environmental impact statement certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]
 - (r) Brew Pub/Distillery [Added effective 11-15-2019]
- (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) Light Manufacturing facilities, limited to the processing or assembly of goods which are not noxious due to emission of noise, pollutants or waste.
 - i. the operations and activities are not noxious or offensive due to emission of noise, pollutants or waste. the operations and activities are not noxious or offensive due to emission of noise, pollutants or waste.
 - ii. subject to review and approval of an environmental impact report.
 - iii. warehousing and retail sales/showroom space is accessory to the principal manufacturing use
 - iv. office use supporting the principal use, cannot be located on the ground floor.
 - (b) Indoor Contractor Facility, provided that there is:
 - i. no outside storage of commercial vehicles or materials on the premises.
 - ii. no outside operation, repair or maintenance of equipment or vehicles.
 - iii. a minimum of 10,000 square feet of lot area, when abutting a residential zone and a minimum of ten (10) feet of landscaped buffer between the property line and any site improvements.
 - (c) Self-storage facilities, provided that:
 - i. the facility is located on a parcel a minimum of seven (7) acres in size.
 - ii. such facility is located more than two hundred and fifty (250) feet from the centerline of Westport Avenue, Connecticut Avenue, Main Avenue or Main Street.
 - iii. any storage facility does not exceed 125,000 SF.
 - (d) Warehouse and distribution facilities, including package distribution facilities.
 - (e) Gasoline stations and the sale and service of motor vehicles, subject to § 118-1010.
 - (f) Halfway houses, with no less than two hundred (200) square feet of living area per person. [Added effective 6-29-1990]

- (g) Commercial recreation establishment. [Added effective 12-7-1990]
 - (h) Animal care centers, provided that the use is fully enclosed within a structure located on a lot a minimum of two (2) acres in size, that the structure is located a minimum of two hundred (200) feet from a residential structure as certified by a licensed surveyor and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 3-29-1996]
 - (i) Extended stay hotels, subject to a minimum lot size of four (4) acres or more in size. [Added effective 8-29-1997]
 - (j) Retail stores and personal and business service shops having a gross floor area of twenty-five thousand (25,000) square feet or more. [Added effective 8-28-1998]
 - (k) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 am to 7:00 pm only. [Added eff. 9-28-2001]
 - (l) Electric power generator, as defined herein, subject to Section 118-830(B). [Added effective 1-26-2007]
 - (m) Artist workspace, up to a maximum of twenty (20%) percent of the existing gross floor area. [Added effective 3-1-2013]
- (3) Uses which are not otherwise permitted in Subsection B(1) and (2) above shall not be permitted by variance in the Business No. 2 Zone.
- (4) 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 subject to the following restrictions:
- (a) Outdoor storage shall be confined to the rear and side yards only and shall be effectively screened from adjacent properties. 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. [Amended effective 7-29-2011]
 - (b) Commercial communication antennas are permitted as an accessory use when located on an existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone, may extend above the existing building height by no more than 15 feet. In addition, the color of the building shall be incorporated into the design of the antenna. [Added effective 12-20-1996]
 - (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) 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]

- (e) 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) Multifamily dwellings shall require one thousand six hundred fifty (1,650) square feet of lot area per dwelling unit. [Amended effective 12-30-1988]
- (2) A minimum building height shall apply only to uses enumerated in subsection B(1) a. - j. and B(2) e., g. - i.; except that firehouses shall be exempt from minimum building height requirements and buildings with a retail floor area of eighty thousand (80,000) square feet or more located on a property that is no more than eight-tenths (.8) of a mile from an interstate highway exit or entrance ramp shall be exempt from minimum building height requirements. Ancillary portions of buildings less than the required height shall be permitted, provided that such portions do not exceed five percent (5%) of the gross floor area. On parcels five (5) acres or larger in size, a maximum building height of four (4) stories and fifty (50) feet shall be permitted. [Added effective 12-27-1991; amended effective 3-27-2009, effective 7-27-2012] [EN49](#)
- (3) Except where the abutting property is within a limited access highway or railroad right-of-way, any portion of a building within fifty (50) feet of an abutting residence zone shall not exceed three (3) stories and thirty-five feet in height. [Added effective 12-27-1991 [EN50](#); amended 8-30-2002]
- (4) Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. Open space on the roof of a structure shall be permitted, provided that the minimum open space requirement extends neither more than ten (10) feet nor more than and one (1) story above the center-line elevation of the street.
- (5) Environmental impact statement for indoor contractor parking facilities. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental impacts of the proposed uses shall accompany all applications for indoor contractor parking facilities and such statement shall be certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, and in addition:

- (1) The principal use and structure of the property shall be located between the front yard and the street wall of a parking structure which is more than three (3) feet above the center-line elevation of the street, for a minimum of fifty percent (50%)