

631-643 Danbury Road
Wilton, Connecticut

WILTON RETAIL BUILDING FOR SALE - 12,144± Square Feet



Contact:
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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.



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VIDAL/WETTENSTEIN, LLC



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

631-643 Danbury Road, Route 7, Wilton, CT

FREESTANDING RETAIL BUILDING FOR SALE

12,144± Total Building Sq. Ft.

OFFICE – RETAIL -SHOWROOM

GB Zone

Excellent frontage on heavily traveled Route 7

Located along Route 7 between I-95, Merritt Parkway and I-84

Neighboring towns of Ridgefield, Weston, Easton, Westport, New Canaan.



- 10' clear height inside
- Ample parking and accessibility
- Well water and septic system
- Newer roof and air conditioning
- Sale price: \$2,300,000.
- Taxes: \$35,088

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Demographics	5 Mile
Population:	44,686
Med. Household Income:	\$197,837
Traffic Count:	15,601

631 643 DANBURY RD

Location 631 643 DANBURY RD

Mblu 23/ / 26/ /

Acct# 000237

Owner THE RAU FAMILY LP

Assessment \$1,358,070

Appraisal \$1,940,100

PID 1068

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$982,400	\$957,700	\$1,940,100
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$687,680	\$670,390	\$1,358,070

Owner of Record

Owner THE RAU FAMILY LP
Co-Owner
Address 7 OLD ROME RD
MT VERNON, ME 04352

Sale Price \$725,000
Certificate
Book & Page 1819/0334
Sale Date 09/08/2005
Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE RAU FAMILY LP	\$725,000		1819/0334	QC	09/08/2005
BANKS-RAU REALTY LLC	\$0		1819/0331	QC	09/08/2005
BANKS-RAU REALTY LLC	\$0		1255/0085	QC	12/29/2000
BANKS, ROBERT O EST OF	\$0		1245/0501	QC	10/13/2000
BANKS, ROBERT O EST OF	\$0		1173/0005	00	06/04/1999

Building Information

Building 1 : Section 1

Year Built:	1972
Living Area:	12,144
Replacement Cost:	\$1,380,342
Building Percent Good:	69
Replacement Cost	
Less Depreciation:	\$952,400

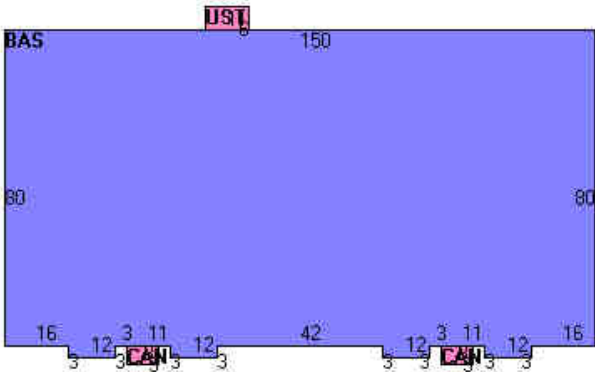
Building Attributes	
Field	Description
STYLE	Strip Retail
MODEL	Commercial
Grade	Average +20
Occupancy	2
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	Minim/Masonry
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
Bldg Use	Commercial
Fireplace	
Elevator	
Cath Ceil	
Sauna	
1st Floor Use:	2-11
Heat/AC	Heat A/C Split
Frame Type	Masonary
Baths/Plumbing	Average
Ceiling/Wall	Sus Ceil and W
Rooms/Prtns	Average
Wall Height	14
% Comn Wall	0

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\40\30.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1068_1068.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	12,144	12,144
CAN	Canopy	80	0
UST	Utility, Storage, Unfinished	66	0
		12,290	12,144

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	2-1I	Size (Acres)	1.07
Description	Commercial	Frontage	
Zone	GB	Depth	
Neighborhood	4500	Assessed Value	\$670,390
Alt Land Appr Category	No	Appraised Value	\$957,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphaul			30000 S.F.	\$30,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$982,400	\$957,700	\$1,940,100
2018	\$982,400	\$957,700	\$1,940,100
2018	\$982,400	\$957,700	\$1,940,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$687,680	\$670,390	\$1,358,070
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2018	\$687,680	\$670,390	\$1,358,070

29-6 BUSINESS DISTRICTS

DRB	DESIGN RETAIL BUSINESS DISTRICT
GB	GENERAL BUSINESS DISTRICT
WC	WILTON CENTER DISTRICT

A. DRB - DESIGN RETAIL BUSINESS DISTRICT

1. Purpose: The DRB Design Retail Business District is intended to accommodate retail stores and service establishments primarily serving the regular needs of Town residents.
2. Permitted Site Plan Uses: The following principal uses with a GFA of 20,000 square feet or less, shall be permitted in the DRB District Subject to Site Plan approval in accordance with 29-11.
 - a. Stores and shops for the conduct of retail businesses.
 - b. Stores and shops for the conduct of personal service businesses.
 - c. Banks or financial institutions without drive-in facilities.
 - d. General offices.
 - e. Medical Offices.
 - f. Retail dry cleaning or laundry outlets and associated pickup stations.
 - g. Child day care centers or group day care homes.
 - h. Public or semi-public uses, subject to the requirements of Section 29-5.C.3., provided that the requirements of Section 29-5.C.3 shall not apply in the event that the building in which the public or semi-public use is proposed has a Gross Floor Area of 30,000 square feet or less *
 - i. Libraries, museums, art galleries or similar cultural uses.
 - j. Adult day care centers.
 - k. Printing, lithography, photocopy, or similar graphic arts service; publishing facilities.
 - l. Dance or art studios.*
 - m. Caterers.*
3. Special Permit Uses: The following principal uses shall be permitted in the DRB District subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11:
 - a. All permitted Site Plan uses with a GFA of greater than 20,000 square feet with a maximum size of 30,000 square feet for retail businesses including outdoor display.*

- b. Restaurants, sit-down or fast-food without drive-in facilities, and brew pubs.*
 - c. Convalescent or nursing homes, subject to the requirements of 29-4.D.5.
 - d. Congregate housing, subject to the requirements of 29-4.D.4.
 - e. Banks or financial institutions with drive-in facilities.
 - f. Radio or television reception or transmission facilities.
 - g. Public utility buildings or structures.
 - h. Dwelling units located over street level stores or offices.
 - i. Bed and breakfast establishments.*
 - j. Movie theaters.*
 - k. Private membership recreation clubs, subject to the requirements of 29-5.C.1*
 - l. Health/fitness/racquet club.*
 - m. Assisted living facilities subject to the requirements of 29-4.D.6*
 - n. Schools, public or private, subject to the requirements of 29-5.C.3.*
 - o. Civic/social/professional/charitable organizations.*
 - p. Existing automotive sales and service established prior to the adoption of this section subject to the following requirements: *
- (1) The minimum lot area for automotive sales and service use shall be greater than three (3) acres but less than four (4) acres. Such lot area shall only include that portion of a lot located in the DRB district prior to the adoption of this section.
 - (2) All repair and service work, including car washing shall be conducted entirely within an enclosed building.
 - (3) The outdoor storage or sale of wrecked vehicles shall not be permitted.
 - (4) Designated vehicle storage areas shall comply with the requirements of Section 29-8.B.9 and 29-8.C. However, the Commission may modify the applicable parking lot design, layout and internal parking lot landscape standards for designated vehicle storage areas provided that such areas include at least four thousand (4,000) square feet of internal landscaping, are suitably screened and are limited exclusively to the storage of vehicles

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awaiting sale. This provision shall be in addition to required landscape buffer and perimeter parking lot screening requirements.

- (5) No motor vehicles shall be parked, stored or displayed within fifty (50) feet of the front property line, twenty-five (25) feet of the side property line or twenty-five (25) feet of the rear property line. Parking, storage and/or display areas shall be suitably screened to the satisfaction of the Commission.
- (6) The Commission may require the use of permeable paving material for vehicle storage areas.

q. Sexually Oriented Business subject to the following requirements: *

- (1) No building or premise shall be used and no building shall be erected or altered, which is arranged, intended or designed to be used for a sexually oriented business if any part of such building or premise is situated within 500 feet of an R-2A Single Family Residential zoning district or within 500 feet of an R-1A Single Family Residential zoning district.
- (2) No building or premise shall be used and no building shall be erected or altered, which is arranged, intended or designed to be used for a sexually oriented business if any part of such building or premise is situated within 500 feet of any lot used for, or upon which is located, any building used for:
 - a. Any public or private school,
 - b. Any church or other religious facility or institution,
 - c. Any public park,
 - d. Any residential dwelling, or
 - e. Any other sexually oriented business.

r. Package Stores subject to the provisions of Section 29-10 and the following requirements: *

- (1) All sales and display of products shall be conducted within a fully enclosed building.
- (2) A package store shall not be allowed within:
 - a. 500 feet from the property line of any parcel comprising a public or private school building, or
 - b. 500 feet from the property line of any parcel comprising a place of worship.
- (3) Ancillary activities or services including, but not limited to, the storage and/or sale of ice and the storage of recycled containers, shall be conducted within the package store building.

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- (4) Subparagraph 2 herein above, shall not be applied in a retroactive manner to any package store lawfully established in accordance with these regulations and the laws of the State of Connecticut.
- s. Pharmacy with no more than one Drive-up facility, subject to the following requirements:
 1. Adequate acoustic screening for purposes of attenuating noise shall be required when adjoining a residential district.
 2. Drive-up facility shall not be located on the front elevation of the building and shall be restricted to one window attached to the building housing the pharmacy.
 3. Drive-up facility shall be limited to the hours of 7am to 10pm.
 4. Access to the Drive-up facility shall be designed in a manner so as to safely separate vehicle and pedestrian traffic.
4. Permitted Accessory Uses: The following accessory uses shall be permitted in the DRB District:
 - a. Uses normally accessory to a principal use requiring Site Plan approval, provided that such uses shall be applied for with, and included in, the Site Plan application.
 - b. Uses normally accessory to a principal use requiring a Special Permit, provided that such uses shall be applied for with, and included in, the Special Permit application.
 - c. Building mechanical equipment located outside the structure, including radio and television reception equipment, provided that such equipment shall be properly screened.
 - d. Off-street parking and loading excluding parking structures subject to 29-8.B.
 - e. Signs, subject to 29-8.A.
 - f. Continuation of Temporary Outdoor Dining and retail outdoor activities in Response to Covid-19 - Any restaurant operating with an approved temporary outdoor dining permit or retail establishment operating with an outdoor activities approval issued pursuant to CT Governor Lamont's Executive Order 7MM as of the date of this amendment may continue to operate and use the area approved and as shown in that permit, until March 31, 2022. The use shall at all times continue to be used in accordance with all Executive Orders currently in place or as revised in the future and in accordance with all federal, state and local COVID-19 guidelines and requirements..

Such extension shall not be interpreted to create any nonconforming right and further provided that the operation of the Temporary Outdoor dining or retail outdoor activities between the suspension of the State's declared state of emergency and the expiration of this regulation shall be deemed to be a

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complete and total waiver of nonconforming rights under any local, state or federal authority. (*Amendment effective date April 30, 2021*) *

5. Retail Design Requirements: For all retail businesses over 20,000 square feet, the following design requirements shall apply: *
 - a. All retail businesses shall provide sidewalks along the front of the property to the main entrance to the building. The applicant must submit evidence of consent required from the Town of Wilton and/or the State of Connecticut for construction of sidewalks within the right-of-way. The location of sidewalks shall be consistent with existing sidewalks (if any) within one hundred (100) feet of the property.
 - b. The applicant shall provide a study showing the estimated number of trips to the business by pedestrians on an average day and during an average week. If the study shows that pedestrian access will be less than ten (10) percent of the total access, the applicant shall submit a plan for increasing pedestrian access to ten (10) percent which plan may include shuttle buses from Wilton Center to the site or construction of additional sidewalks to the site.
 - c. Space devoted to retail use shall not exceed fifty (50) percent of the development of the site.
 - d. At least thirty-five (35) percent of the front of the building shall include windows. No more than five (5) percent of the total window space shall be in a single area of the front of the building, excluding doors.
 - e. In addition to landscaping requirements of Section 29-8.C, the following landscaping standards are required:
 - (1) Parking lots shall be screened from the street by a) a ten (10) foot wide landscaped berm or b) a four (4) foot hedge or fence. Such screening shall be located along the street line.
 - (2) Service yards, refuse storage areas, and parking areas shall be screened to preserve the street cape in the neighborhood. Such screening shall include trees, shrubs, lawns, ornamental fencing, walls, brick, stone, cobbles, and gravel where appropriate.
 - f. All parking shall be on ground level and not more than fifty (50) percent of parking shall be in the front yard.

B. GB GENERAL BUSINESS DISTRICT

1. Purpose: The GB-General Business District is intended to accommodate larger retail and service establishments primarily serving the needs of the entire Town and neighboring communities.

2. Permitted Site Plan Uses: The following principal uses with a GFA of 20,000 square feet or less, shall be permitted in the GB District subject to Site Plan approval in accordance with 29-11.
 - a. All Permitted Uses in the DRB - Design Retail Business District.
 - b. Retail sales of home building and maintenance materials.
 - c. Nurseries or garden supply stores.
 - d. Funeral homes.
 - e. Caterers.
 - f. Equipment rental or leasing services, excluding motor vehicles.
 - g. Printing, lithography, photocopying or similar graphic arts services; publishing facilities.
 - h. Health or fitness clubs, gymnasiums, tennis or racquet clubs.
 - i. Restaurant, sit-down.
 - j. Dance or art studios.*
3. Special Permit Uses: The following principal uses shall be permitted in the GB District subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11:
 - a. All Permitted Site Plan uses with a GFA greater than 20,000 square feet with a maximum size of 30,000 square feet for retail business including outdoor display if any. *
 - b. Commercial recreation facilities if entirely enclosed, such as ice and roller skating rinks or bowling alleys.
 - c. Wholesale or storage warehouses, provided that all equipment, materials and products shall be stored within fully enclosed buildings.
 - d. Commercial kennels or veterinary hospitals.
 - e. Contracting businesses.
 - f. Automotive repair and service facilities subject to a Certificate of Approval from the ZBA providing that all maintenance, repair, and automobile washing, shall be conducted entirely within an enclosed building.
 - g. Radio or television reception or transmission facilities, subject to the requirements of 29-4.D.3.

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- h. Public utility buildings, structures or uses.
- i. Dwelling units located over street level stores or offices at a maximum density of five (5) dwelling units per acre, except such density may be increased to not more than eight (8) units per acre if located within 1,000 feet of the Wilton Train Station.
- j. Convalescent or nursing homes subject to the requirements of 29-4.D.5.
- k. Movie theaters.
- l. Restaurants, fast food without drive-in facilities.*
- m. Automotive rental.
- n. Car washes, when washing operations are done entirely within an enclosed building.
- o. Automotive sales and service, providing that all repair and service work, including car washing shall be conducted entirely within an enclosed building. The outside storage or sale of wrecked vehicles shall not be permitted.
- p. Motor vehicle service stations subject to a Certificate of Approval from the ZBA, and subject to the following requirements:
 - (1) All pumps and pump islands and all tanks for the storage of motor vehicle fuel shall be set back at least 35 feet from all property lines.
 - (2) All repair and service works, including car washing, but excluding emergency service and sale of fuels and lubricants, shall be conducted entirely within an enclosed building.
 - (3) The outside storage or sale of wrecked vehicles shall not be permitted except where such vehicles are impounded on the service station property at the direction of a duly authorized law enforcement agency. All such wrecked vehicles shall be removed from the property without undue delay and shall be stored only in an outside area which shall be screened with fencing and/or evergreen landscaping of such type and height as will shield the vehicles from view from the public highway or adjacent property in accordance with 29-8.C.3.
 - (4) All motor vehicle service stations shall be located a minimum distance of 300 feet from:
 - (a) A theater, auditorium or place of assembly containing at least 100 seats.
 - (b) A place of worship.
 - (c) A public library.
 - (d) A hospital.
 - (e) A public park or public playground.

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- (f) The nearest line of property devoted to the use of a public school, or a duly organized school other than a public school, giving regular instruction at least five days a week for eight or more months in one year.
- (5) All motor vehicle service stations shall be located a minimum of 1,500 feet linear distance from the nearest property line of any other motor vehicle service station.
- q. Congregate housing subject to the requirements of 29-5.C.1.*
- r. Assisted living facilities subject to the requirements of 29-4.D.6.*
- s. Schools, public or private, subject to the requirements of 29-5.C.3.*
- t. Civic/social/professional/charitable organizations.*
- u. Banks or financial institutions with drive-in facilities.*
- v. Manufacturing, converting, altering, finishing, fabricating, assembling, or other handling of products, provided that: *
 - (a) Storage of material and products shall be conducted within fully enclosed buildings.
 - (b) Shift workers shall not be used.
 - (c) Building square footage shall not exceed 1,500 square feet.
 - (d) Noise, dust, smoke and other emissions shall comply with the environmental standards required in 29-9.G. and 29-9.H.
- w. Package Stores subject to the provisions of Section 29-10 and the following requirements: *
 - (1) All sales and display of products shall be conducted within a fully enclosed building.
 - (2) A package store shall not be allowed within:
 - a. 500 feet from the property line of any parcel comprising a public or private school building, or
 - b. 500 feet from the property line of any parcel comprising a place of worship.
 - (3) Ancillary activities or services including, but not limited to, the storage and/or sale of ice and the storage of recycled containers, shall be conducted within the package store building.

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- (4) Subparagraph 2 herein above, shall not be applied in a retroactive manner to any package store lawfully established in accordance with these regulations and the laws of the State of Connecticut.

x. Licensed Dispensary Facility provided any and all other local, state and federal permits have been obtained and subject to the following requirements: *

- (1) A Licensed Dispensary Facility shall not be located within 1,000 feet of any of the following uses:
 - (a) School as defined in Section 29-2.B. (Private School) and Section 29.2.B. (Public School) of these regulations
 - (b) Place of worship
 - (c) Playground or park
 - (d) Child daycare facility
 - (e) Another licensed dispensary facility

Separation distances contained in this section shall be measured by calculating the shortest straight line between the boundaries of the properties accommodating each respective use; regardless of the community in which such use is located.

- (2) No marijuana, product packaging, display boards, pricing information or Paraphernalia shall be displayed so as to be viewable from the outside of the Facility.
- (3) Exterior signage shall be subject to provisions set forth in Section 29-8.A of the Zoning Regulations; except that permissible signage serving a Licensed Dispensary Facility shall be subject to the following limitations:
 - (a) No more than one non-illuminated sign, whether permanent or temporary, shall be viewable from the outside of the Facility. The dimensions of such sign shall not exceed 16" x 18".
 - (b) Signage, viewable from the outside of the Facility, shall not include the advertisement of any marijuana brand names or utilize any graphics or pictures related to marijuana or Paraphernalia.
- (4) A comprehensive security plan shall be required detailing the means by which all marijuana products and permissible Paraphernalia will be safeguarded against diversion, theft or loss. Said plan shall be accompanied by architectural drawings of both the interior and exterior of the building in which the Licensed Dispensary Facility is located.
- (5) In addition to requirements provided in Sections 29-10 and 29-11 of these regulations, the applicant shall submit a detailed map, drawn at a scale of 1" = 50'. Said map shall depict all existing buildings, structures, lot boundaries and an inventory of all present-day uses and businesses within 1,200 feet of a proposed Licensed Dispensary Facility. The

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Commission shall make a finding as to whether the applicant has satisfied the spatial separation requirements set forth in these regulations.

- (6) In addition to complying with these regulations, a Licensed Dispensary Facility shall remain in full compliance with all laws and licensing requirements set forth by the State of Connecticut.
 - y. Pharmacy with no more than one Drive-up facility, subject to the requirements of 29-6.A.3.s
4. Permitted Accessory Uses: The following accessory uses shall be permitted in the GB District:
- a. All accessory uses permitted in the Design Retail Business (DRB) District.
 - b. Outside storage and displayed merchandise for sale on premises only provided that it shall be limited to a maximum of 25% of the lot area, except for automobile storage; no merchandise shall be stored or displayed within any required yard and that the Commission may require appropriate screening (e.g., landscaping, fencing).
 - c. Outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the Commission may require appropriate screening (e.g., landscaping, fencing).
 - d. Continuation of Temporary Outdoor Dining and retail outdoor activities in Response to Covid-19 – Any restaurant operating with an approved temporary outdoor dining permit or retail establishment operating with an outdoor activities approval issued pursuant to CT Governor Lamont's Executive Order 7MM as of the date of this amendment may continue to operate and use the area approved and as shown in that permit, until March 31, 2022. The use shall at all times continue to be used in accordance with all Executive Orders currently in place or as revised in the future and in accordance with all federal, state and local COVID-19 guidelines and requirements.
- Such extension shall not be interpreted to create any nonconforming right and further provided that the operation of the Temporary Outdoor dining or retail outdoor activities between the suspension of the State's declared state of emergency and the expiration of this regulation shall be deemed to be a complete and total waiver of nonconforming rights under any local, state or federal authority. *(Amendment effective date April 30, 2021)**
5. Retail Design Requirements: For all retail businesses over 20,000 square feet, the following design requirements shall apply:*
- a. All design requirements required in the Design Retail District.