

Superbly Located Mixed Use Property For Sale

770 Boston Post Road, Darien, CT

PRICE REDUCED!

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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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770 Boston Post Road, Darien, CT

Mixed Use Property Available for Sale

Ideal for Owner / User Investor or Redevelopment

In the heart of all Darien's Post Road amenities, restaurants, shopping, etc

Office space on grade level and residential apartments on the second and third

1500± SF of office first floor
1200± SF apt on second floor
800± SF apt on third floor

Reduced! Asking Sale Price: ~~\$999,999~~ \$950,000

Available for Lease:

- 1,500± SF of office first floor
- Asking lease rate: \$32 per SF gross plus utilities



Location: 15,000 Traffic Volume | Superior Boston Post Road Location | Great Signage on Building
One Minute to Exit 11 or 13 of I-95 | Superb Visibility

PROPERTY DETAILS

Acres: .23

Total Sq. Ft.: 3,500

Office Sq. Ft.: 1,500

Res. Sq. Ft.: 800 & 1,200

Zoning: DB

Year Built: 1895

Heating: Oil

AC: Wall units

Water/ Sewer: City

Taxes for 2021: \$11,955

770 Boston Post Road, Darien, CT



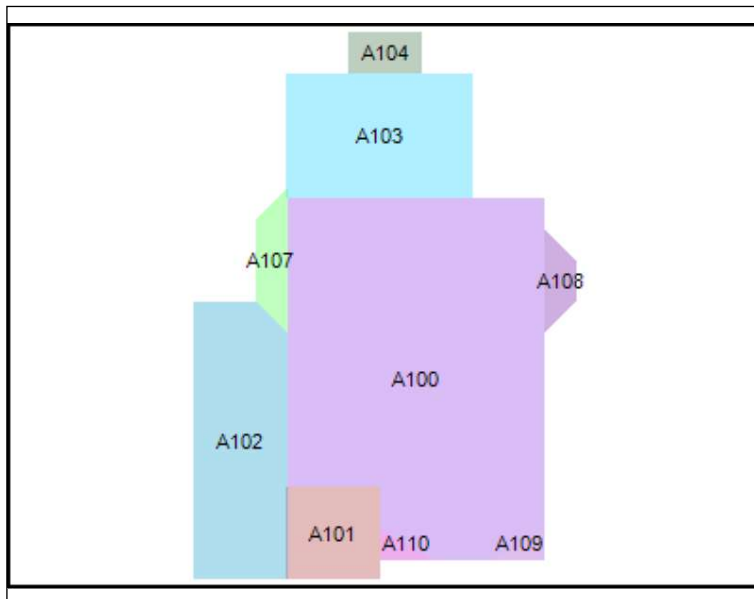
770 Boston Post Road, Darien, CT



PHOTO



SKETCH



Sketch Legend

- 2 A100 - VF2:FA/2S/B 797 Sq. Ft.
- 3 A101 - VP1:1S PORCH 81 Sq. Ft.
- 4 A102 - VS1:1S 239 Sq. Ft.
- 5 A103 - VS1:1S 216 Sq. Ft.
- 6 A104 - VP1:1S PORCH 28 Sq. Ft.
- 7 A107 - VB1:1S/B 33 Sq. Ft.
- 8 A108 - VB1:1S/B 21 Sq. Ft.
- 9 A109 - VS1:1S 8 Sq. Ft.
- 10 A110 - VS1:1S 8 Sq. Ft.
- 1 SUPPORT AREA - 086:SUPPORT AREA 851 Sq. Ft.
- 2 MULTI-USE OF - 082:MULTI-USE OFFICE 1306 Sq. Ft.
- 3 APARTMENT - 011:APARTMENT 797 Sq. Ft.
- 4 APARTMENT - 011:APARTMENT 797 Sq. Ft.
- 1 COM RG1 - CG1:COM FR GARAGE 252 Sq. Ft.
- 1 PRCH CVRD - RP5:PORCH COVERED 81 Sq. Ft.
- 2 ASPH PAVE - PA1:ASPHALT OR BLACKTOP PAVING 2600 Sq. Ft.

SECTION 760. DESIGNED BUSINESS ZONE (DB)

[Added/Amended 8/11/2019]

761. Background and Purposes

This zone is intended to allow, in appropriate locations, for secondary-level concentrations of business uses which help to address the needs of the community. Special measures have been established to protect and preserve the existing qualities and character of each area; to promote development compatible with surrounding residential districts; to allow existing non-conforming businesses to continue to improve their business; and to minimize traffic circulation, parking and related problems.

This zone may allow Assisted Living Facilities, Memory Care Facilities or a combination thereof via Special Permit if certain requirements and standards are met. Due to the nature of these types of facilities and the need for economies of scale, extra height and bulk shall be permitted for these types of businesses subject to the requirement that sufficient open space be set aside for the use of residents. ***[Amended 8/11/2019]***

762. Permitted Principal Uses

The following uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. All uses permitted in the R-1/2 Zone.
- b. Public and semi-public buildings and/or uses.
- c. Business and professional offices.
- d. Medical or dental offices.
- e. Maintenance, continuance and replacement of commercial sales and service facilities legally existing as of the effective date of these Regulations. Any reconstruction or reestablishment shall be limited in all respects to the size, nature and intensity previously approved and existing on the site. Establishment of new commercial sales and service facilities shall only be permitted by Special Permit in accordance with Section 763(a).

[Amended 8/11/2019]

763. Principal Uses Requiring Special Permits

The following uses may be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. Commercial sales and services which may include external storage or activity.
- b. Protected Town Landmarks.
- c. Indoor recreation facilities.
- d. Clubs or lodges.
- e. Assisted Living Facility Memory Care Facility or a combination thereof (see Section 768)
- f. Dwelling units located on upper floors. ***[Amended 12/18/2011]***
- g. Any single structure exceeding 8,000 square feet of gross floor area. ***[Amended 8/11/2019]***

764. Permitted Accessory Uses

The following uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. Signs, as permitted in Section 920.
- b. Any building or use customarily incidental to a permitted use.
- c. Off-street parking and loading facilities in accordance with Section 900.
- d. Accessory food service.

[Amended 8/11/2019]

765. Permitted Accessory Uses

The following accessory uses may be permitted subject to approval of a Special Permit in accordance with Section 1000.

- a. A drive-through window, drive-up window, drive-up ATM, or similar type of facility for a Financial Service use or other commercial sales or service use.

[Amended 8/11/2019]

766. Area and Bulk Requirements

The following requirements shall be deemed to be the minimum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

1. Minimum Lot Area	None (See Note a)
2. Minimum Lot Width	60
3. Minimum Lot Frontage	60
4. Minimum Lot Depth	100
5. Minimum Front Yard	20 (See Note b)
6. Minimum Side Yard	4
7. Minimum Rear Yard	25 (See Note d)
8. Maximum Height in Stories	2
9. Maximum Height in Feet	28
10. Maximum Building Coverage	Determined by FAR
11. Minimum Front Landscape Depth.	20
12. Maximum Developed Site Area	80%
13. Minimum Setback from Any Residential or DO Zone	25
14. Maximum Floor Area Ratios (for lots of 0.6 acres in size or more) <i>[Amended 12/18/2011]</i>	0.40 of the first 10,000 s.f. of lot area plus 0.20 of all lot area over 10,000 s.f.
15. Maximum Building Coverage (for lots of less than 0.6 acres in size or more – for mixed-use and commercial projects on contiguous lots, coordinated development shall be treated as a single parcel for these properties). <i>[Amended 12/18/2011]</i>	25%
16. Maximum Floor Area of all Dwelling Units	1,000 sq. ft.

Notes:

- a. Requirements for yards and buffers control lot sizes.
- b. As stated above, except no parking shall be permitted in front of any building unless the setback from the street line is at least 75 feet. On streets of less than 50 feet width the front yard setback shall be measured from the center line of the street and 25 feet shall be added to the required front yard setback. See Subsection 372 for requirements where setback of existing buildings is greater or less than minimum requirement. Where the lot is a corner lot, the front yard setback on a street which is not Boston Post Road may be reduced from twenty (20) feet to ten (10) feet by Special Permit.
[Amended 12/18/2011]
- c. As specified above, except that at least 25 feet shall be provided where the side yard furnishes vehicular access to the rear, and except that the Commission, in approving a site plan, may permit a building to abut a side line where it finds such creates a better plan.
- d. As specified above, except as follows:
 - 1. Where a rear yard abuts a Residential Zone, the rear yard requirement shall be at least equal to the rear yard requirement of the adjoining Residential Zone.
 - 2. Where the lot is a corner lot and its rear yard is not adjacent to land in any other zone, the rear yard requirement shall equal the side yard requirement.
- e. If more than 2 dwelling units, then at least 30 percent of the total number of units shall be limited to one bedroom. One additional off-street parking space per bedroom shall be required. The total number of dwelling units shall not exceed 6 dwelling units on any site of 20,000 square feet or less, and seven (7) dwelling units on any site greater than 20,000 square feet.
- f. For additions to existing Assisted Living Facilities and/or Memory Care Facilities, the following provisions shall apply in lieu of their respective requirements in the above table in Section 766:

1. Maximum Height in Stories	3
2. Maximum Height in Feet	32
3. Maximum Building Coverage	35% of total lot area
4. Maximum Developed Site Area	75%
5. Maximum Average Floor Area Ratios	Not applicable
6. Maximum Floor Area for each private residential unit	800 square feet

[Amended 12/18/2011; 8/11/2019]

767. Special Controls

- a. Special provisions may be applied for the protection and preservation of existing structures and features subject to the requirements of Section 1000, as follows:
 - 1. An existing lot and/or structure which is non-conforming with respect to any of the requirements set forth herein, may be altered, added to, or rebuilt on the same site provided that such addition, alteration or reconstruction shall not increase the existing non-conforming status of the property and otherwise shall comply in all respects with these Regulations.

2. In order to permit the reasonable use of land and existing structures within this district, the Commission may modify access drive standards and/or requirements for layout and construction of parking areas, including their location on the site, subject to determining that no traffic or public safety hazards shall result and that the purposes of this district shall be met.

These provisions shall apply exclusively to the use and development of existing structures within the district which do not exceed 3,000 square feet in gross floor area.

- b. No off-street parking areas shall be permitted between the street line and the front of the building.
- c. Landscaping, screening and buffer areas shall be provided in accordance with Section 940.
- d. Display or storage of materials shall be in accordance with Subsection 373.
[Amended 12/18/2011]
- e. All uses shall be subject to Site Plan Approval in accordance with Section 1020. The following additional requirements shall apply:
 1. A colored rendering of the proposed structure(s) drawn from a perspective representing a view from street level and illustrating at least two facades of the building;
 2. Elevation drawings for each side of the building;
 3. Color photographs of existing development a minimum distance of 200 feet to either side of the subject site;
 4. Presentation of an architectural style which shall enhance and contribute to the historic and architectural character of the site and the surrounding area;
 5. Buildings designed to enhance and contribute to special design features of the area including the historic and public buildings and the natural environment.
 6. Samples of the finishing materials to be used on the exterior.
- f. Accessory structures shall be allowed, subject to the area and bulk requirements set forth in section 406 for the residential zone that abuts the site, provided that the Commission finds that the accessory structures do not unreasonably impact abutting residential properties. The minimum yard adjacent to single story parking garages, whether individual garage spaces or grouped, shall be a minimum of three feet, provided that the Commission finds that the parking garage and turning area will be appropriately screened from, and not unreasonably impact, adjacent residential properties.
[Added 12/18/2011; Amended 8/11/2019]

768. Assisted Living Facility (ALF) and Memory Care Facility (MCF)

- a. An ALF, MCF or combination thereof shall include common rooms for use by the occupants such as living rooms, laundry, entertainment facilities, dining areas, beauty parlor, library, and kitchen facilities. An ALF MCF or combination thereof shall also include administrative offices, service facilities, and areas for wellness, periodic medical examination, therapy, or similar uses.
- b. All Area and Bulk Requirements and Special Controls in Sections 766 and 767 shall control.
- c. The gross floor area of a private residential unit in an ALF, MCF or combination thereof shall be not less than 320 square feet.
- d. Each ALF, MCF or combination thereof shall be connected to public sanitary sewers and served by public water supply.
- e. At least 300 square feet of usable open space shall be provided for each private residential unit. The Planning and Zoning Commission may require that a conservation easement be conveyed for this required open space. Some or all of the open space may be located in an adjoining zone at the discretion of the Planning and Zoning Commission.
- f. To accommodate the parking needs of the residents, visitors, and staff providing services to the occupants, the following minimum off-street parking shall be provided: one space for each employee per maximum shift; plus 0.33 spaces for each ALF unit and 0.25 spaces for each MCF unit.
- g. Off-street parking design standards of Sections 226 and 900 shall be applicable.
- h. At least one off-street unloading facility shall be provided per Sections 909.1c and 909.2a-g.

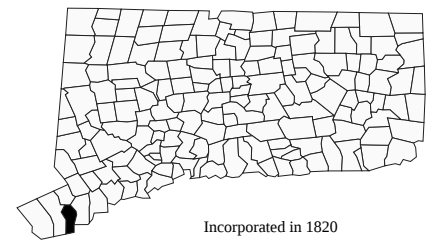
[Added 6/26/2011; Amended 6/19/2016]

Darien, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

Town Hall
2 Renshaw Road
Darien, CT 06820
(203) 656-7338

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Western Planning Area



Demographics

Population

	Town	County	State
2000	19,607	882,567	3,405,565
2010	20,732	916,829	3,574,097
2013-2017	21,742	947,328	3,594,478
2020	20,159	944,692	3,604,591
'17 - '20 Growth / Yr	-2.6%	-0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	13	625	4,842
Pop./Sq. Mile (2013-2017)	1,717	1,516	742
Median Age (2013-2017)	39	40	41
Households (2013-2017)	6,703	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$208,848	\$89,773	\$73,781

	Town	State
Veterans (2013-2017)	650	180,111

Age Distribution (2013-2017)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,482 7%	4,043 19%	3,188 15%	4,053 19%	6,370 29%	2,606 12%	21,742 100%
County	53,055 6%	125,776 13%	126,096 13%	229,587 24%	271,888 29%	140,926 15%	947,328 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	19,208	595,323	2,446,049
Black Non-Hisp	143	98,931	350,820
Asian Non-Hisp	1,345	48,421	154,910
Native American Non-Hisp	30	1,372	5,201
Other/Multi-Race Non-Hisp	335	22,631	84,917
Hispanic or Latino	681	180,379	551,916

	Town	County	State
Poverty Rate (2013-2017)	3.7%	8.8%	10.1%

Educational Attainment (2013-2017)

	Town	County	State
High School Graduate	967 7%	673,582 27%	
Associates Degree	408 3%	188,481 8%	
Bachelors or Higher	10,553 81%	953,199 38%	

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	1,111	8,393
23 - Construction	44	133
31-33 - Manufacturing	8	24
44-45 - Retail Trade	104	1,483
72 - Accommodation and Food Services	70	1,019
81 - Other Services (except Public Administration)	289	804
Total Government	23	1,194

Top Five Grand List (2018)

	Amount
CL & P	\$87,028,302
Darien Financing LLC	\$46,322,290
Steinkraus, William ET AL	\$35,030,100
Weeburn C.C.	\$25,340,019
Country Club of Darien	\$24,777,518
Net Grand List (SFY 2016-2017)	\$8,446,673,225

Major Employers (2017)

Town of Darien	Zotos International Hair Care Products
Colangelo Synergy Marketing	Wee Burn Country Club
Rings End, Inc.	

Education

2018-2019 School Year

	Grades	Enrollment
Darien School District	PK-12	4769

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	84.8%	53.8%	82.3%	51.3%	78.5%	43.0%
ELA	79.8%	53.1%	81.6%	54.9%	83.8%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
Darien School District	105

Rate of Chronic Absenteeism (2017-2018)

Connecticut	All 10.7%
Darien School District	3.7%

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Darien School District	96.5%	97.0%	96.0%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	77.0%	82.2%	86.8%
Private	23.0%	17.8%	13.2%

Darien, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Representative Town Meeting

Total Revenue (2017)	\$158,931,205	Total Expenditures (2017)	\$153,803,178	Annual Debt Service (2017)	\$11,545,372
Tax Revenue	\$132,390,847	Education	\$113,007,360	As % of Expenditures	7.5%
Non-tax Revenue	\$26,540,358	Other	\$40,795,818	Eq. Net Grand List (2017)	\$13,441,534,266
Intergovernmental	\$20,545,117	Total Indebtedness (2017)	\$62,211,736	Per Capita	\$614,133
Per Capita Tax (2017)	\$6,054	As % of Expenditures	40.4%	As % of State Average	406.8%
As % of State Average	206.5%	Per Capita	\$2,842	Moody's Bond Rating (2017)	Aaa
		As % of State Average	113.1%	Actual Mill Rate (2017)	15.77
				Equalized Mill Rate (2017)	9.86
				% of Net Grand List Com/Ind (2017)	7.7%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	7,045	369,044	1,507,711
% Single Unit (2013-2017)	89.2%	58.0%	59.2%
New Permits Auth (2017)	35	1,719	4,547
As % Existing Units	0.5%	0.5%	0.3%
Demolitions (2017)	34	538	1,403
Home Sales (2017)	244	5,187	21,880
Median Price	\$1,398,600	\$417,800	\$270,100
Built Pre-1950 share	37.9%	29.0%	29.3%
Owner Occupied Dwellings	5,719	228,666	906,798
As % Total Dwellings	85.3%	67.7%	66.6%
Subsidized Housing (2018)	252	34,037	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	0	34	536
\$100,000-\$199,999	0	343	5,237
\$200,000-\$299,999	0	749	6,681
\$300,000-\$399,999	0	865	3,863
\$400,000 or More	244	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$2,790	\$1,439	\$1,123
Cost-burdened Renters	54.6%	54.6%	52.3%

Labor Force

	Town	County	State
Residents Employed	8,383	461,750	1,827,070
Residents Unemployed	296	19,017	78,242
Unemployment Rate	3.4%	4.0%	4.1%
Self-Employed Rate	16.2%	13.0%	10.0%
Total Employers	1,111	36,389	122,067
Total Employed	8,393	420,674	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Stamford, CT	1,539	Manhattan, NY	1,337
Norwalk, CT	1,373	Stamford, CT	1,305
Darien, CT	987	Darien, CT	987
Bridgeport, CT	353	Norwalk, CT	566
Fairfield, CT	352	Greenwich, CT	456
Greenwich, CT	234	New Canaan, CT	149
Trumbull, CT	176	Fairfield, CT	116

Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	1,347	1,777
Violent	15	228

Disengaged Youth (2013-2017)

	Town	State
Female	4.3%	4.2%
Male	0.0%	5.6%

	Town
Library circulation per capita	28.53

Distance to Major Cities

	Miles
New York City	36
Hartford	64
Providence	119
Boston	155
Montreal	310

Residential Utilities

Electric Provider
Eversource Energy (800) 286-2000
Gas Provider
Eversource Energy (800) 989-0900
Water Provider
Aquarion Water Company (800) 732-9678
Cable Provider
Cablevision of Connecticut, LP (203) 847-6666