

# BUILDING FOR SALE

92 Danbury Road, Ridgefield, CT



To arrange a tour contact:  
Bruce Wettenstein, SIOR 203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.



# 92 Danbury Road, Ridgefield, CT

## Retail / Auto Dealership/ Development

### PROPERTY DETAILS

Building Area: 3,100± SF

Land Area: 1.95 acre

Zoning: B-2

Tenancy: Single

Leased: yes fully leased

Age: 1945±

Building Height: 1 story

Frontage: 185 FT on Danbury Road

Gas: Yes natural gas

Water: City water

Sewer: City sewer

Taxes: \$30,111.

Sale Price: \$1,900,000.



**Location:** Convenient to Route 7  
Superb visibility with signage on Danbury Road



## VIDAL/WETTENSTEIN, LLC

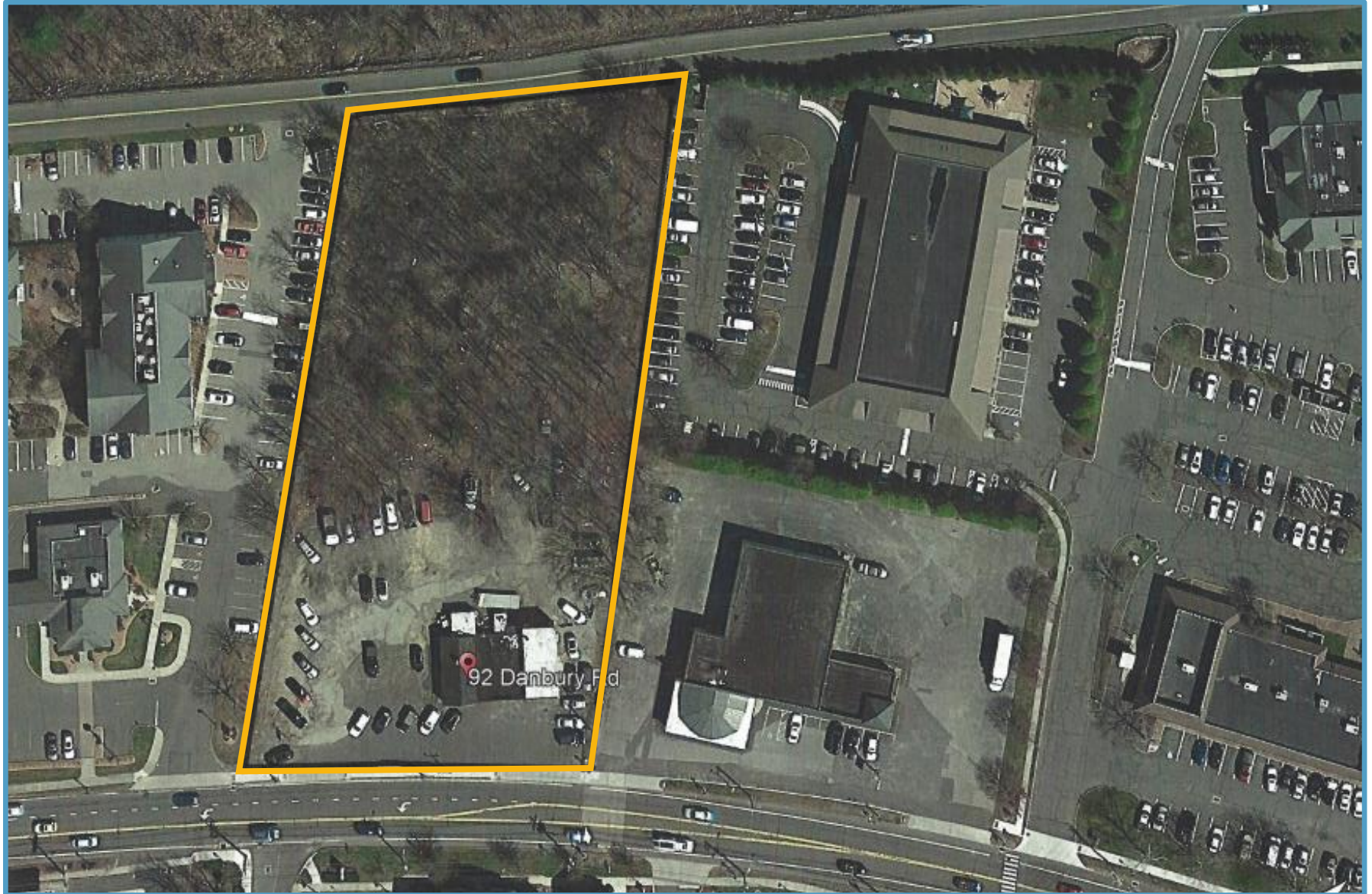


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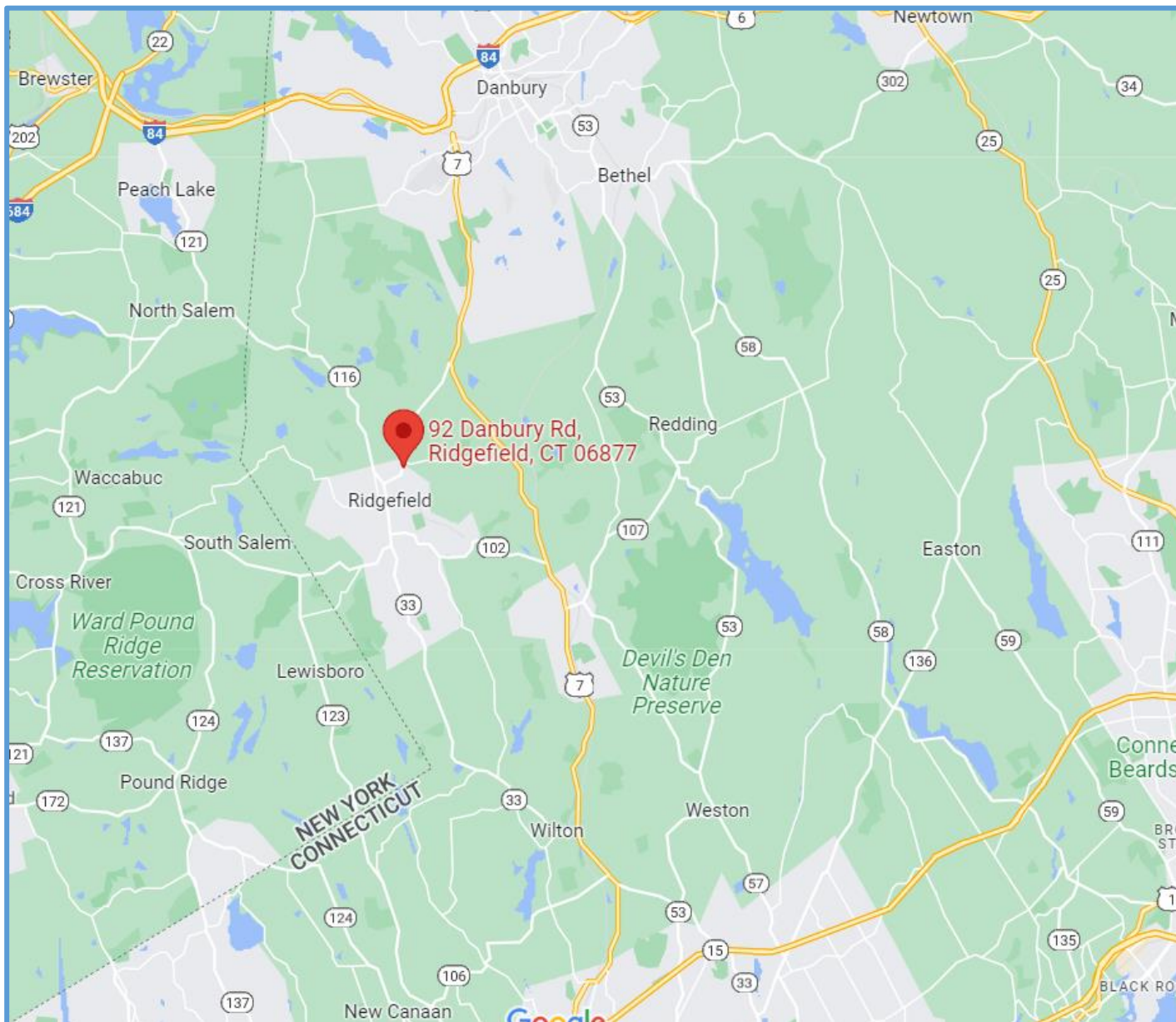


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103

109

DANBURY RD

DANBURY RD

35

35

580 ft

Talbot's

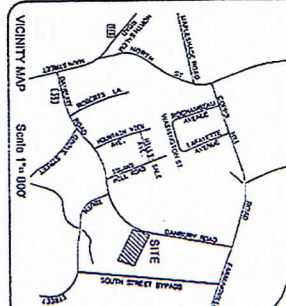
Party Depot

20m

SOUTH ST BYP

SOUTH ST BYP





TO UNKNOWN FORD AND BELT, HIS WAY IS OPEN TO  
BY  
DURING A MARCH 1962, THE FBI  
THIS SUMMARY IS NOT VALID WITHOUT A "FO" - "I"  
1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2

MAP OF PROPERTY  
PREPARED FOR  
**PEPPER PARTNERS LIMITED PARTN**  
#92 DAWBURY ROAD (ROUTE 35)  
RIDGEBELF, D. CONNECTICUT  
JANUARY 9, 2003

**HAMMONS LLC** LAND SURVEYORS & CIVIL ENGINEERS  
4100 23RD AVENUE N.E.  
PAULSEN, CONNECTICUT 06458  
203.351.8300  
hammonsllc@yahoo.com

DATE: 10/20/04  
JOB NO.: 04-1  
JOB: LAMB  
SHEET: 6 OF 10

SCALE: 1" = 20'

100' 100' 100' 100'

Unique ID: E130186

RIDGEFIELD

Location: 92 DANBURY RD

Unit

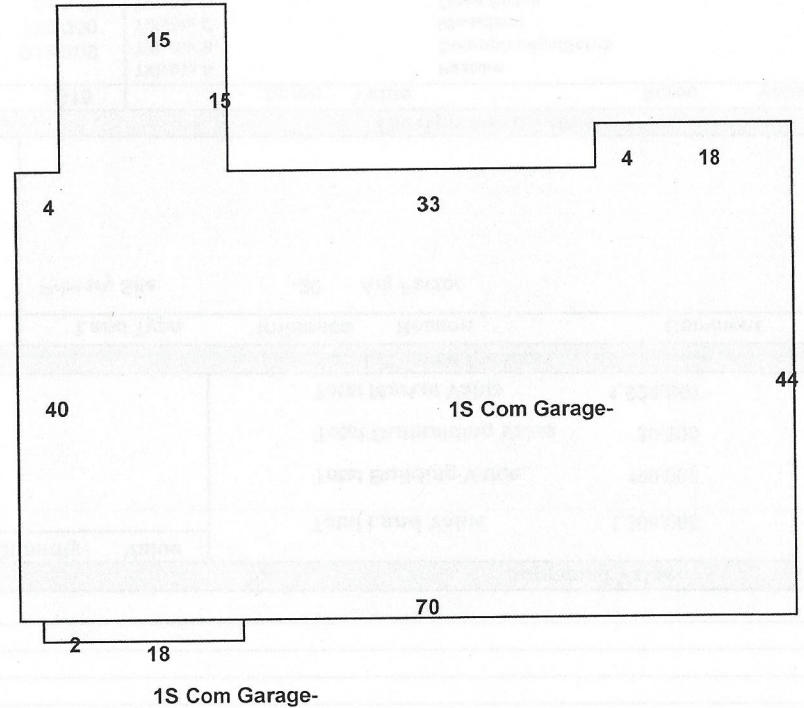
911 Address:

Map/Block/Lot: E13-0186

MARTYS MOTORS

Segment	Use	Units	Area	Comments
Automotive	Com Garage		3,097	
Automotive	Com Garage		36	

Commercial Building Description		Item	Area/Qty	Value
Building Use	Commercial Garage	Base Value	3,133	486,598
Class	Reinforced Conc	Value Before Depr.	0	486,598
Overall Condition	Good	Depr/Adjust Amount	0	296,531
Construction Quality	Good	Final Value (After Depr)	0	190,067
Stories	1.00			
Year Built	1945			
Percent Complete	100			
GLA	3,133			
Basement		Grade Factor	60	Physical Depreciation % 42
Basement Area	0	Functional Depreciation %	0	Economical Depreciation % 0
Basement Finished Area	0	Attached Component Computations		
HVAC		Type	Yr Blt	Condition Area/Qty Value
Heating				
Fuel				
Cooling %	0			
Interior				
Floors	Concrete			
Walls				
Wall Height	22			
Exterior				
Exterior Walls	Concrete Bloc			
Roof Cover	Reg 3 Tab			
Special Features				
Building Value				
Building	1			
Building Value	190,067			



## Detached Component Computations

Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
Paving	1945	Fair	14,000	30,800					



**Card No: 1 of 1**

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY      Revaluation Date: 10/01/2017



### 5.3. **Business B-2 Zone**

#### **A. PURPOSE**

The Business B-2 Zone is a non-retail district established to provide opportunities for a variety of businesses, including restaurants, personal services, and other uses that will help to meet the needs of Ridgefield residents.

#### **B. ARCHITECTURAL REVIEW REQUIRED**

Any new construction or remodeling of the exterior of a building shall be reviewed by the Architectural Advisory Committee in accordance with the provisions of Subsection 9.3.G of these Regulations.

#### **C. PERMITTED USES <sup>12</sup>**

- Within an existing building, the following uses are permitted by issuance of a Zoning Permit by the ZEO in accordance with Section 9.1.A for any Change of Use, whether or not new floor area is added to the tenant space, and whether or not additional parking is required.
- If new floor area is constructed or if there is any physical expansion of the existing building, the following uses shall be permitted by Special Permit (or Revision to an existing Special Permit) approval granted by the Commission in accordance with 9.2.A (as is the case with those uses listed in Sec.5.3.D.1.) unless administrative approval is authorized pursuant to Sec. 9.2.A.7.e.

1. Service establishment or personal service establishment.
2. Business, professional, or medical office.
3. Real estate office.
4. Bank.
5. Sit-down restaurant.
6. Offices for executive, administrative and data processing activities.
7. A single family detached dwelling, provided that:<sup>13</sup>
  - a. The dwelling was in existence as of 9/19/08; and
  - b. The dwelling conforms to the area and bulk requirement of the R-20 Zone.
8. Uses accessory to the uses listed in Subsection 5.3.C when located on the same lot.
9. Seasonal Farmers' Market.<sup>14</sup>
10. Ancillary retail sales of goods directly related and clearly incidental to the principal commercial use, service business, medical office or recreational use, provided that the display area

<sup>12</sup> 2019-041-A Amendment effective 06/07/19: Modified box contents for Change of Use via Zoning Permit, and Special Permit language. Deleted Site Plan application requirement.

<sup>13</sup> 2008-079-A: Amended effective 09/19/08

<sup>14</sup> 2007-138-A: Amended effective 01/11/08



for such retail sales shall not exceed the lesser of 10% of the gross customer area or 200 s.f.<sup>15</sup>

11. Fitness center / exercise facility / dance studio / facility for education in the arts.<sup>16</sup>

12. Food retail/serving establishment (such as a bakery, delicatessen, ice cream parlor or coffee shop) with seating for fewer than fifteen (15) customers.<sup>17</sup>

#### **D. USES REQUIRING SPECIAL PERMIT**

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A:

1. Assisted living facility, memory care facility, nursing/convalescent home, congregate housing, or a combination thereof. Notwithstanding the requirements otherwise listed for the zone, the following standards must be achieved:<sup>18</sup>
  - a. the parcel must be a minimum of one and one-half (1.5) acres in size;
  - b. units shall consist of no more than two bedrooms each;
  - c. each bedroom shall have no more than two occupants;
  - d. the maximum number of beds shall be 25 per acre;
  - e. the maximum average building height shall not exceed 45 feet and three (3) stories;
  - f. a minimum twenty-five (25) foot setback shall be provided between any principal building structure and the property line of any adjacent non-residential use;
  - g. a minimum fifty (50) foot setback shall be provided between any principal building structure and the property line of any adjacent residential use;
  - h. the applicant shall demonstrate that adequate parking has been provided for residents, staff and visitors;
  - i. the applicant shall provide data regarding the anticipated need for Town emergency medical services.
2. Construction which results in new floor area.
3. Municipal or other governmental uses, including public parking and recreational facilities.
4. Research and development laboratories, including research and development of manufactured, processed or compounded products.
5. The manufacture, production, fabrication, processing, assembling, packing, storing and distribution of:
  - a. precision-electrical or precision-mechanical equipment;
  - b. optical goods, business machines, precision instruments, surgical and dental instruments;
  - c. pharmaceutical, toiletry, and cosmetic; and
  - d. Flooring, granite and marble and<sup>19</sup>
  - e. any other use of the same general character as any of the uses listed above.
6. Contractors' yards and structures, including parking of motor vehicles and equipment, if located on a minimum of one (1) acre of land.
7. Storage warehouse if located on a minimum of one (1) acre.

<sup>15</sup> 2009-070-A: Amended effective 11/19/09

<sup>16</sup> 2013-113-A: Amendment effective 11/28/13: Changed from Special Permit to as-of-right.

<sup>17</sup> 2018-045-A Amended effective 11/09/2018

<sup>18</sup> 2016-057-A: Amended effective 07/08/16

<sup>19</sup> 2018-052-A amended effective 11/09/2018



8. Drive through facility, but not permitting use for food service.
9. Group day care homes, as per Subsection 3.3.D.3 of these regulations.
10. Day care centers, as per Subsection 3.2.C.7 of these regulations.
11. Residential dwelling units that are a part of a commercial structure and are located over street level businesses, provided that<sup>20</sup>:
  - a. the development is served by public water and municipal sewers in compliance with the Public Health Code;
  - b. adequate off-street parking, as determined by the Commission, shall be provided on the premises for the use of residents and businesses;
  - c. except as allowed under 11.d, below, the number of units shall not exceed 2.2 units per acre;
  - d. on properties of a maximum of one (1) acre in the B-2 zone at 30-40 Grove Street between Sunset Lane and Old Quarry Road, and the 0.747-acre lot at 30 Old Quarry Road and the one (1.0) acre lot at 35 Old Quarry Road, the number of units may be increased to a maximum of eight (8) units per acre, provided that a and b, above, can be achieved;<sup>21</sup>
  - e. the Commission may grant a density bonus of up to twenty percent (20%) in the permitted number of units provided that the bonus units are deed-restricted as affordable housing according to the criteria for affordability set up in CGS 8-30g(6) for tenants with incomes less than 80% of the State Median Income (SMI) level;
  - f. calculation of permitted density may be rounded down to the nearest whole number when fractions are less than 0.5 and shall be rounded up when fractions are 0.5 or greater.
12. Bowling alleys and other similar indoor recreational activities.
13. Golf driving range and other similar outdoor recreational activities.
14. Golf clubs and other private recreational uses.
15. Commercial kennels.
16. Veterinary hospitals conducted under the personal administration of a licensed veterinarian.
17. Educational, philanthropic, or religious uses.
18. Nonprofit club or other organization providing social, cultural and recreational activities serving a community need or convenience and not including any activity carried on primarily for profit.
19. Funeral homes or funeral director's establishments, but not including any crematory.
20. Indoor theaters.
21. Hotel, motel, or inn.
22. Public utility substations.
23. Brewery or brew pub.<sup>22</sup>

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<sup>20</sup> 2013-110-A: Amended effective 02/28/14

<sup>21</sup> 2017-009-S-SP-SR-A: Amendment effective 04/14/17

<sup>22</sup> 2016-109-A: Amended effective 01/27/17



24. Non-direct-retail-sales showroom<sup>23</sup>
25. Principal uses similar to the uses listed in Subsection 5.3.C.
26. Uses accessory to the uses listed in Subsection 5.3.D when located on the same lot.
27. Any change in use, floor area or exterior site modifications or alterations involving the sale of new or used motor vehicles provided that:
  - a. the lot contains at least one (1) acre, and<sup>24</sup>
  - b. display of motor vehicles for sale shall only occur within a yard setback with the specific approval of the Commission.
28. Any change in use, floor area or exterior site conditions of any operation legally existing at the time of the adoption of these Regulations operated as a gasoline station provided that:
  - a. that the use was in existence as of May 1, 2007,
  - b. the lot contains at least thirty thousand (30,000) square feet.
  - c. lot coverage (building) shall not exceed forty (40) percent, and
  - d. yard setbacks shall be at least 25 feet.
29. Any change in use, floor area or exterior site conditions of any operation legally existing at the time of the adoption of these Regulations involving motor vehicle repair and/or servicing provided that:
  - a. that the use was in existence as of May 1, 2007,
  - b. the lot contains at least thirty thousand (30,000) square feet.

#### **E. DIMENSIONAL STANDARDS**

<b>Minimum lot size</b>	10,000 square feet
<b>Minimum frontage</b>	50 feet
<b>Maximum lot coverage (buildings)</b>	25 percent
<b>Maximum total coverage (buildings, structures, parking, and drives)</b>	75 percent
<b>Minimum front yard setback</b>	30 feet
<b>Minimum side yard setback</b>	None required, but 3 feet if provided
<b>Minimum rear yard setback</b>	None required, but 3 feet if provided
<b>Minimum buffer /setback where property abuts a residential zone</b>	See Subsection 7.1.E of these Regulations
<b>Maximum average building height</b>	40 feet

<sup>23</sup> 2018-016-A: Amendment effective 05/04/18: Permit non-direct retail showrooms as a legal use.

<sup>24</sup> 2018-045-A: Amendment effective 11/09/2018

**F.        ADDITIONAL STANDARDS**

1. See Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. The Planning Director may refer any Change of Use application to the Commission for review and/or action.



General

ACS, 2015–2019	Ridgefield	State
Land Area <i>mi</i> <sup>2</sup>	35	4,842
Population Density <i>people per mi</i> <sup>2</sup>	725	738
Number of Households	9,001	1,370,746
Median Age	45.6	41.0
Median Household Income	\$163,945	\$78,444
Poverty Rate	2%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Profess., Sci., & Tech Services	2,047	177	\$178,110
2 Health Care & Social Assistance	1,413	94	\$40,239
3 Local Government	1,236	13	\$63,588
4 Retail Trade	1,089	108	\$41,259
5 Accommodation & Food Services	982	76	\$25,033
All Industries	10,652	1,152	\$86,969

SOTS Business Registrations

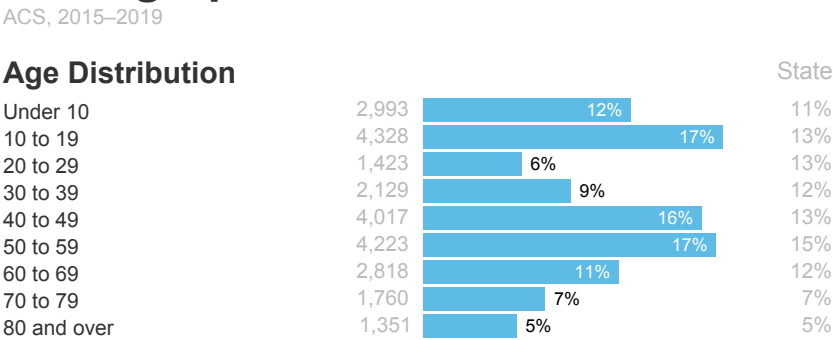
Secretary of the State, June 2021

Total Active Businesses		3,773					
New Business Registrations by Year							
2001	191	2006	208	2011	238	2016	219
2002	204	2007	250	2012	213	2017	248
2003	234	2008	245	2013	194	2018	281
2004	239	2009	201	2014	241	2019	284
2005	235	2010	207	2015	194	2020	320

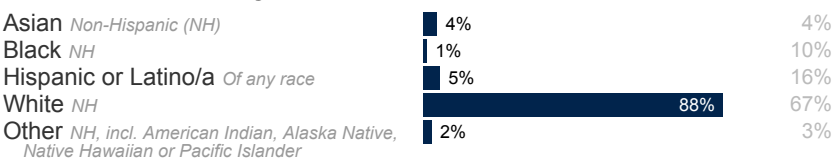
Key Employers

- Data from municipalities, 2021
- 1 Boehringer-Ingelheim
  - 2 West World Media
  - 3 Genesis Technology Solutions
  - 4 Ullman Devices Corp
  - 5 Silver Spring Country Club

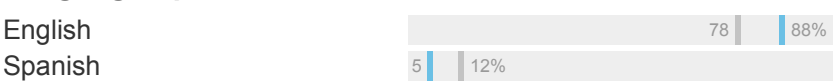
Demographics



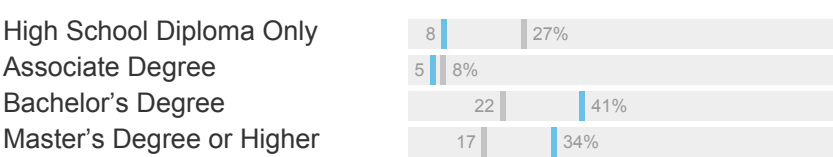
Race and Ethnicity



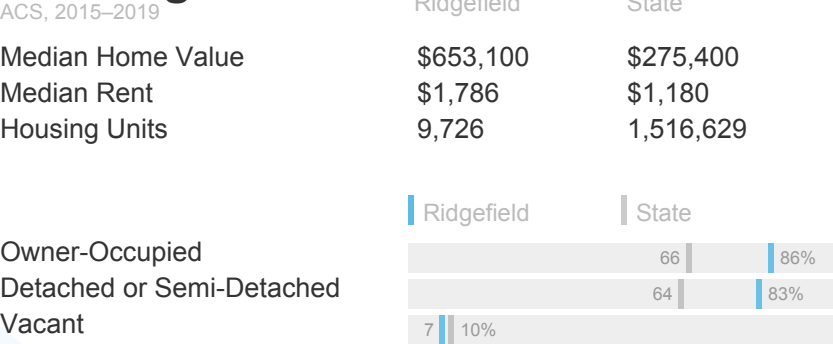
Language Spoken at Home



Educational Attainment



Housing



Schools

CT Department of Education, 2020-21	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
School Districts				
Ridgefield School District	PK-12	4,556	42	96%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19	Math	ELA
Ridgefield School District	78%	84%
Statewide	48%	56%

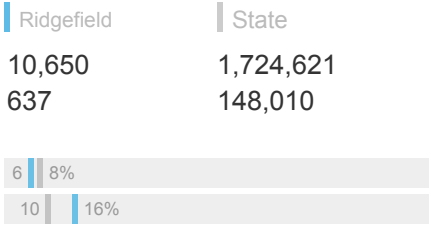
Labor Force

CT Department of Labor, 2020

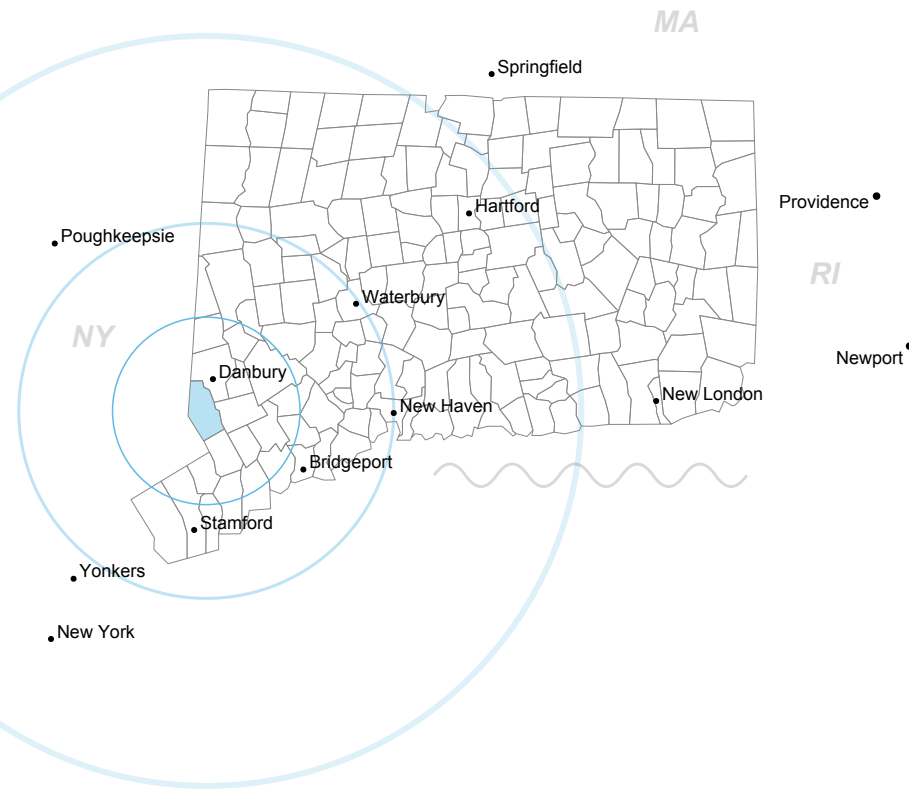
Employed	10,650	1,724,621
Unemployed	637	148,010

Unemployment Rate  
Self-Employment Rate\*

\*ACS, 2015–2019



Catchment Areas of 15mi, 30mi, and 60mi



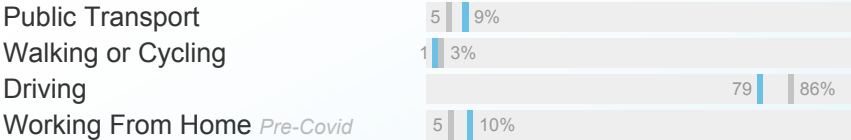
Access

ACS, 2015–2019

Mean Commute Time <i>Pre-Covid</i>	38 min	26 min
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Commute Mode



Public Transit

CTtransit Service	-
Other Public Bus Operations	Housatonic Area Regional Transit (HART)
Train Service	Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$159,346,088
Property Tax Revenue	\$129,504,590
per capita	\$5,178
per capita, as % of state av.	171%
Intergovernmental Revenue	\$20,636,549
Revenue to Expenditure Ratio	100%

Boston\*

Municipal Expenditure

Total Expenditure	\$159,788,940
Educational	\$111,106,811
Other	\$48,682,129

Grand List

Equalized Net Grand List	\$7,218,488,531
per capita	\$288,647
per capita, as % of state av.	188%
Comm./Indust. Share of Net Grand List	11%

Actual Mill Rate	27.21
Equalized Mill Rate	17.94

Municipal Debt

Moody's Rating	Aaa
Total Indebtness	\$61,317,525
per capita	\$2,452
per capita, as % of state av.	95%
as percent of expenditures	38%

Annual Debt Service	\$11,667,328
as % of expenditures	7%

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[ctdata.org/sitefinder](https://ctdata.org/sitefinder)

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from [profiles.ctdata.org](https://profiles.ctdata.org).

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

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