

BUILDING FOR SALE

92 Danbury Road, Ridgefield, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR 203-226-7101 Ext 2
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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.

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

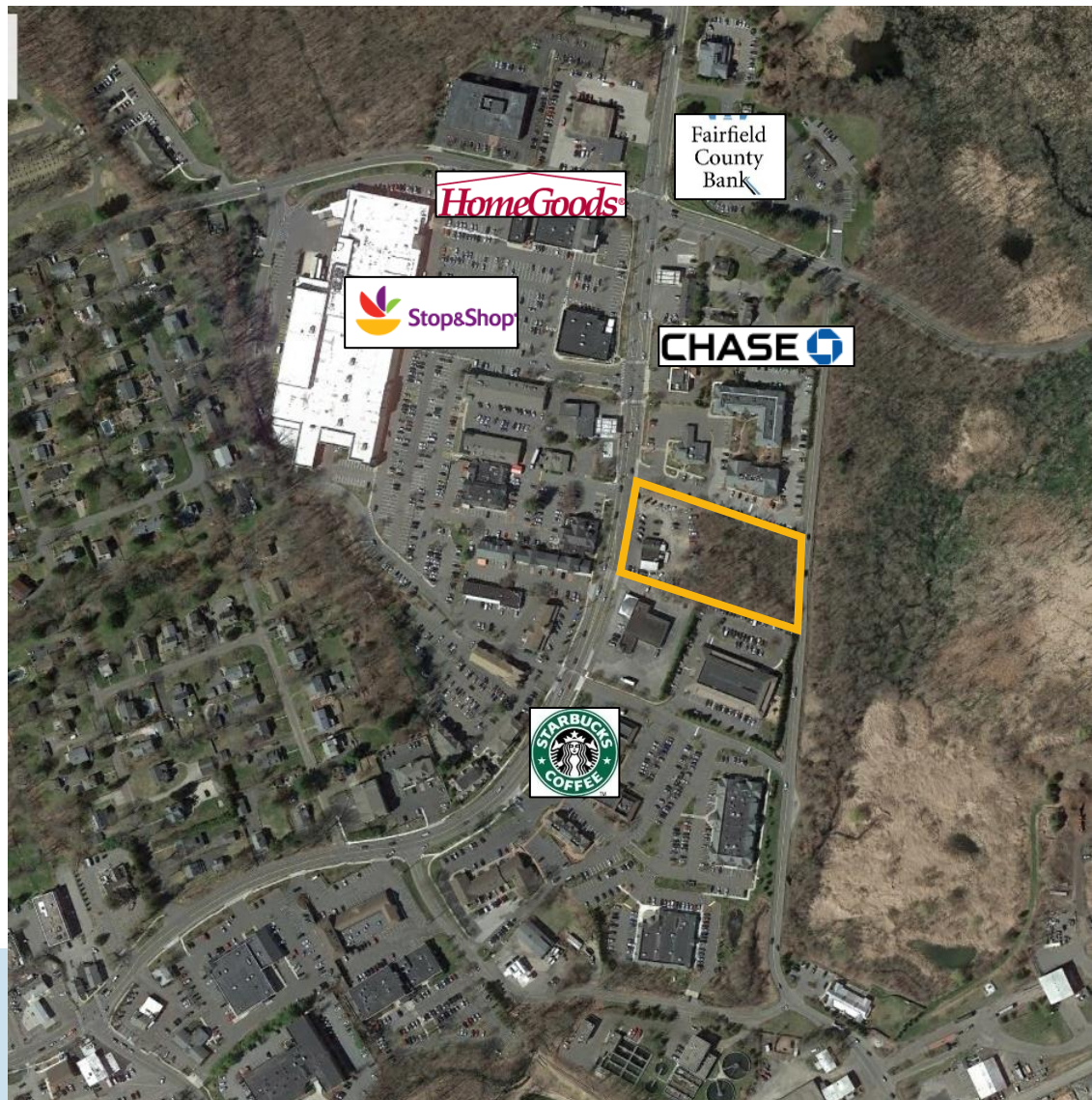
Age: 1945±


Building Height: 1 story

Frontage: 185 FT on Danbury Road

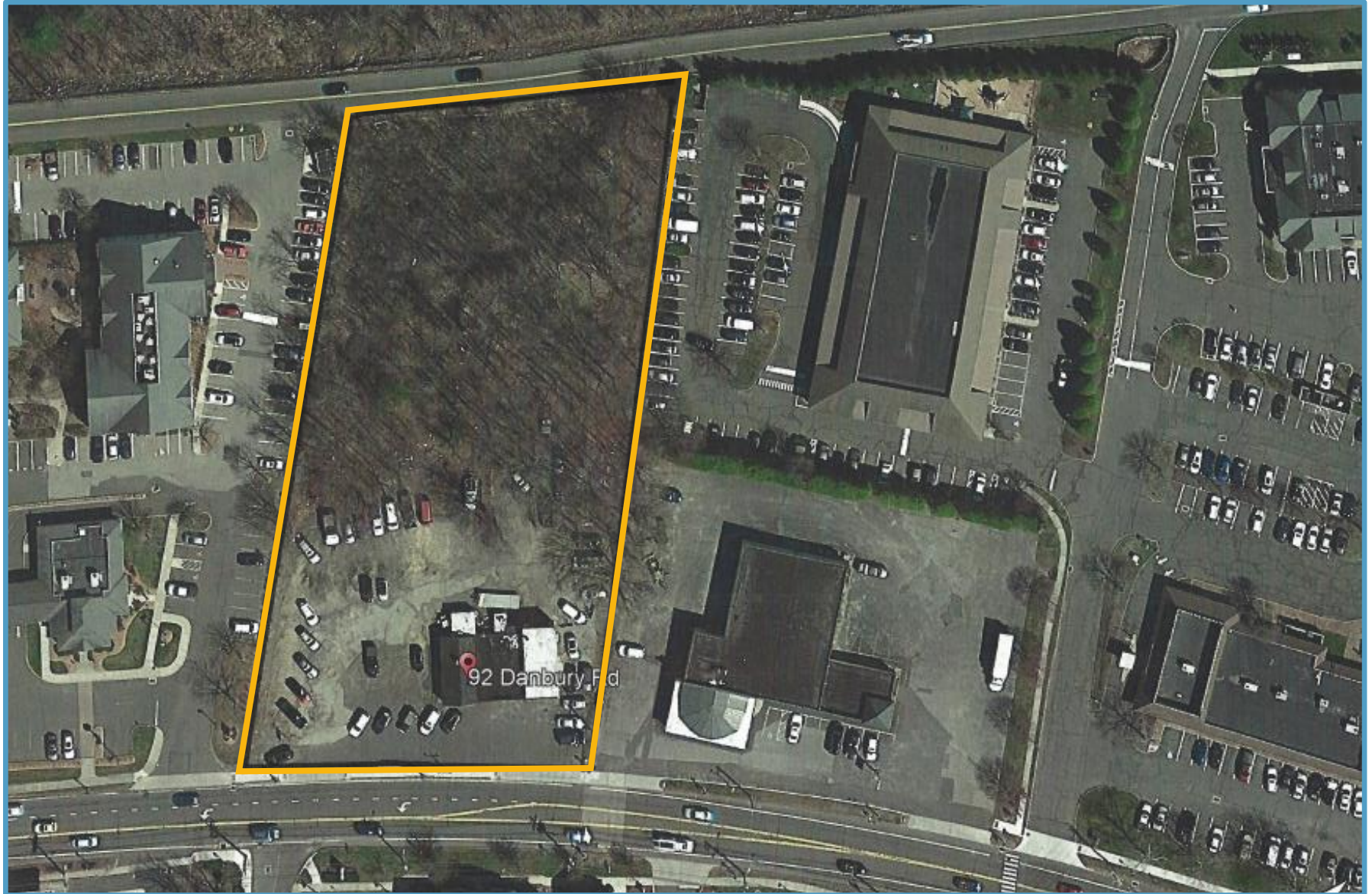
Taxes: \$30,111.

Sale Price: \$1,900,000.

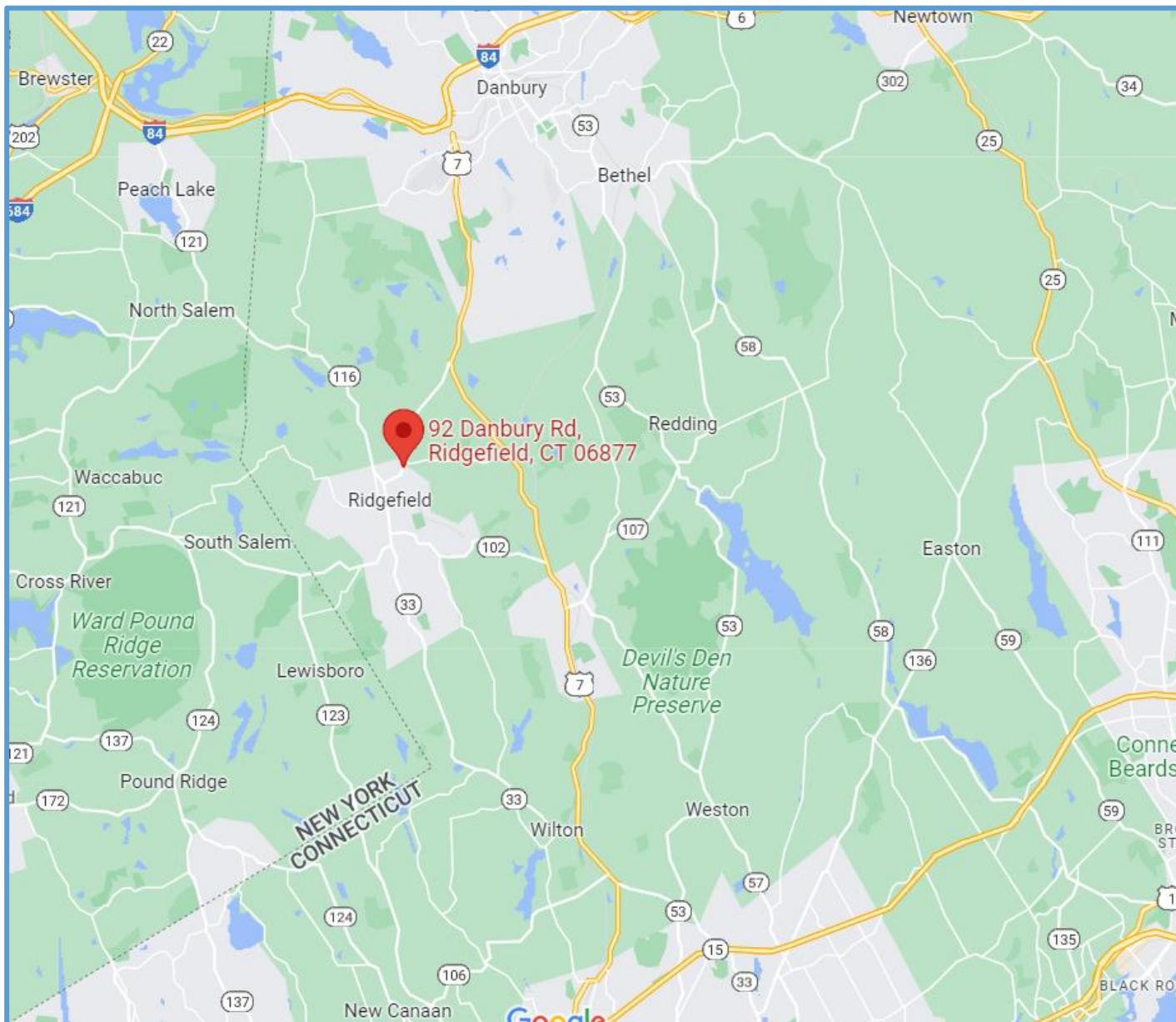


 Location: Convenient to Route 7
Superb visibility with signage on Danbury Road

92 Danbury Road, Ridgefield, CT



92 Danbury Road, Ridgefield, CT





35

DANBURY RD

103

35

DANBURY RD

109

Party Depot

Talbot's

580 ft

SOUTH ST BYP

SOUTH ST BYP

20m

Unique ID: E130186

RIDGEFIELD

Location: 92 DANBURY RD

Unit

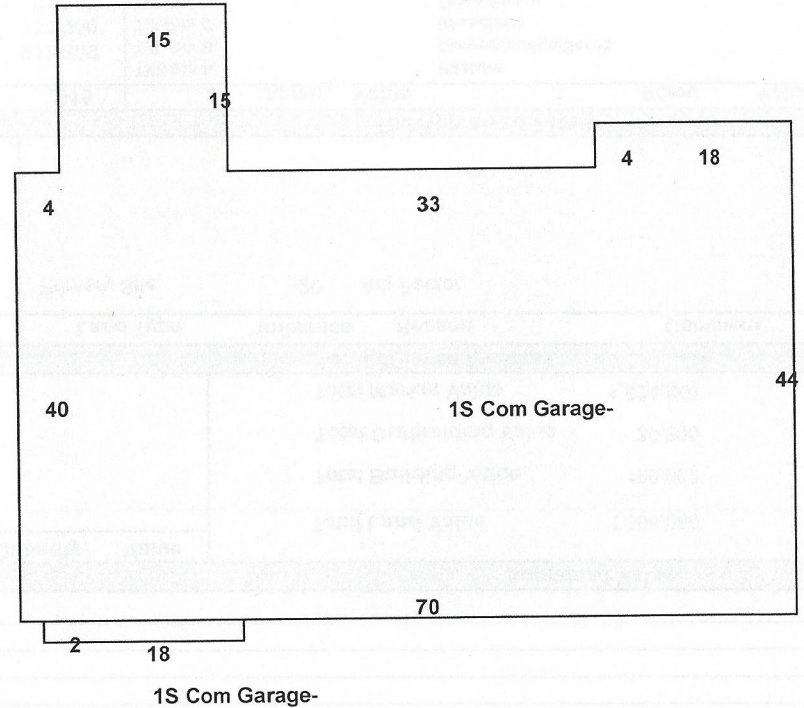
911 Address:

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		
		Type	Yr Blt	Condition Area/Qty Value
HVAC				
Heating				
Fuel				
Cooling %	0			
Interior				
Floors	Concrete			
Walls				
Wall Height	22			
Exterior				
Exterior Walls	Concrete Bloc			
Roof Cover	Reg 3 Tab			
Special Features				
Detached Component Computations				
		Type	Year	Condition Area/Qty Value
		Paving	1945	Fair 14,000 30,800
Building Value				
Building	1			
Building Value	190,067			



Unique ID: E130186

RIDGEFIELD

Card No: 1 of 1

Location:		92 DANBURY RD			Unit	Map/Block/Lot:		E13-0186		Date Printed	10/25/2022
911 Address						Zone	B-2	Nbrhood	C19	Last Update	05/03/2018
Owner Of Record						Volume / Page		Date		Sales Type	
PEPPER PARTNERS LLC								Apr/18/2018		Valid	NO
497 BIC DR MILFORD , CT 06461										Selling Price	
										0	
Prior Owner History											
PEPPER PARTNERS LLC											
</											

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 ¹²

- 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:¹³
 - 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.¹⁴
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

¹² 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.

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

¹⁴ 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.¹⁵

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

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

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:¹⁸
 - 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 and¹⁹
 - 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.

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

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

¹⁷ 2018-045-A Amended effective 11/09/2018

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

¹⁹ 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 that²⁰:
 - 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;²¹
 - 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.²²

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

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

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

24. Non-direct-retail-sales showroom²³
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, and²⁴
 - 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

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

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

²⁴ 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> ²	35	4,842
Population Density <i>people per mi</i> ²	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

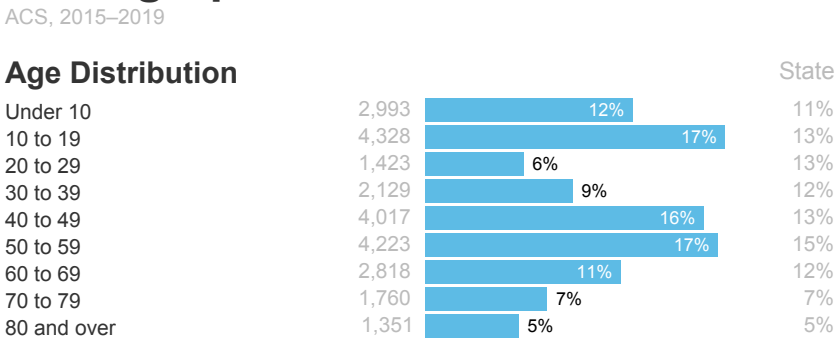
SOTS Business Registrations

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		

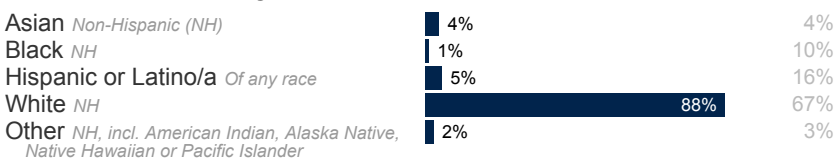
Key Employers

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

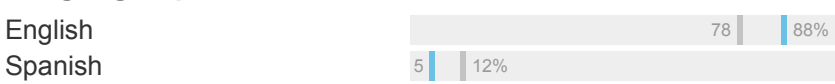
Demographics



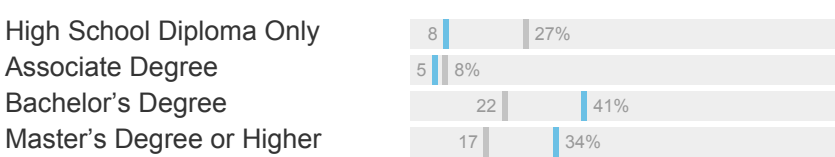
Race and Ethnicity



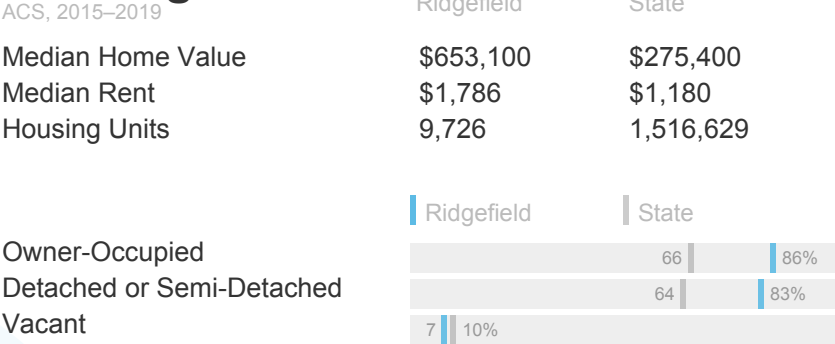
Language Spoken at Home



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%

Ridgefield, Connecticut

25,042

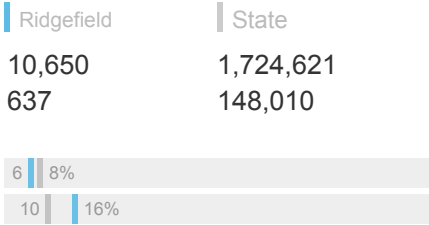
Labor Force

CT Department of Labor, 2020

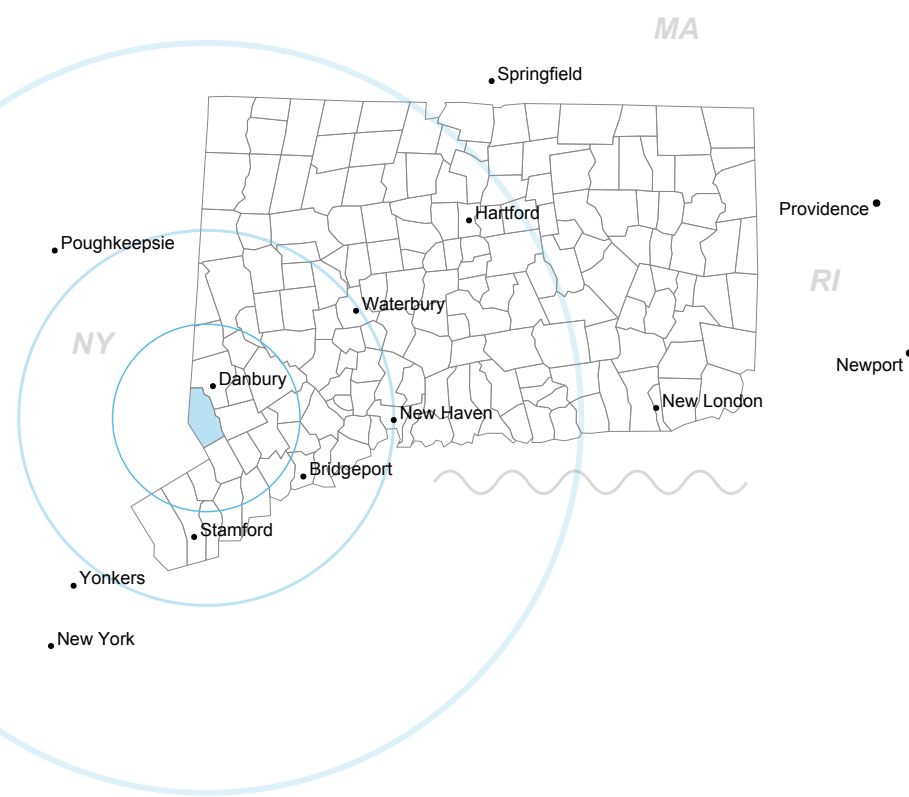
Employed	10,650	1,724,621
Unemployed	637	148,010

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
------------------------------------	--------	--------

No Access to a Car	3%	9%
No Internet Access	5%	12%

Commute Mode

Public Transport	5%	9%
Walking or Cycling	1%	3%
Driving	79%	86%
Working From Home <i>Pre-Covid</i>	5%	10%

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%

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%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

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