

***FANTASTIC OPPORTUNITY***  
**FOR SALE**  
**196 DANBURY ROAD**  
**WILTON, CONNECTICUT**



*Front Building*



*Middle Building*



*Back Building*

- *Asking Price \$3,500,000*
- *Comprised of 3 Separate Buildings- Totaling 16,000SF*
- *2.03 AC*
- *DRB Zone*
- *Ample & Easily Accessible Parking*
- *Near the Center of Town*
- *Close proximity to Merritt Parkway & I-95 connector*
- *Peaceful Environment*
- *Please contact listing broker to set up property tour*
- *NOI upon request*

*Contact Exclusive Agent*

Peter Hastings  
(203)856-9736

[phastings@johndhastings.com](mailto:phastings@johndhastings.com)





## 196 DANBURY RD

**Location** 196 DANBURY RD

**Mblu** 56 / 12 /

**Acct#** 002316

**Owner** BUILDINGS AT 196 DANBURY RD LLC

**Assessment** \$1,492,120

**Appraisal** \$2,131,600

**PID** 2873

**Building Count** 2

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$749,200	\$1,382,400	\$2,131,600
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$524,440	\$967,680	\$1,492,120

### Owner of Record

<b>Owner</b>	BUILDINGS AT 196 DANBURY RD LLC	<b>Sale Price</b>	\$0
<b>Co-Owner</b>		<b>Certificate</b>	
<b>Address</b>	196 DANBURY RD WILTON, CT 06897	<b>Book &amp; Page</b>	1869/0327
		<b>Sale Date</b>	05/15/2006
		<b>Instrument</b>	QC

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BUILDINGS AT 196 DANBURY RD LLC	\$0		1869/0327	QC	05/15/2006
HASTINGS PETER J	\$0		0516/0061	00	10/31/1985

### Building Information

#### Building 1 : Section 1

**Year Built:** 1976  
**Living Area:** 11,723  
**Replacement Cost:** \$1,204,935  
**Building Percent Good:** 43  
**Replacement Cost Less Depreciation:** \$518,100

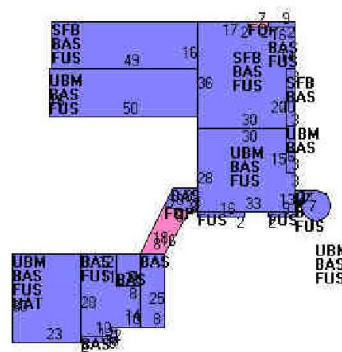
Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Average +20
Occupancy	7
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	Clapboard
Roof Structure	Gambrel
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
Bldg Use	Commercial
Fireplace	3
Elevator	
Cath Ceil	
Sauna	
1st Floor Use:	2-1
Heat/AC	Heat A/C Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceil and Wall
Rooms/Prtns	Average
Wall Height	10
% Comn Wall	0

### Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\71\54.j>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,309	5,309
FUS	Upper Story, Finished	4,862	4,862
SFB	Basement Finished	1,940	1,552
FOP	Open Porch	142	0
UAT	Attic, Unfinished	690	0
UBM	Basement, Unfinished	2,520	0
		15,463	11,723

### Building 2 : Section 1

**Year Built:** 1986  
**Living Area:** 5,040  
**Replacement Cost:** \$437,799  
**Building Percent** 48  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$210,100

Building Attributes : Bldg 2 of 2

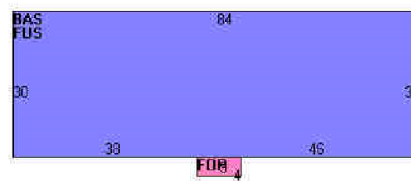
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Average
Occupancy	4
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
Bldg Use	Commercial
Fireplace	
Elevator	
Cath Ceil	
Sauna	
1st Floor Use:	2-1
Heat/AC	Heat A/C Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Sus Ceil and W
Rooms/Prtns	Average
Wall Height	11
% Comn Wall	0

### Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\40\87.j>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,520	2,520
FUS	Upper Story, Finished	2,520	2,520
FOP	Open Porch	36	0
		5,076	5,040

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

Use Code 2-1

#### Land Line Valuation

Size (Acres) 2.03

**Description** Commercial  
**Zone** DRB  
**Neighborhood** 6000  
**Alt Land Appr** No  
**Category**

**Frontage**  
**Depth**  
**Assessed Value** \$967,680  
**Appraised Value** \$1,382,400

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphaul			21000 S.F.	\$21,000	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$749,200	\$1,382,400	\$2,131,600
2013	\$749,200	\$1,382,400	\$2,131,600
2012	\$749,200	\$1,382,400	\$2,131,600

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$524,440	\$967,680	\$1,492,120
2013	\$524,440	\$967,680	\$1,492,120
2012	\$524,440	\$967,680	\$1,492,120

(c) 2016 Vision Government Solutions, Inc. All rights reserved.

196 DANBURY RD., WILTON- AERIAL PHOTOS

