

ATTRACTIVE PRICE REDUCTION!

WILTON, CONNECTICUT



118 OLD RIDGEFIELD RD

- *Located in the Heart of Wilton Center*
- *~~\$1,750,000~~ **\$1,650,000** Sale Price*
- *4,000 S.F. Existing Retail/Office Building*
- *Ideal for an Owner User*
- *Property Approved for a Bank with a drive-thru!*
- *Walk to shops, restaurants, banks, post office, and the railroad station*
- *Conveniently located near Route 7*
- *Ample & Easily Accessible Parking*

Contact Exclusive Agent

Peter Hastings Jr.

(203) 226-8325 office

(203) 856-9736 cell

phastings@hastingsrealestate.com



Orientation	
Scale: 1" = 100'	
No.	Description of Construction
1	1" = 100'
2	1" = 100'
3	1" = 100'
4	1" = 100'
5	1" = 100'
6	1" = 100'
7	1" = 100'
8	1" = 100'
9	1" = 100'
10	1" = 100'
11	1" = 100'
12	1" = 100'
13	1" = 100'
14	1" = 100'
15	1" = 100'
16	1" = 100'
17	1" = 100'
18	1" = 100'
19	1" = 100'
20	1" = 100'
21	1" = 100'

McChord Engineering Associates, Inc.
 Consulting Civil Engineers
 78 Danbury Road, Suite 202
 Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
 PETER HASTINGS
 WILTON, CONNECTICUT

SITE LAYOUT AND UTILITY PLAN
 118 OLD RIDGEFIELD ROAD
 WILTON, CONNECTICUT

DATE: JUNE 5, 2007
 DRAWN BY: JHS
 CHECKED BY: JHM
 SCALE: 1" = 20'

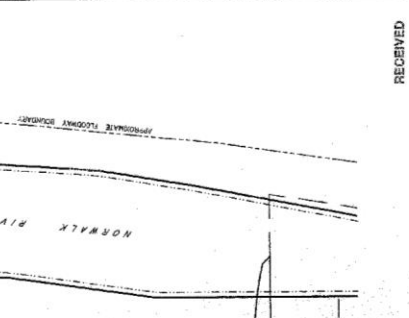
SE1

SITE COVERAGE ANALYSIS

ALLOWED COVERAGE	REQ.	EXISTING	PROPOSED	REMOVED	REQUIRED	SPACES
1. PAVED	12.5%	12.5%	12.5%	0.0%	0.0%	0
2. ASPHALT	12.5%	12.5%	12.5%	0.0%	0.0%	0
3. GRAVEL	12.5%	12.5%	12.5%	0.0%	0.0%	0
4. OTHER	12.5%	12.5%	12.5%	0.0%	0.0%	0
TOTAL	12.5%	12.5%	12.5%	0.0%	0.0%	0

DEEP TEST RESULTS

DEPT.	TEST	RESULTS
0'-10"	STANDARD PENETRATION TEST	100
10'-15"	STANDARD PENETRATION TEST	100
15'-20"	STANDARD PENETRATION TEST	100
20'-25"	STANDARD PENETRATION TEST	100
25'-30"	STANDARD PENETRATION TEST	100
30'-35"	STANDARD PENETRATION TEST	100
35'-40"	STANDARD PENETRATION TEST	100
40'-45"	STANDARD PENETRATION TEST	100
45'-50"	STANDARD PENETRATION TEST	100
50'-55"	STANDARD PENETRATION TEST	100
55'-60"	STANDARD PENETRATION TEST	100
60'-65"	STANDARD PENETRATION TEST	100
65'-70"	STANDARD PENETRATION TEST	100
70'-75"	STANDARD PENETRATION TEST	100
75'-80"	STANDARD PENETRATION TEST	100
80'-85"	STANDARD PENETRATION TEST	100
85'-90"	STANDARD PENETRATION TEST	100
90'-95"	STANDARD PENETRATION TEST	100
95'-100"	STANDARD PENETRATION TEST	100



LEGEND

SYMBOL	DESCRIPTION	PROPOSED
(Symbol)	SEWER MAIN	✓
(Symbol)	WATER MAIN	✓
(Symbol)	STORM MAIN	✓
(Symbol)	UTILITY MAIN	✓
(Symbol)	PROPOSED BUILDING	✓
(Symbol)	EXISTING BUILDING	✓
(Symbol)	PARKING SPACE	✓
(Symbol)	ROAD	✓
(Symbol)	UTILITY TIE	✓
(Symbol)	PROPOSED UTILITY	✓
(Symbol)	EXISTING UTILITY	✓
(Symbol)	PROPOSED DRIVEWAY	✓
(Symbol)	EXISTING DRIVEWAY	✓
(Symbol)	PROPOSED SIDEWALK	✓
(Symbol)	EXISTING SIDEWALK	✓
(Symbol)	PROPOSED FENCE	✓
(Symbol)	EXISTING FENCE	✓
(Symbol)	PROPOSED SIGN	✓
(Symbol)	EXISTING SIGN	✓
(Symbol)	PROPOSED LIGHT FIXTURE	✓
(Symbol)	EXISTING LIGHT FIXTURE	✓
(Symbol)	PROPOSED TREE	✓
(Symbol)	EXISTING TREE	✓
(Symbol)	PROPOSED PLANTING	✓
(Symbol)	EXISTING PLANTING	✓
(Symbol)	PROPOSED LANDSCAPE	✓
(Symbol)	EXISTING LANDSCAPE	✓
(Symbol)	PROPOSED SITE ELEVATION	✓
(Symbol)	EXISTING SITE ELEVATION	✓
(Symbol)	PROPOSED FINISH GRADE	✓
(Symbol)	EXISTING FINISH GRADE	✓
(Symbol)	PROPOSED CONSTRUCTION	✓
(Symbol)	EXISTING CONSTRUCTION	✓
(Symbol)	PROPOSED DEMOLITION	✓
(Symbol)	EXISTING DEMOLITION	✓

RECEIVED
 OCT - 3 2007
 PLANNING & ZONING

AREA = 22,950 SQ FT

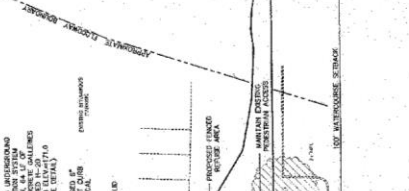
SITE COVERAGE ANALYSIS

ALLOWED COVERAGE: 12.5%
 PROPOSED COVERAGE: 12.5%

TOTAL: 12.5% OF 1770'

DEEP TEST RESULTS

DEPT. TEST RESULTS



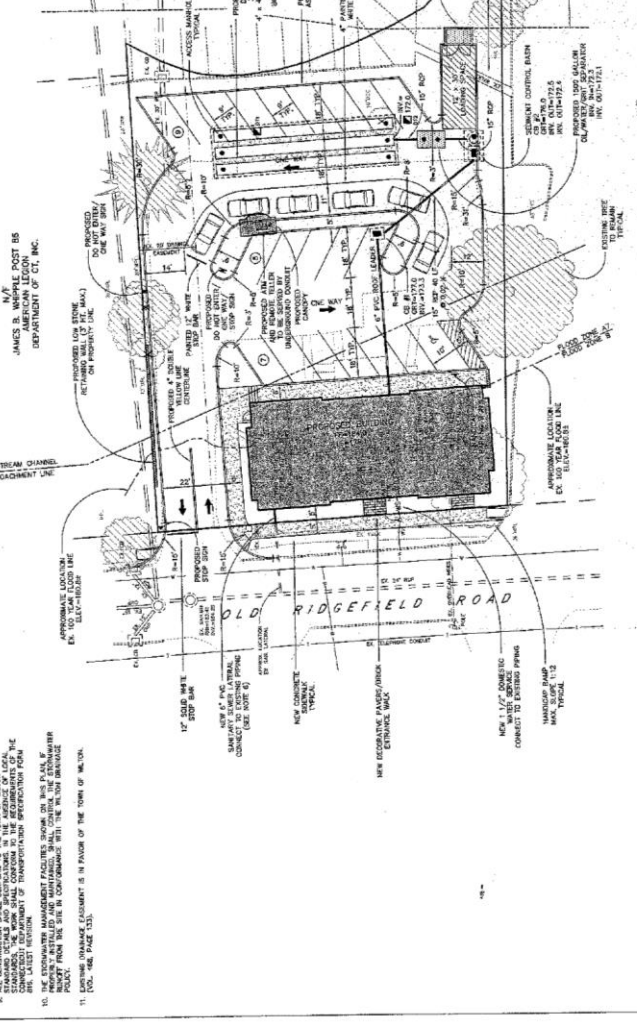
LEGEND

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(Symbol)	SEWER MAIN	✓
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(Symbol)	PROPOSED FENCE	✓
(Symbol)	EXISTING FENCE	✓
(Symbol)	PROPOSED SIGN	✓
(Symbol)	EXISTING SIGN	✓
(Symbol)	PROPOSED LIGHT FIXTURE	✓
(Symbol)	EXISTING LIGHT FIXTURE	✓
(Symbol)	PROPOSED TREE	✓
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 OCT - 3 2007
 PLANNING & ZONING

AREA = 22,950 SQ FT

- NOTES:**
1. ALL UTILITIES AND PROPERTY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED FOR BELMONT AND COMPANY, INC. DATED MARCH 28, 2006.
 2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND UTILITIES INFORMATION, AND THE LOCATION OF THE PROPOSED BUILDING AND DRIVEWAY, ARE SHOWN ON THIS PLAN. THE LOCATION OF THE PROPOSED BUILDING AND DRIVEWAY IS SHOWN ON THIS PLAN. THE LOCATION OF THE PROPOSED BUILDING AND DRIVEWAY IS SHOWN ON THIS PLAN.
 3. THE PURPOSE OF THIS PLAN IS TO PRESENT THE PROPOSED SITE LAYOUT AND UTILITY PLAN FOR THE PROPOSED BUILDING AND DRIVEWAY.
 4. THE EXISTING SEWER MAIN SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY.
 5. THE EXISTING WATER MAIN SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY.
 6. THE EXISTING STORM MAIN SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY.
 7. ELECTRIC, TELEPHONE AND CABLE SERVICES TO SERVE THE PROPOSED BUILDING SHALL BE PROVIDED WITH 2" AWG.
 8. THE EXISTING UTILITY MAINS SHALL BE FULLY DEVELOPED AND SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY.
 9. THE EXISTING UTILITY MAINS SHALL BE FULLY DEVELOPED AND SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY.
 10. THE EXISTING UTILITY MAINS SHALL BE FULLY DEVELOPED AND SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY.
 11. SEE THE PAGE 1333.



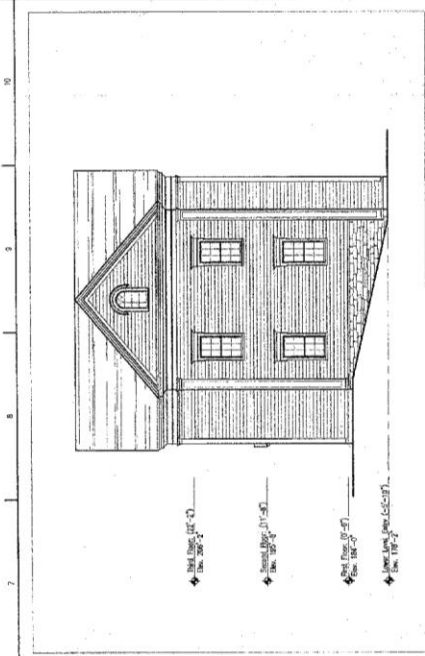
LEGEND

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(Symbol)	EXISTING SIGN	✓
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(Symbol)	EXISTING LIGHT FIXTURE	✓
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(Symbol)	EXISTING TREE	✓
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(Symbol)	EXISTING FINISH GRADE	✓
(Symbol)	PROPOSED CONSTRUCTION	✓
(Symbol)	EXISTING CONSTRUCTION	✓
(Symbol)	PROPOSED DEMOLITION	✓
(Symbol)	EXISTING DEMOLITION	✓

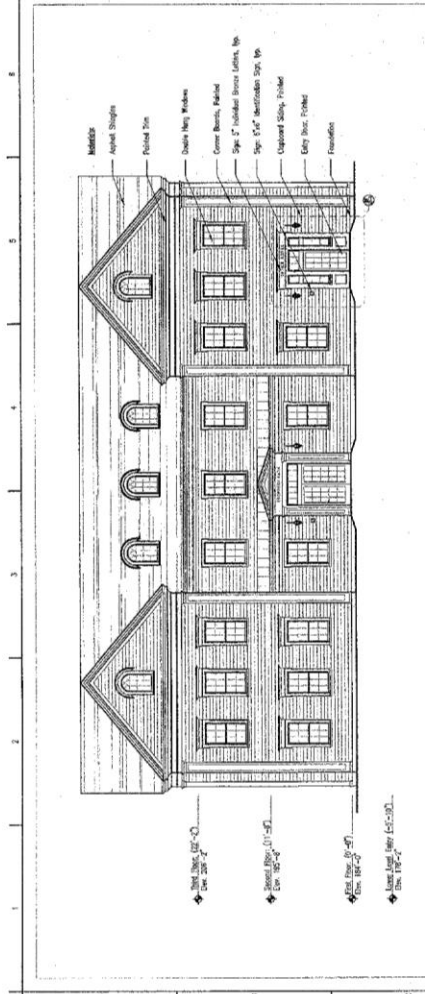
RECEIVED
 OCT - 3 2007
 PLANNING & ZONING

AREA = 22,950 SQ FT

NOTES



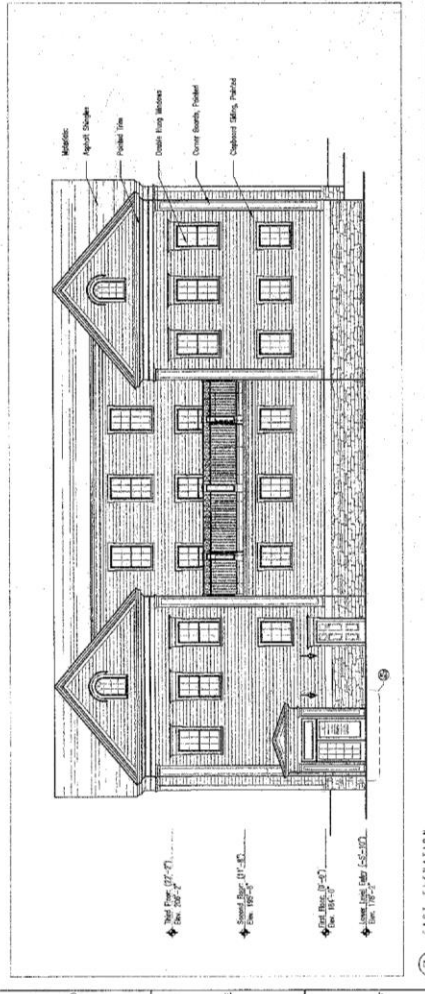
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

REVISIONS

NO. DESCRIPTION
1. APPROVED
2. APPROVED
3. APPROVED

DATE
1/15/07
1/22/07
2/1/07

BY
[Signature]
[Signature]
[Signature]

FOR
[Signature]
[Signature]
[Signature]

PROJECT
118 OLD RIDGEFIELD RD
WILTON, CT 06897

DATE
1/15/07

SCALE
AS SHOWN

PROJECT NO.
A2-1

APPROVED FOR CONSTRUCTION

DATE
1/15/07

BY
[Signature]

FOR
[Signature]

PROJECT
118 OLD RIDGEFIELD RD
WILTON, CT 06897

DATE
1/15/07

SCALE
AS SHOWN

PROJECT NO.
A2-1

RECEIVED

DATE - 3/20/07

PLANNING & ZONING

118 OLD RIDGEFIELD RD
WILTON, CT 06897

1/8" = 1'-0"

RECEIVED

DATE - 3/20/07

PLANNING & ZONING

118 OLD RIDGEFIELD RD
WILTON, CT 06897

RECEIVED

DATE - 3/20/07

PLANNING & ZONING

118 OLD RIDGEFIELD RD
WILTON, CT 06897

1/8" = 1'-0"

RECEIVED

DATE - 3/20/07

PLANNING & ZONING

118 OLD RIDGEFIELD RD
WILTON, CT 06897

RECEIVED

DATE - 3/20/07

PLANNING & ZONING

118 OLD RIDGEFIELD RD
WILTON, CT 06897

1/8" = 1'-0"

RECEIVED

DATE - 3/20/07

PLANNING & ZONING

118 OLD RIDGEFIELD RD
WILTON, CT 06897

NOTE

AREA CALCULATIONS	
Lot Area	22,000 sf
Building Footprint	3,520 sf
Site Coverage	15.5%
Net Area	18,480 sf
Net Area (A)	18,480 sf
Net Area (B)	18,480 sf
Net Area (C)	18,480 sf
Net Area (D)	18,480 sf
Net Area (E)	18,480 sf
Net Area (F)	18,480 sf
Net Area (G)	18,480 sf
Net Area (H)	18,480 sf
Net Area (I)	18,480 sf
Net Area (J)	18,480 sf
Net Area (K)	18,480 sf
Net Area (L)	18,480 sf
Net Area (M)	18,480 sf
Net Area (N)	18,480 sf
Net Area (O)	18,480 sf
Net Area (P)	18,480 sf
Net Area (Q)	18,480 sf
Net Area (R)	18,480 sf
Net Area (S)	18,480 sf
Net Area (T)	18,480 sf
Net Area (U)	18,480 sf
Net Area (V)	18,480 sf
Net Area (W)	18,480 sf
Net Area (X)	18,480 sf
Net Area (Y)	18,480 sf
Net Area (Z)	18,480 sf

PROFESSIONALS

DESIGNER
 ENVIRONMENTAL ARCHITECTS
 118 OLD RIDGEFIELD RD
 WILTON, CT 06897
 (203) 261-0000

LANDSCAPE ARCHITECT
 ENVIRONMENTAL LAND SOLUTIONS
 118 OLD RIDGEFIELD RD
 WILTON, CT 06897
 (203) 261-0000

DECORATIVE ARCHITECTURE
 AND INTERIORS / PLANNERS LTD
 118 OLD RIDGEFIELD RD
 WILTON, CT 06897
 (203) 261-0000

APPROVED FOR CONSTRUCTION 10/06/07

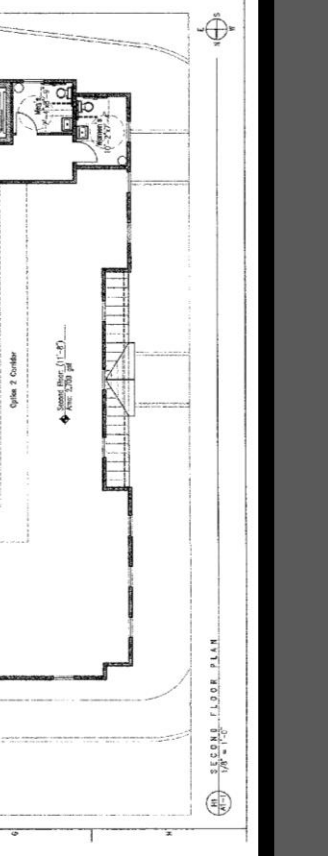
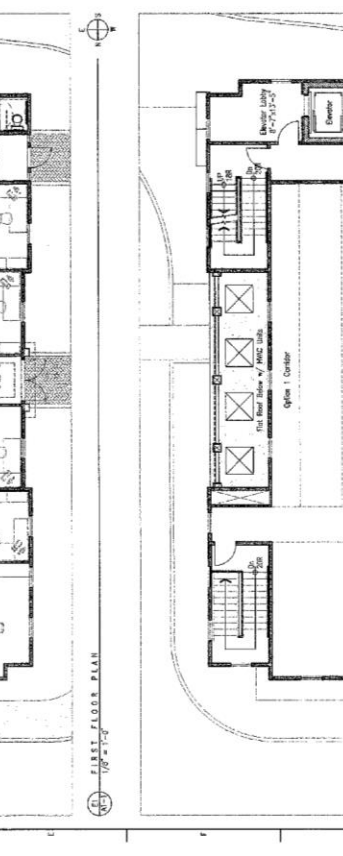
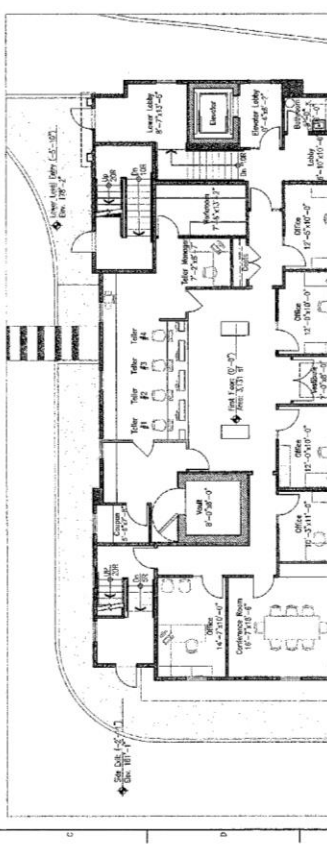
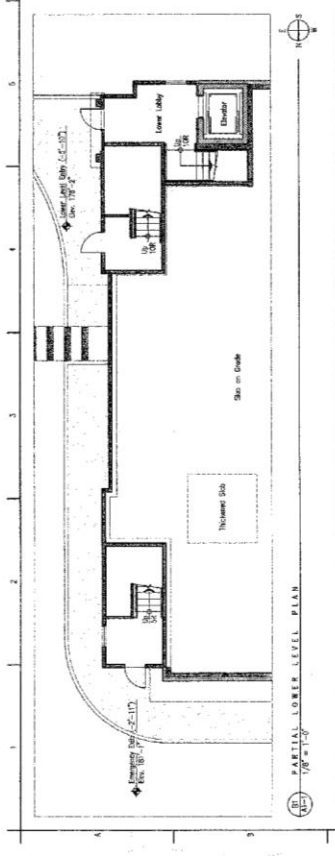
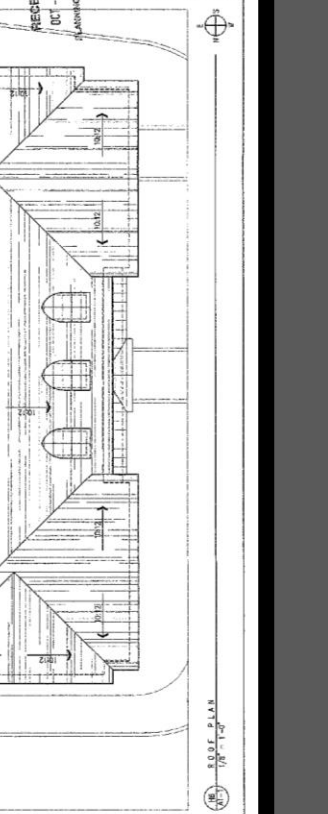
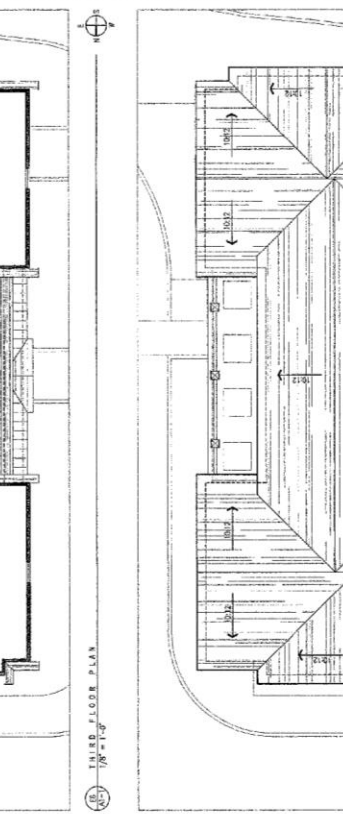
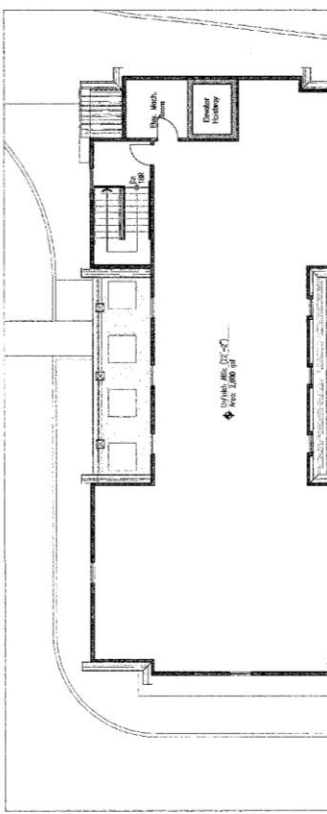
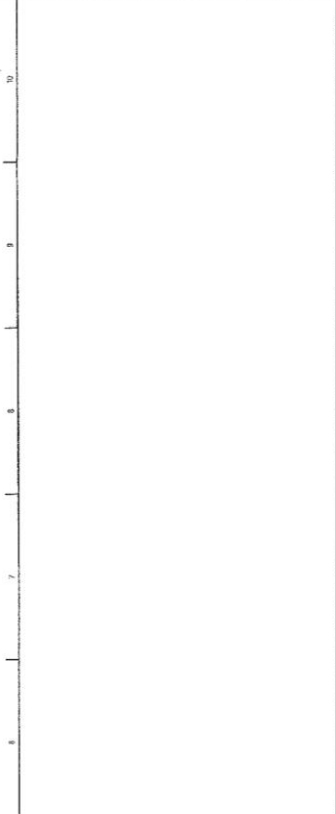
THIS APPROVAL IS LIMITED TO THE SPECIFIC PROJECT AND SITE SHOWN ON THESE PLANS. ANY CHANGES TO THE PROJECT OR SITE SHALL BE SUBJECT TO THE APPLICABLE REGULATIONS AND REQUIREMENTS OF THE APPLICABLE AGENCIES.

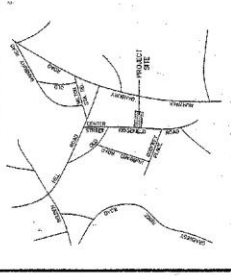
RECEIVED
 DEC 10 2007
 ZONING DEPARTMENT
 WILTON, CT 06897

**118 OLD RIDGEFIELD RD
 WILTON, CT 06897**

SCHEMATIC DESIGN PLANS

DATE: 10/06/07
 SCALE: AS SHOWN
 CHECKED BY: JMB





Orientation

Scale: 1" = 1000'

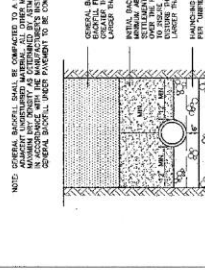
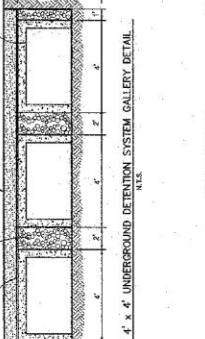
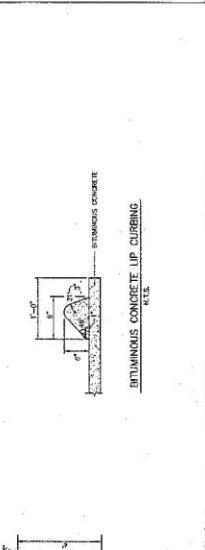
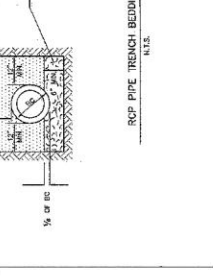
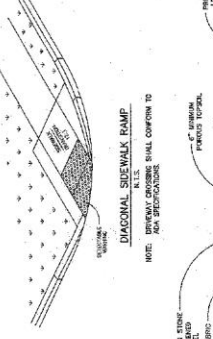
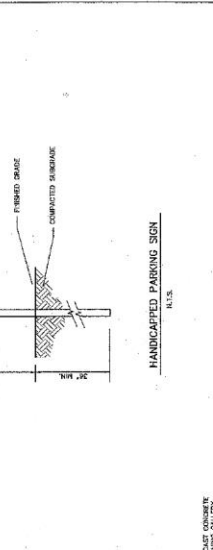
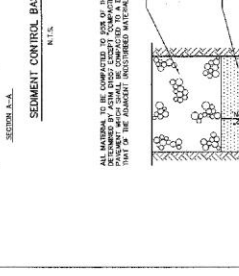
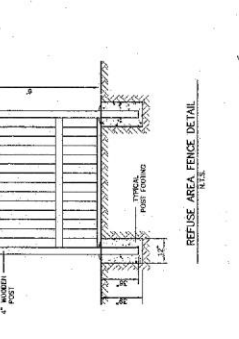
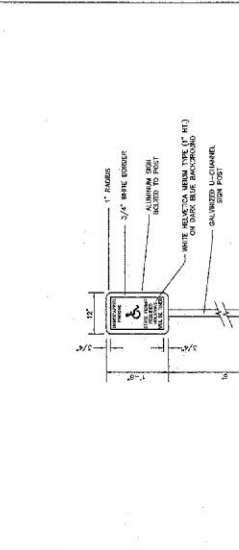
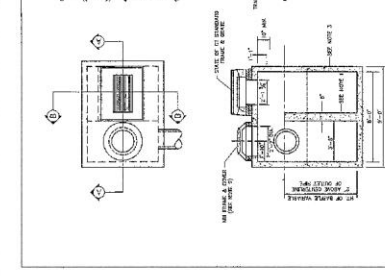
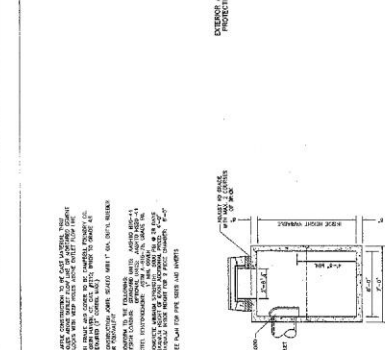
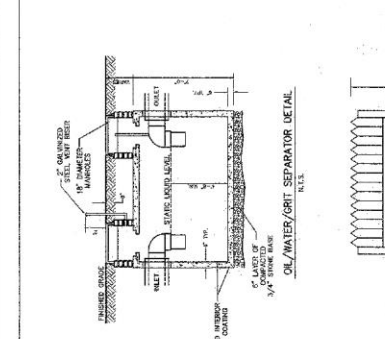
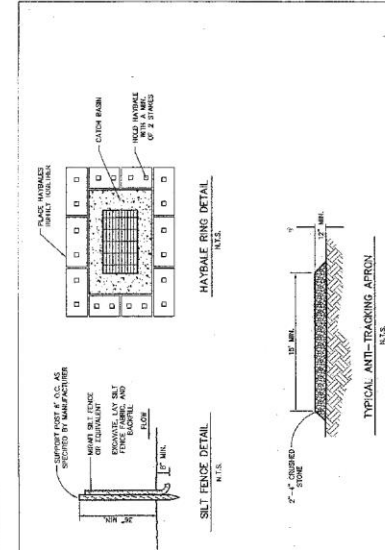
No.	Date	Revised by	Numbered

McChord Engineering Associates, Inc.
 Consulting Civil Engineers
 78 Danbury Road, Suite 202
 Wilton, CT 06897 (203) 534-6689

PLAN PREPARED FOR
PETER HASTINGS
 WILTON, CONNECTICUT

CONSTRUCTION NOTES AND DETAILS
 118 OLD RIDGEFIELD ROAD
 WILTON, CONNECTICUT

JOB NO.	1330A-1	DATE	JUNE 5, 2008
DRAWN BY	PHS	CHECKED BY	PHM
SCALE	AS SHOWN		



1. ALL MATERIALS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. ALL OTHER MATERIALS TO BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

2. ALL MATERIALS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. ALL OTHER MATERIALS TO BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

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118 OLD RIDGEFIELD RD

Location 118 OLD RIDGEFIELD RD
Assessment \$831,810
Mblu 73 / / 17 / /
Appraisal \$1,188,300
Acct# 005157
PID 3911
Owner BUILDINGS AT 118 OLD RIDGEFIELD RD LLC
Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$145,200	\$1,043,100	\$1,188,300

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$101,640	\$730,170	\$831,810

Owner of Record

Owner BUILDINGS AT 118 OLD RIDGEFIELD RD LLC
Sale Price \$1,500,000
Co-Owner
Certificate
Address 196 DANBURY RD
Book & Page 1871/0231
 WILTON, CT 06897
Sale Date 05/23/2006
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BUILDINGS AT 118 OLD RIDGEFIELD RD LLC	\$1,500,000		1871/0231	WD	05/23/2006
SMITH DAISY A	\$0		0631/0226	00	12/31/1987

Building Information

Building 1 : Section 1

Year Built: 1888
Living Area: 3738
Replacement Cost: \$370,203
Building Percent 35
Good:
Replacement Cost
Less Depreciation: \$129,600

Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Average +10
Occupancy	6
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	Wood Shingle
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	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\44\97.j>)

Building Layout

FOP/FUS[24]



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	8
% Comn Wall	0

Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1590	1590
BAS	First Floor	1566	1566
FHS	Half Story, Finished	832	582
FOP	Open Porch	24	0
		4012	3738

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	2-1	Size (Acres)	0.53
Description	Commercial	Frontage	
Zone	WC	Depth	
Neighborhood	7000	Assessed Value	\$730,170
Alt Land Appr	No	Appraised Value	\$1,043,100
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphaul			13000 S.F.	\$15,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$145,200	\$1,043,100	\$1,188,300
2012	\$145,200	\$1,043,100	\$1,188,300
2011	\$357,300	\$1,218,900	\$1,576,200

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$101,640	\$730,170	\$831,810
2012	\$101,640	\$730,170	\$831,810
2011	\$250,110	\$853,230	\$1,103,340