

CLASSIC NEW ENGLAND OFFICE BUILDING FOR SALE



7 Hollyhock Road, Wilton, Connecticut

- Built in 1989, this attractive 4,978 SF wood-frame building provides commercial spaces on ground and 2nd floors along with two income-producing single-bedroom apartments on the third floor. Located in highly desirable Wilton area, this property is appropriate for professional, office, or light manufacturing.
- Commercial spaces as currently configured consist of a single 1st floor office space of 1,764 SF and two recently renovated 2nd floor offices (approx. 840 and 940 SF, respectively) with shared kitchen and bath. Flexible design allows for easy division of 1st floor office into two smaller units, each with private bath.
- The property includes surface parking for +/-20 vehicles to rear and side and a landscaped front yard. Bonus feature is 1,764 SF of high-ceiling basement storage.
- Hollyhock is a private, dead-end road directly accessed from Route 7 and close to Wilton Center, S. Norwalk, the I-95 Connector, and the Merritt 7 and Wilton train stations. It is convenient to banking and other professional services, retail shopping and dining in the Gateway and River Road commercial malls, and fine dining in local restaurants.
- Sale Price of \$999,000 offers excellent opportunity for an owner-user.

Contact Exclusive Agents

Dale Thomas
(203) 913-4345

dthomas@johndhastings.com

Chris Maglione
(203) 858-9701

cmaglione@johndhastings.com

1st Floor Interior Photos



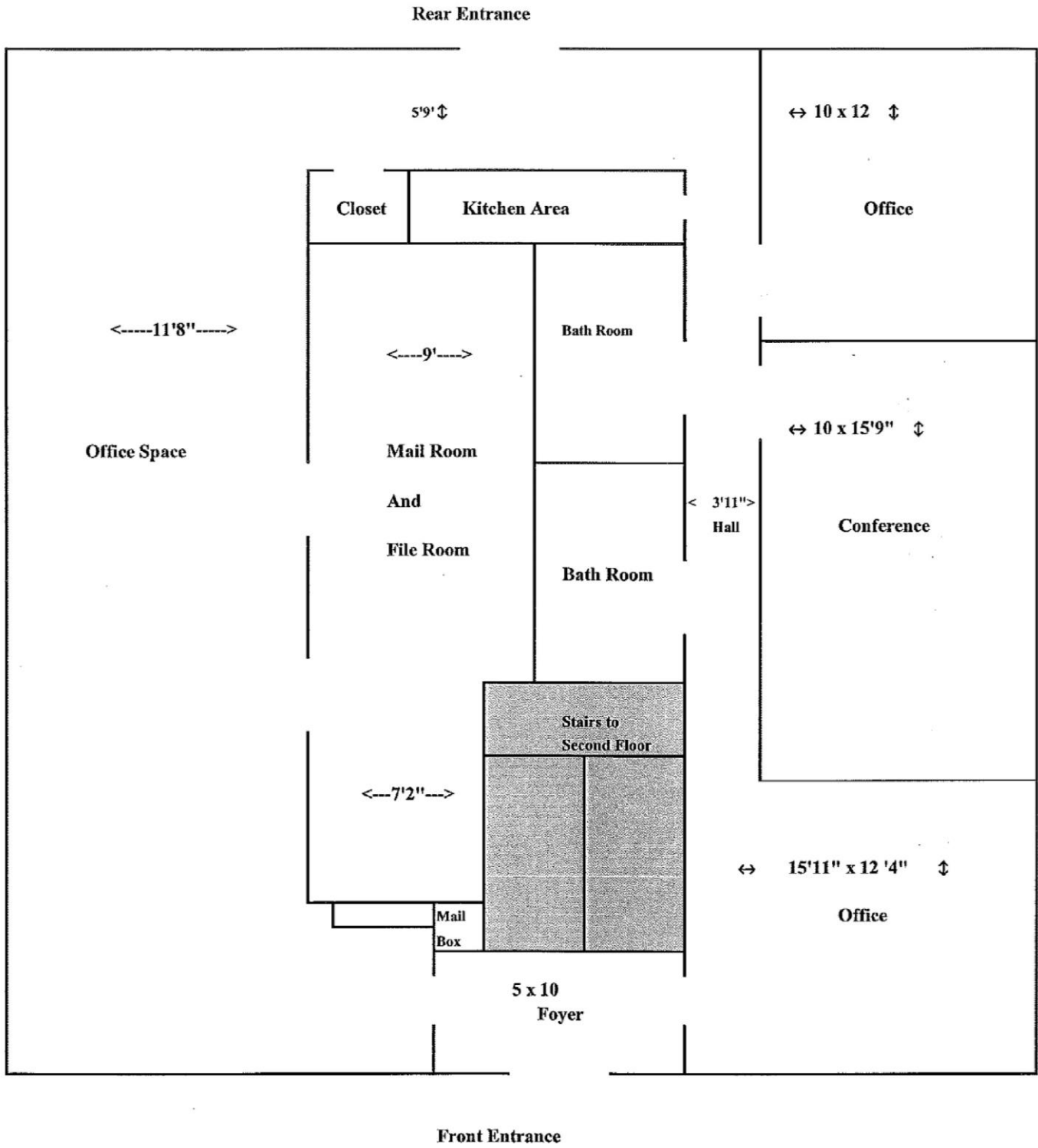
First Floor includes four offices, a large open area, a kitchenette, & two restrooms. Easy flexibility for demising and customizing to a tenant's requirements.

2nd Floor Interior Photos



Second floor includes two office suites with a shared restroom and kitchenette.
These can be combined into a single full floor office suite.

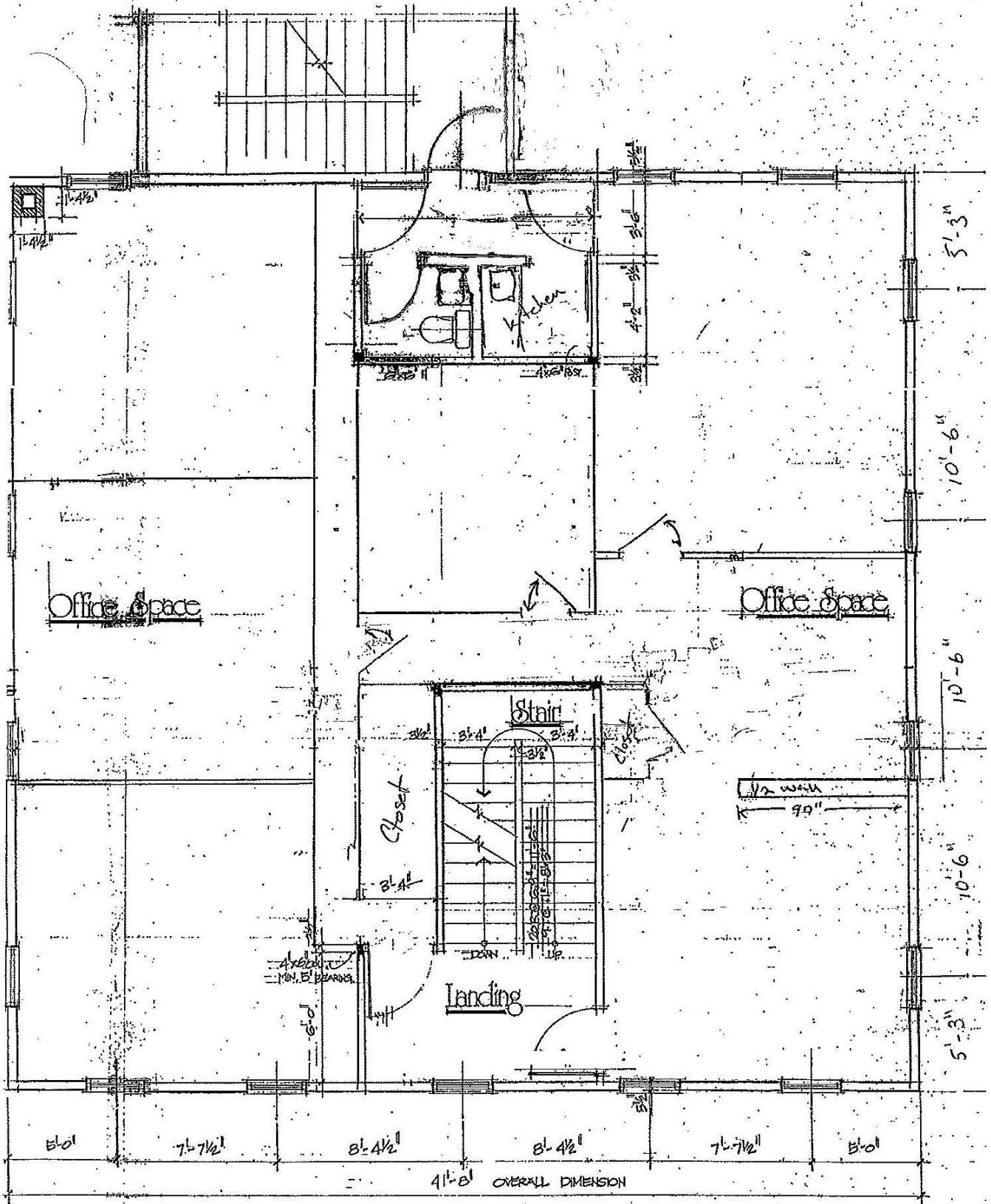
1st Floor Plan



1 sq. = 1 foot +/-

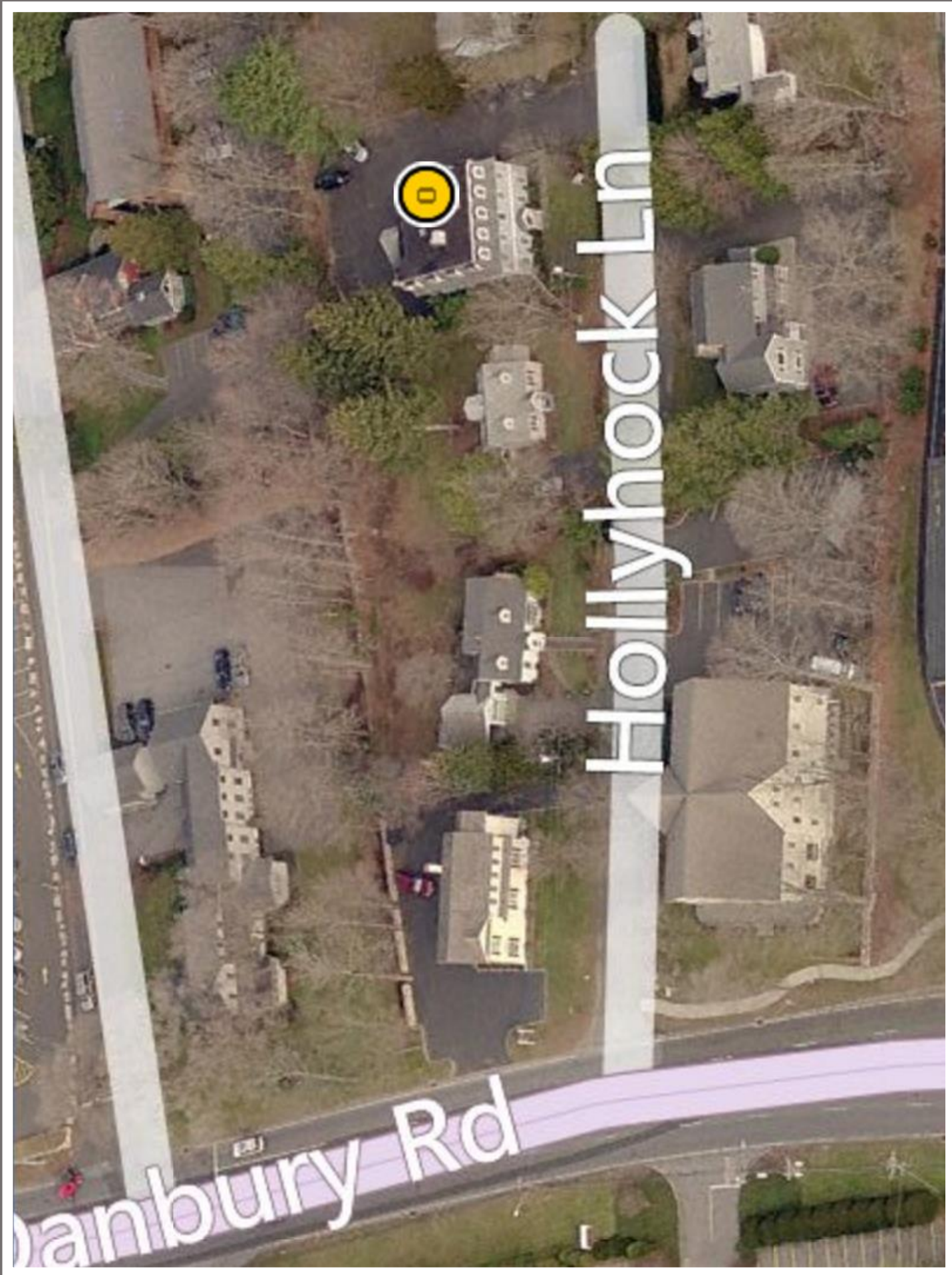
42' front to back
41'8" left to right

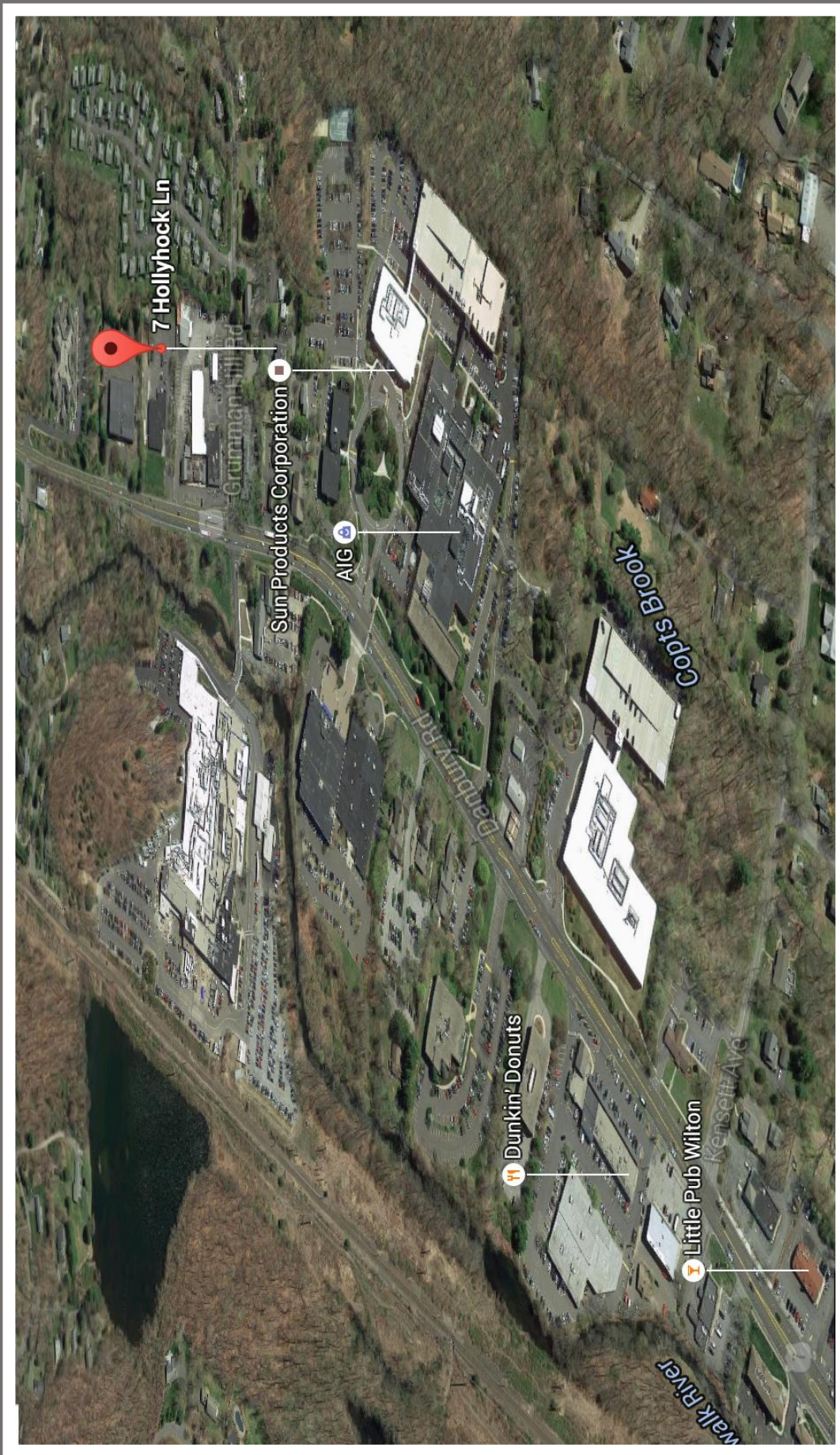
2nd Floor Plan



SECOND FLOOR PLAN

1/4" = 1'-0"





7 Hollyhock Ln

Grumman Hill Rd

Sun Products Corporation

AIG

Dunkin' Donuts

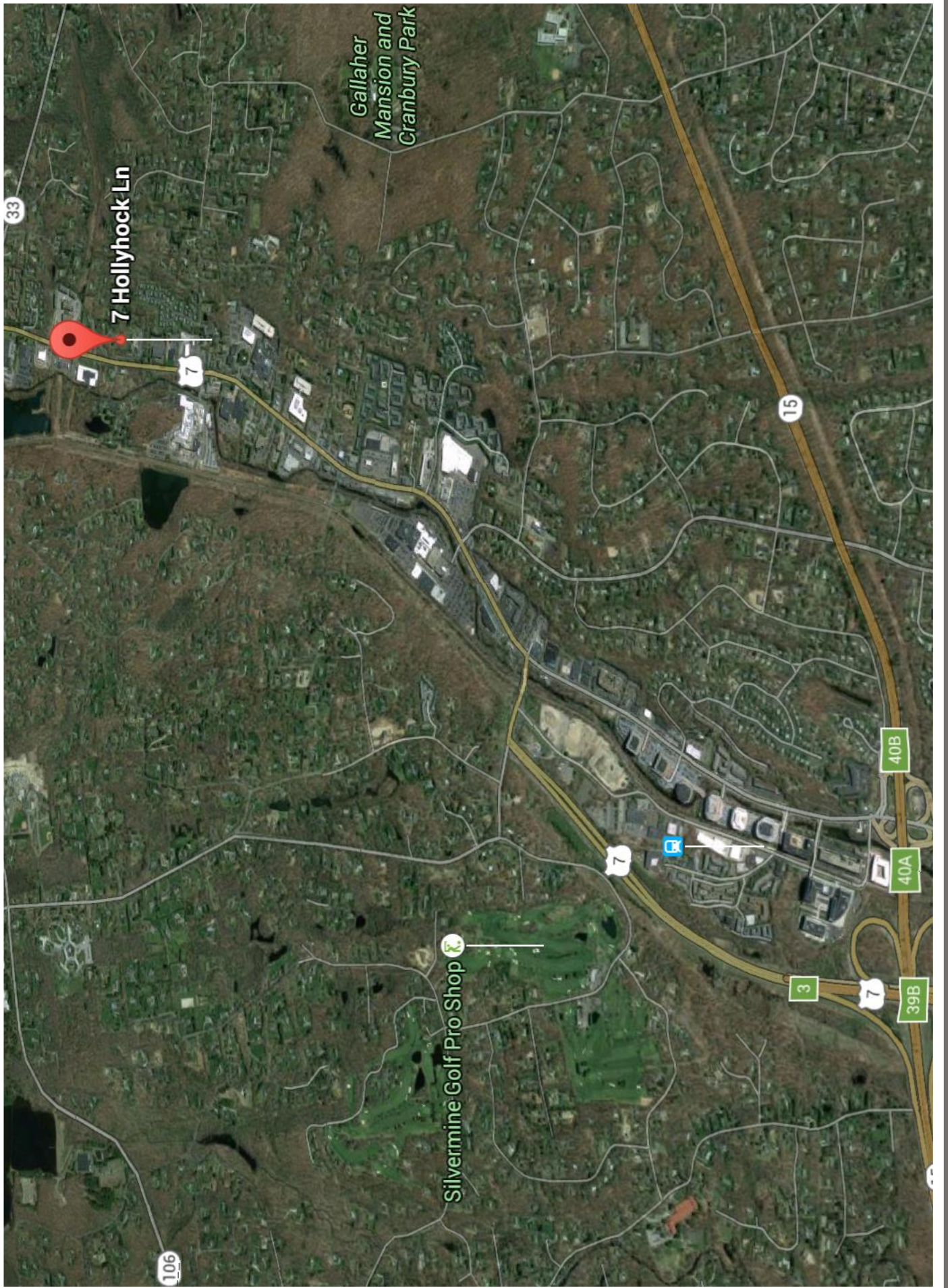
Little Pub Wilton

Copt's Brook

Bantow Rd

Kersett Ave

Walk River



7 Hollyhock Ln

Gallaher
Mansion and
Cranbury Park

Silvermine Golf Pro Shop

15

7

3

40B

40A

39B

33

106