

ATTRACTIVE PRICE REDUCTION!
PROMINENT RTE 7 PROPERTY FOR SALE
WILTON, CONNECTICUT



213 Danbury Road

- 12,417 S.F. comprised of 2 buildings:
- *Building 1*- 3,025 S.F. converted colonial house
- *Building 2*- 9,392 S.F. including 1,500 S.F. warehouse, which was rebuilt in 1988
- Sale Price- ~~\$2,350,000~~ **\$2,050,000**
- Zone- General Business
- Excellent on-site parking
- Great visibility & high traffic counts
- Quiet & peaceful environment

Contact Exclusive Agent

Peter Hastings Jr.

203)856-9736

phastings@hastingsrealestate.com



Building 1- Rear



Building 1- Northside & Rear



Building 2- Front and Eastside



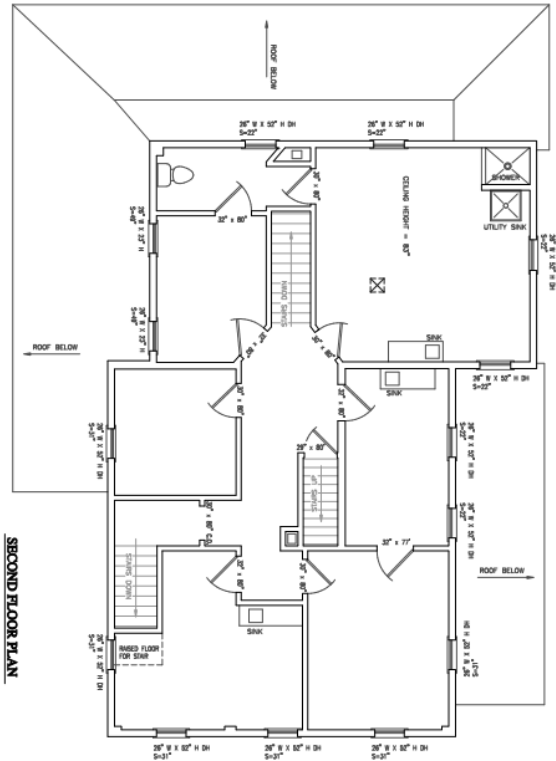
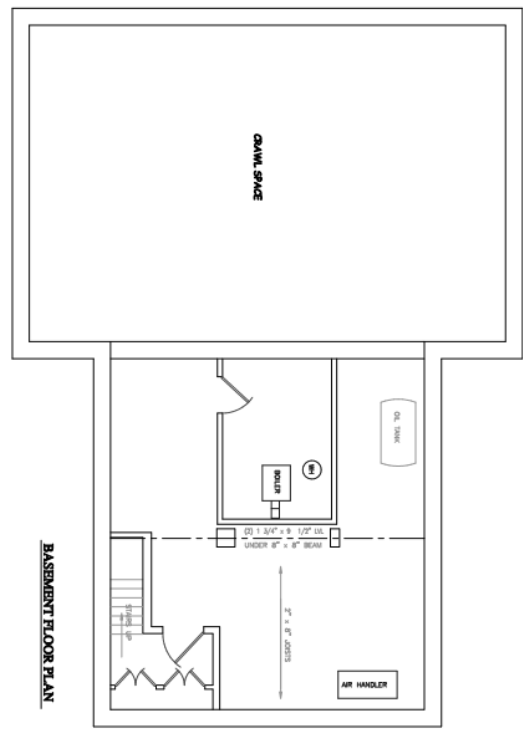
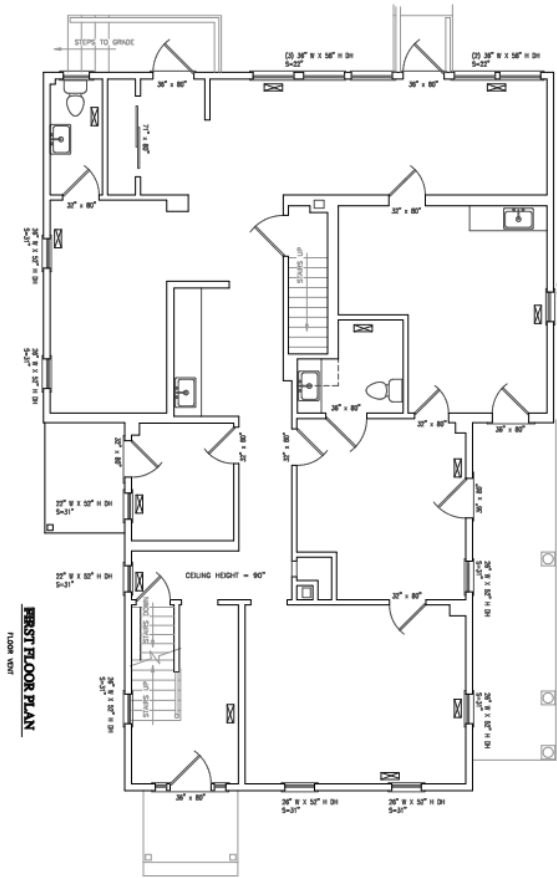
Building 2- Main Entrance



Building 2- Rear



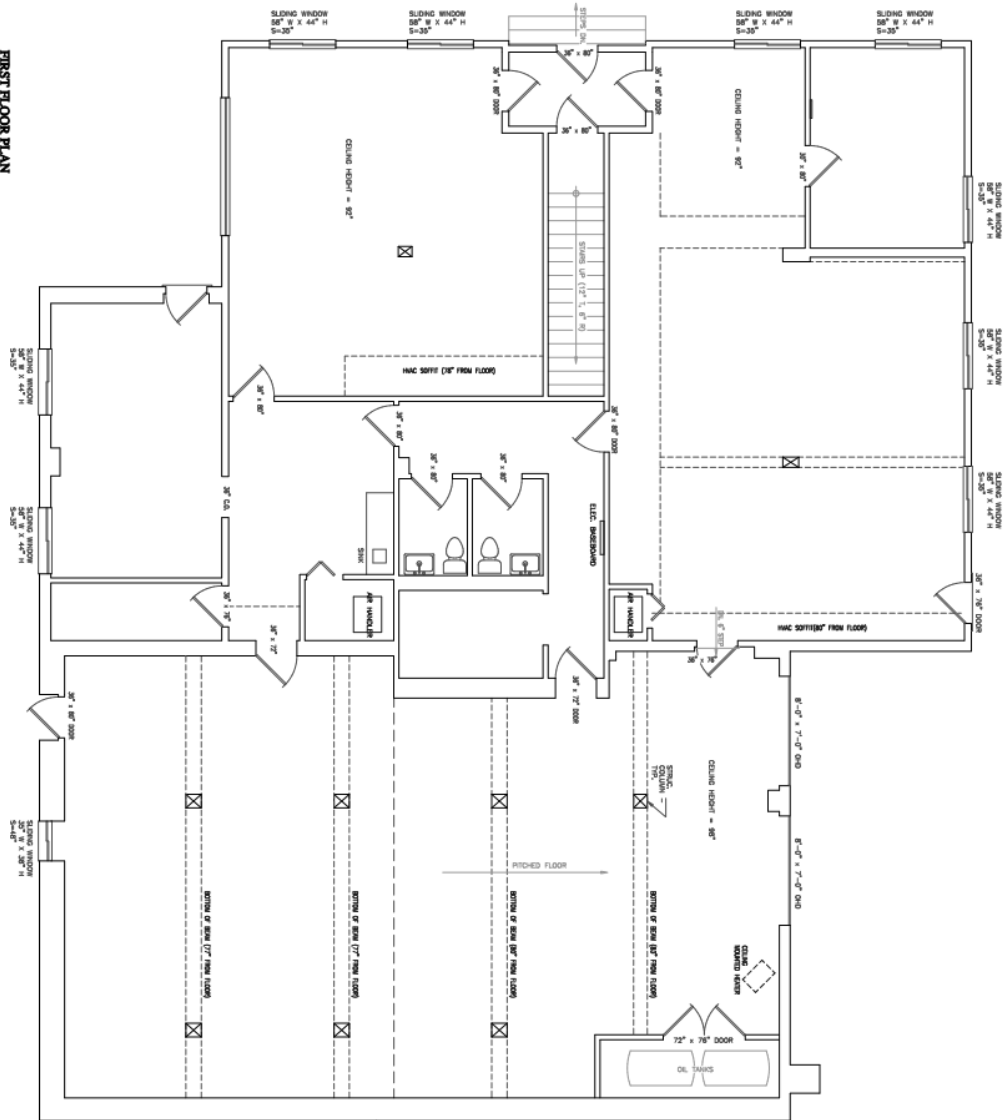
Buildings 1 & 2



2 SHEET	TITLE EXISTING CONDITIONS	PLAN CONTENT FLOOR PLANS (Building 1)	PREPARED FOR 213 Danbury Road Wilton, Connecticut 06897	D. PETERS DESIGNS, LLC RESIDENTIAL PLANNING SERVICES 73 OLD ROOFSFIELD ROAD, WILTON, CT 06897 PHONE 203.834.0127 FAX 203.834.0157 EMAIL DPETERS@DPETERSDESIGNS.COM	DATE: MARCH 1, 2016 SCALE: 1/4" = 1'-0" REVISED:
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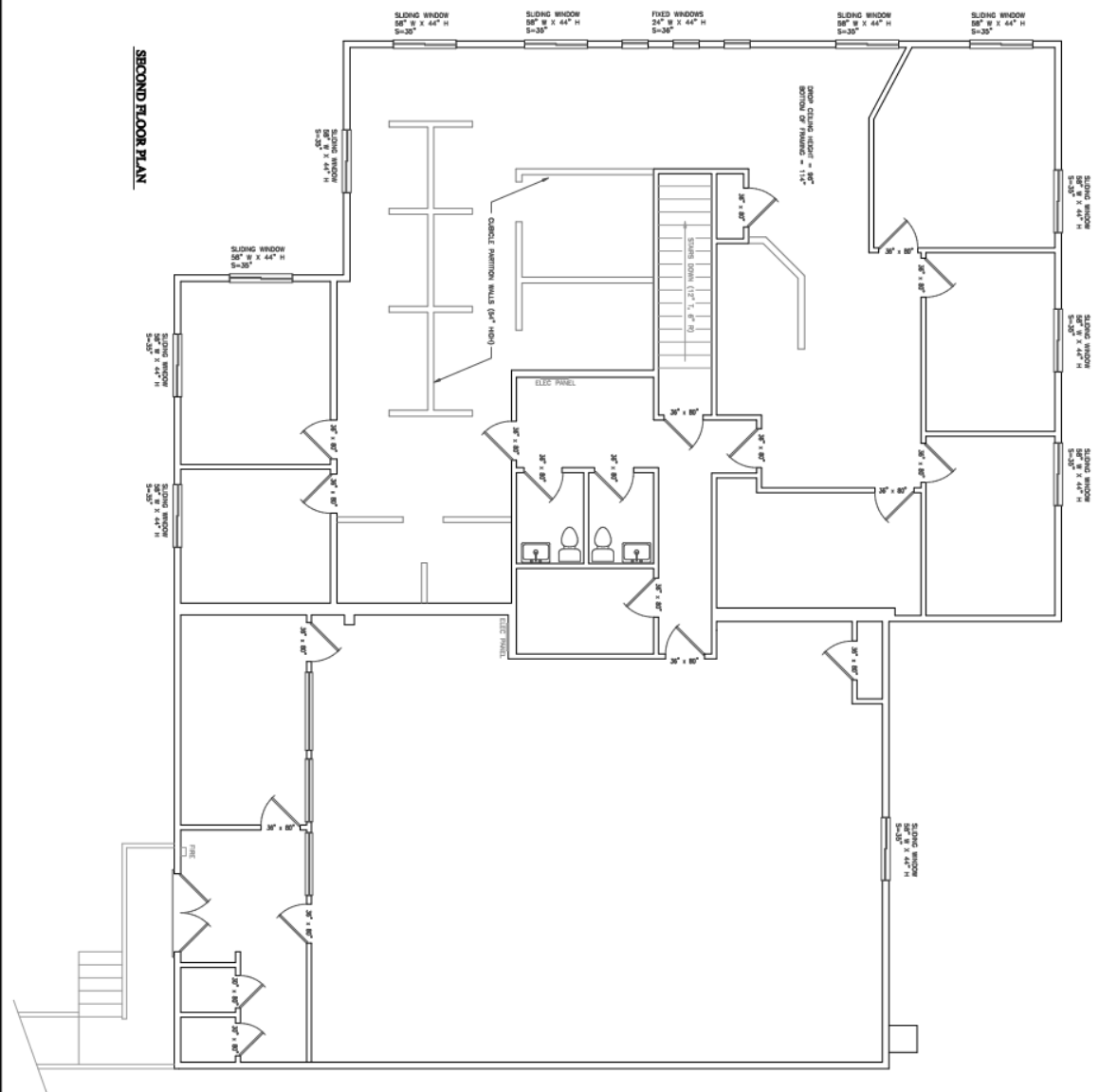
Building 1- 1st Floor Plan

FIRST FLOOR PLAN



	<p>TITLE EXISTING CONDITONS</p>	<p>PLAN CONTENT FIRST FLOOR PLAN (Building 2)</p>	<p>PREPARED FOR 213 Danbury Road Wilton, Connecticut 06897</p>	<p>D. PETERS DESIGNS, LLC RESIDENTIAL PLANNING SERVICES 73 OLD RIDGEFIELD ROAD, WILTON, CT 06897 PHONE 203.834.0157 FAX 203.834.0157 EMAIL DPETERS@DPETERSDESIGNS.COM</p>	<p>DATE: MARCH 1, 2016 SCALE: 1/4" = 1'-0" REVISED:</p>
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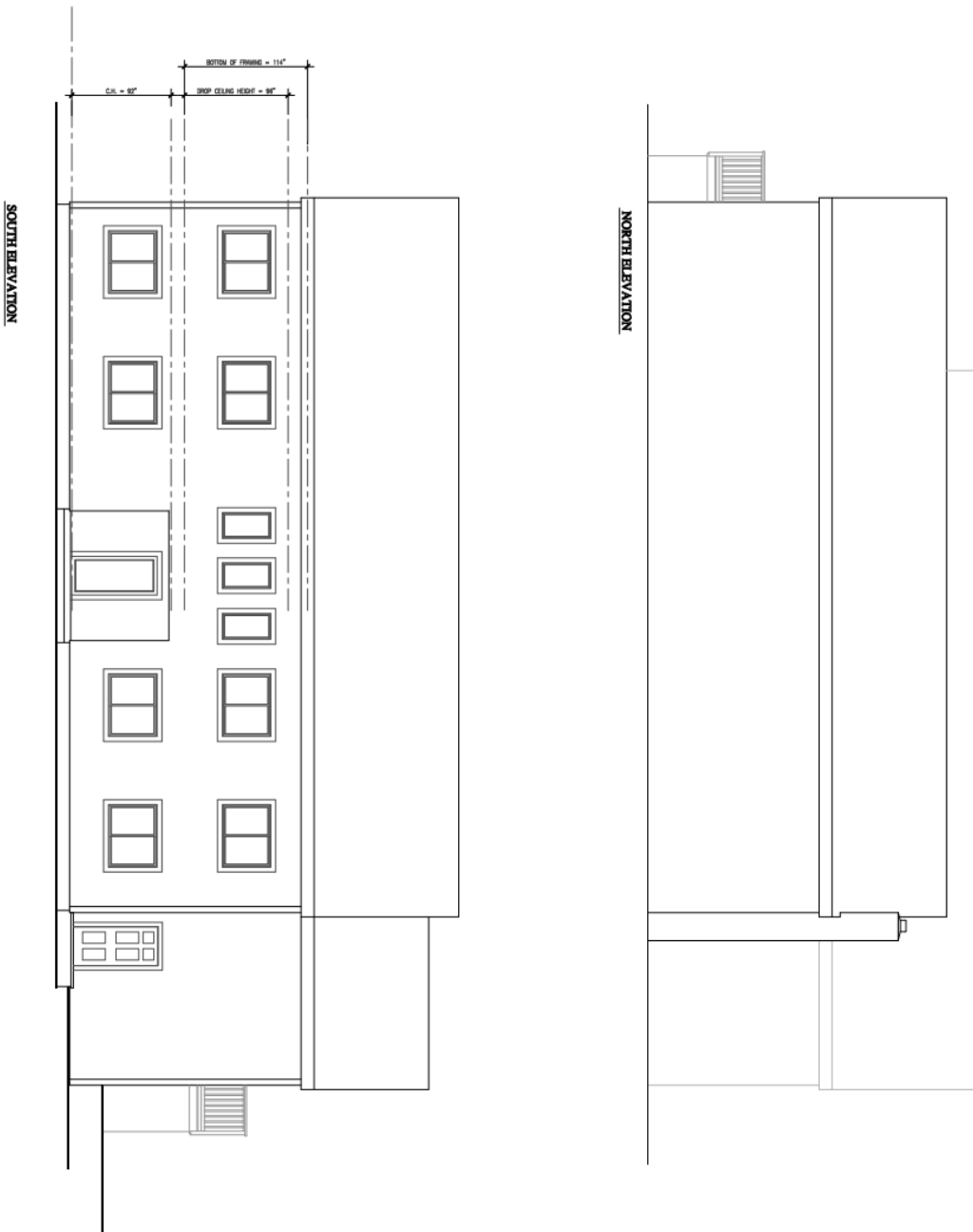
Building 2- 1st Floor Plan



SECOND FLOOR PLAN

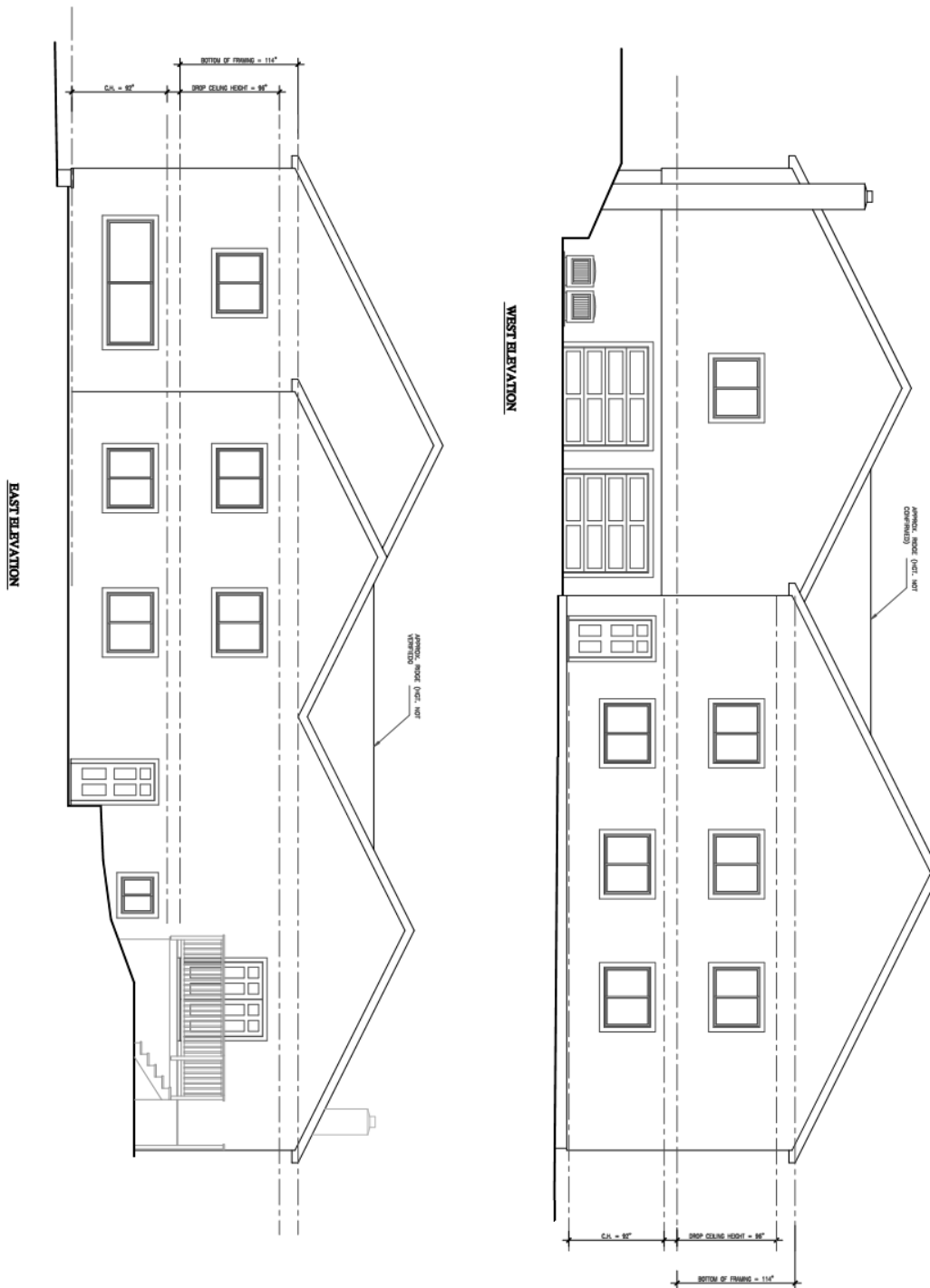
<p>9 DATE</p>	<p>TITLE EXISTING CONDITONS</p>	<p>PLAN CONTENT SECOND FLOOR PLAN (Building 2)</p>	<p>PREPARED FOR 213 Danbury Road Wilton, Connecticut 06897</p>	<p>D. PETERS DESIGNS, LLC RESIDENTIAL PLANNING SERVICES 73 OLD RIDGEFIELD ROAD, WILTON, CT 06897 PHONE 203.834.0127 FAX 203.834.0157 EMAIL DPETERS@DPETERSDESIGNS.COM</p>	<p>DATE: MARCH 1, 2016 SCALE: 1/4" = 1'-0" REVISED:</p>
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Building 2- 2nd Floor Plan



<p>4 DWG.</p>	<p>TITLE EXISTING CONDITIONS</p>	<p>PLAN CONTENT SECOND FLOOR PLAN (Building 2)</p>	<p>PREPARED FOR: 213 Danbury Road Wilton, Connecticut 06897</p>	<p>D. PETERS DESIGNS, L.L.C. RESIDENTIAL PLANNING SERVICES 73 OLD RIDGEFIELD ROAD, WILTON, CT 06897 PHONE 203.834.0127 FAX 203.834.0137 EMAIL DPETERS@PETERSDESIGNS.COM</p>	<p>DATE: MARCH 1, 2016 SCALE: 1/4" = 1'-0" REVISED:</p>
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Building 2- North & South Elevations



3
SHEET

TITLE
EXISTING CONDITIONS

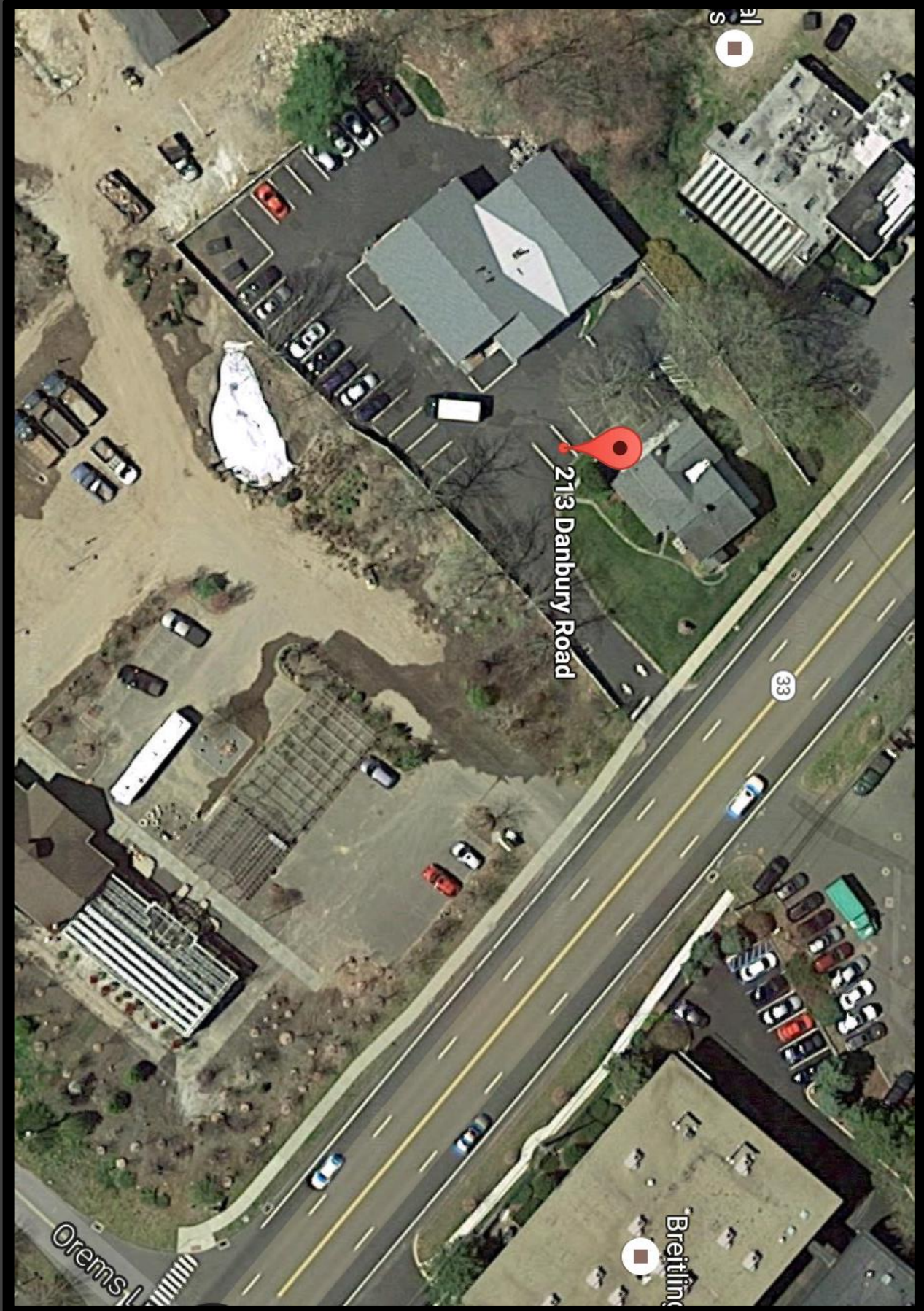
PLAN CONTENT
FIRST FLOOR PLAN (Building 2)

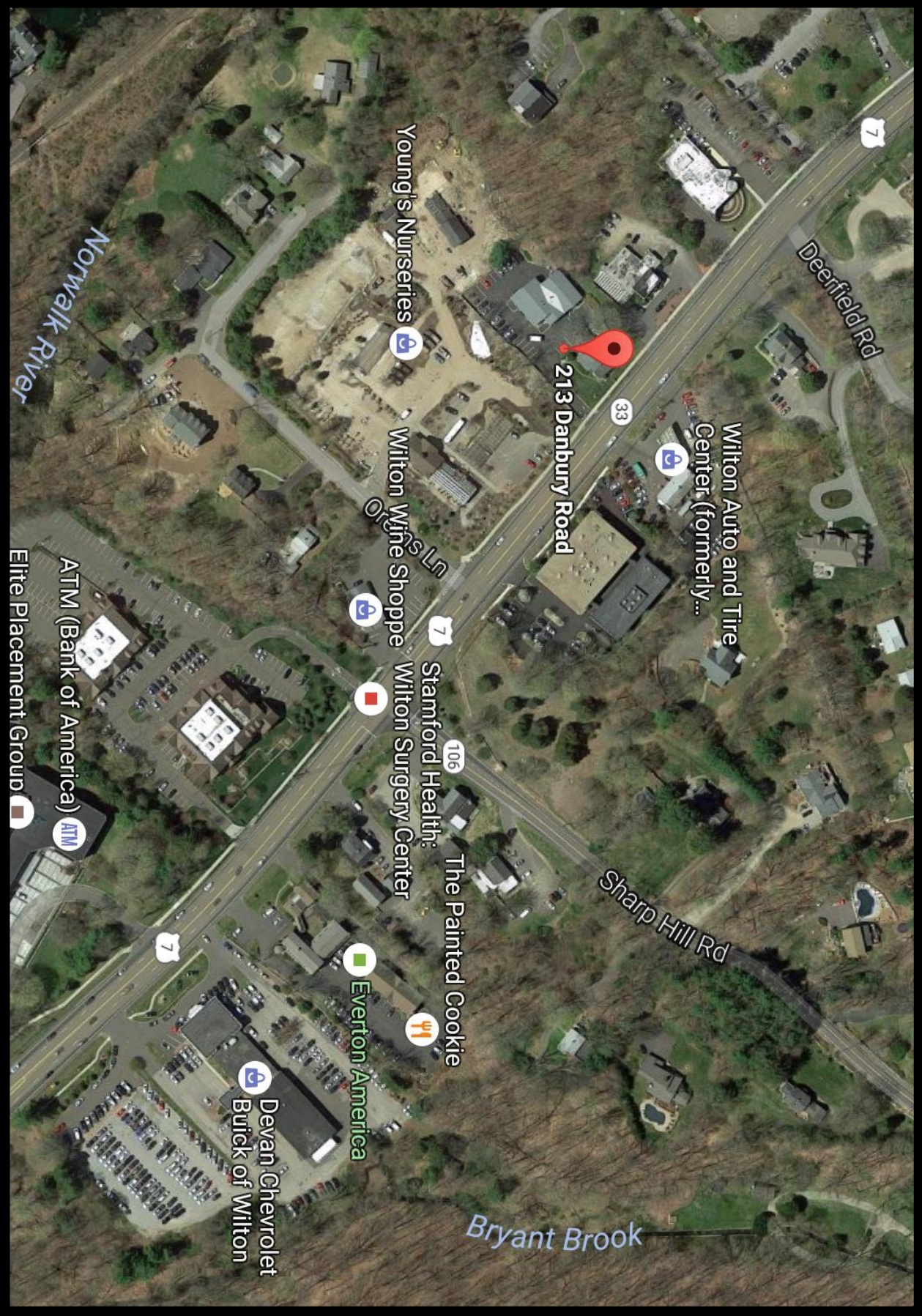
PREPARED FOR
**213 Danbury Road
Wilton, Connecticut 06897**

D. PETERS DESIGNS, LLC
RESIDENTIAL PLANNING SERVICES
73 OLD RIDGEFIELD ROAD, WILTON, CT 06897
PHONE 203.834.0127 FAX 203.834.0157
EMAIL DPETERS@DOPETERDESIGNS.COM

DATE: MARCH 1, 2016
SCALE: 1/4" = 1'-0"
REVISED:

Building 2- East & West Elevations





Norwalk River

Deerfield Rd

213 Danbury Road

Wilton Auto and Tire Center (formerly...)

Young's Nurseries

Wilton Wine Shoppe

Stamford Health: Wilton Surgery Center

The Painted Cookie

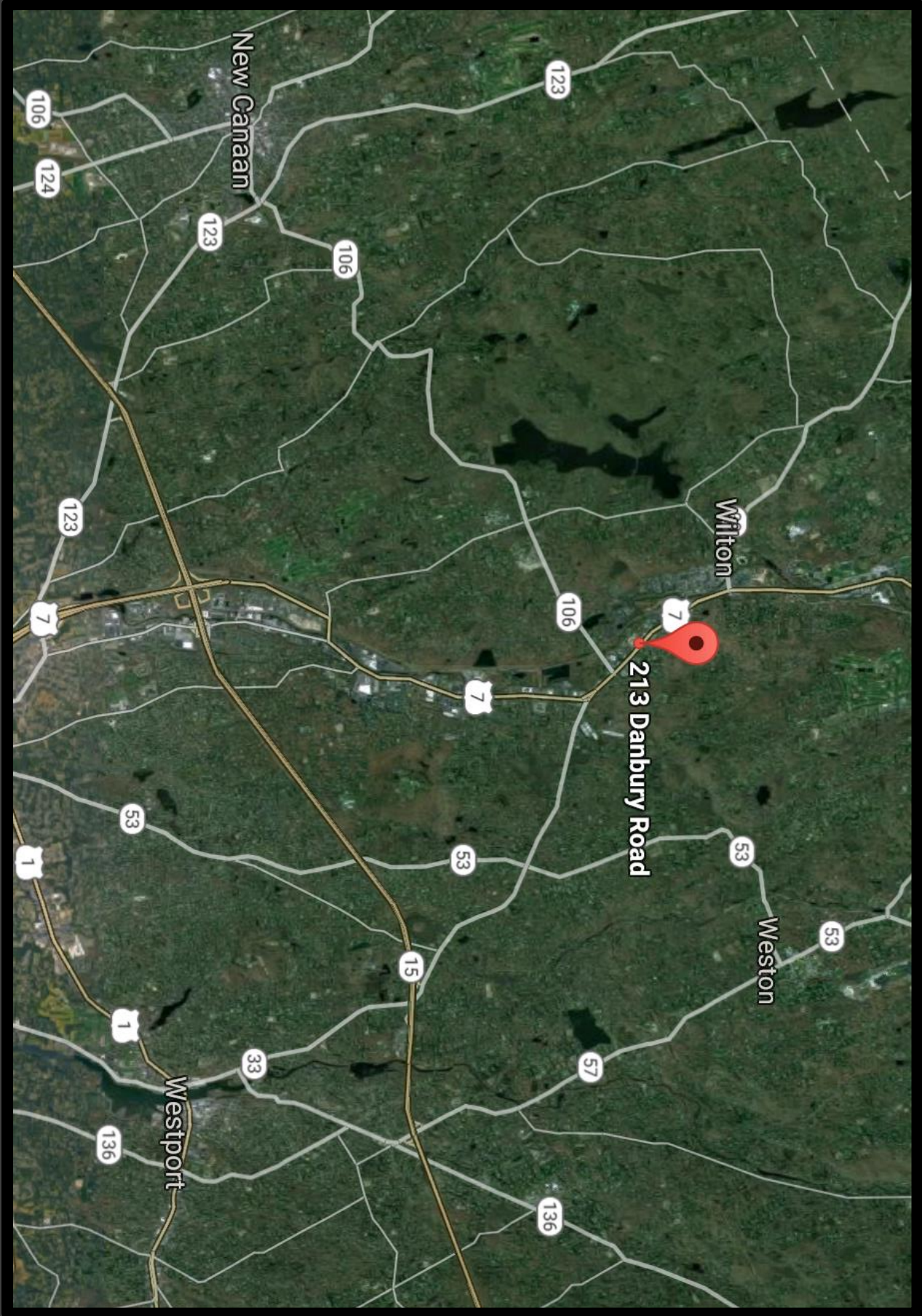
Sharp Hill Rd

Everton America

Devan Chevrolet Buick of Wilton

ATM (Bank of America) ATM
Elite Placement Group

Bryant Brook



213 DANBURY RD

Location 213 DANBURY RD

Mblu 71/ / 44/ /

Acct# 001243

Owner MOOSE HOLDING LLC

Assessment \$1,324,610

Appraisal \$1,892,300

PID 3804

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$893,200	\$999,100	\$1,892,300

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$625,240	\$699,370	\$1,324,610

Owner of Record

Owner MOOSE HOLDING LLC
Co-Owner C/O BEST FRIENDS PET CARE
Address 19717 62ND AVE SOUTH STE F103
KENT, WA 98032

Sale Price \$2,150,000
Certificate
Book & Page 2442/0373
Sale Date 03/16/2016
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MOOSE HOLDING LLC	\$2,150,000		2442/0373	WD	03/16/2016
CINCA LLC	\$1,565,000		1755/0223	07	01/04/2005
DANBURY ROAD ASSOCIATES	\$400,000		0326/0022	00	06/07/1979

Building Information

Building 1 : Section 1

Year Built: 1850
Living Area: 3,025
Replacement Cost: \$379,212
Building Percent Good: 69
Replacement Cost Less Depreciation: \$261,700

Building Attributes

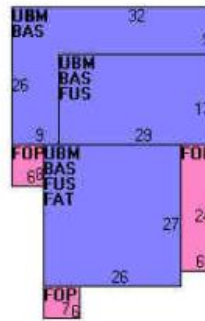
Field	Description
STYLE	Res Style Comm
MODEL	Commercial
Grade	Average
Occupancy	1
Exterior Wall 1	Asbestos Shngl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	Plastered
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
Bldg Use	Commercial
Fireplace	
Elevator	
Cath Ceil	
Sauna	
1st Floor Use:	2-1
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceill and Wall
Rooms/Prtns	Average
Wall Height	8
% Corn Wall	0

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\13\15.j>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,690	1,690
FUS	Upper Story, Finished	1,195	1,195
FAT	Attic, Finished	702	140
FOP	Open Porch	234	0
UBM	Basement, Unfinished	1,690	0
		5,511	3,025

Building 2 : Section 1

Year Built: 1988
Living Area: 9,392
Replacement Cost: \$736,708
Building Percent Good: 83
Replacement Cost Less Depreciation: \$611,500

Building Attributes : Bldg 2 of 2	
Field	Description

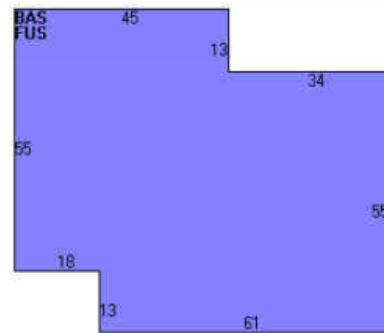
STYLE	Office Bldg
MODEL	Commercial
Grade	Average
Occupancy	2
Exterior Wall 1	Board & Batten
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Vinyl
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	Central
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	9
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\13\17.j>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,696	4,696
FUS	Upper Story, Finished	4,696	4,696
		9,392	9,392

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 2-1
Description Commercial

Land Line Valuation

Size (Acres) 0.94
Frontage

Zone GB
Neighborhood 6000
Alt Land Appr Category No

Depth
Assessed Value \$699,370
Appraised Value \$999,100

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphaul			20000 S.F.	\$20,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$893,200	\$999,100	\$1,892,300
2013	\$893,200	\$999,100	\$1,892,300
2012	\$893,200	\$999,100	\$1,892,300

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$625,240	\$699,370	\$1,324,610
2013	\$625,240	\$699,370	\$1,324,610
2012	\$625,240	\$699,370	\$1,324,610

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