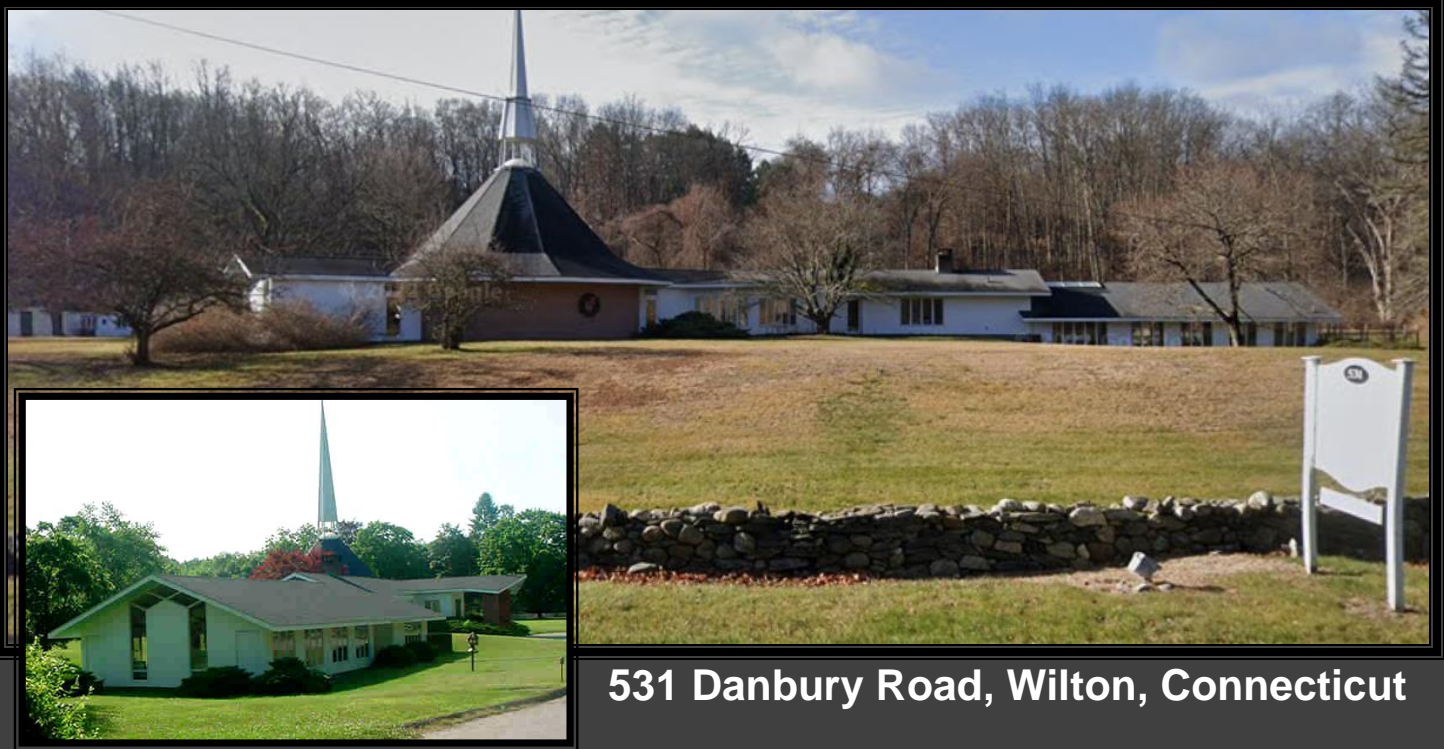


## UNIQUE PROPERTY FOR SALE



### 531 Danbury Road, Wilton, Connecticut

- \$1,500,000 Asking Sale Price
- 4.3 Acres in the R-2 Zone
- This is an attractive, well-maintained building on quiet landscaped grounds directly off Route 7 just north of Wilton Center.
- Conveniently located near a wide variety of banking, retail, and dining amenities as well as the Route 7 connector to I-95.
- There is a wonderful chapel and associated space that would be excellent for use by another church or a multitude of other activities.
- Building includes a large multipurpose room and office space separate from the sanctuary.

#### *Contact Exclusive Agents*

**Dale Thomas**  
**(203)913-4345**

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

**Chris Maglione**  
**(203)858-9701**

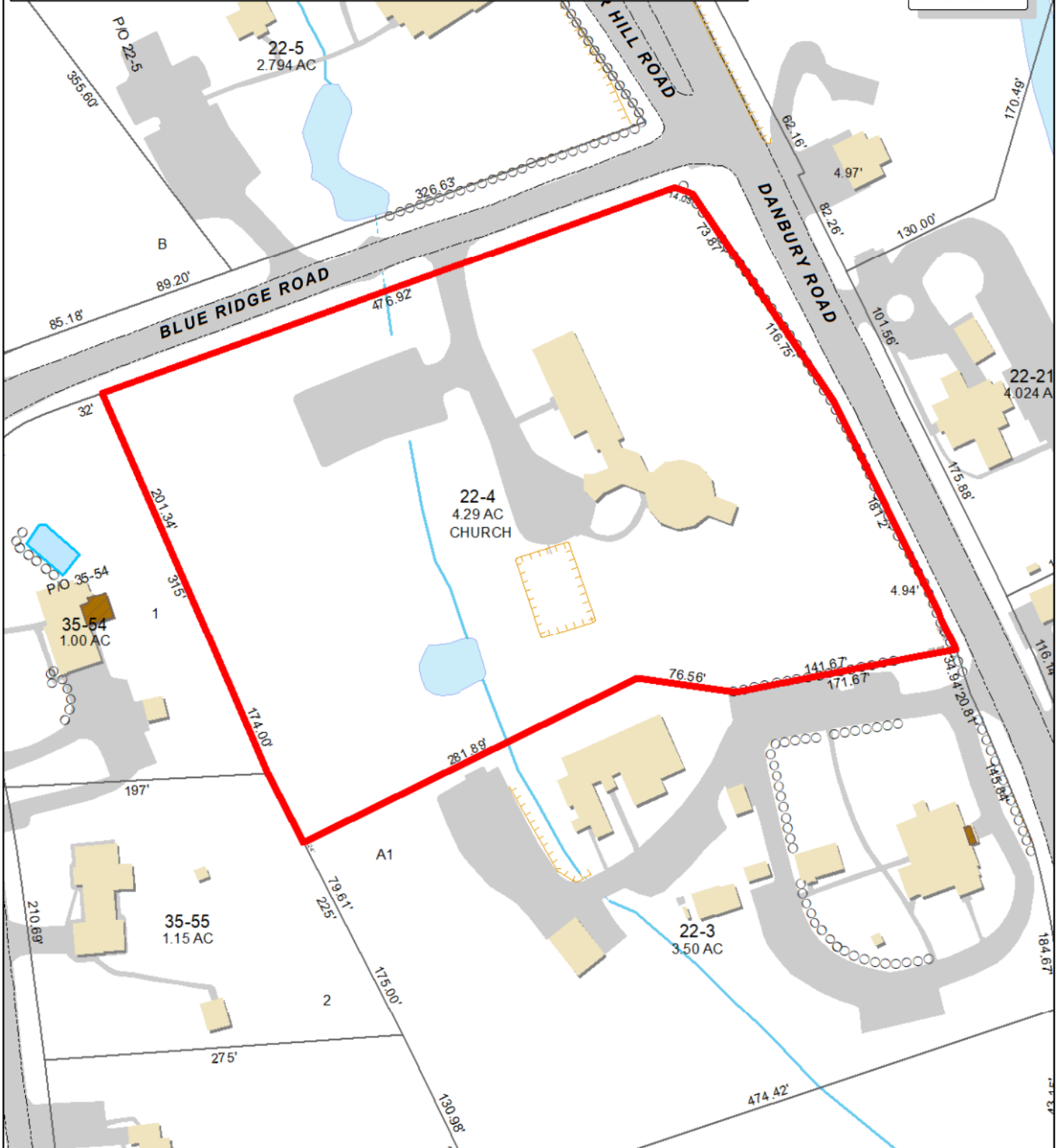
[cmaglione@johndhastings.com](mailto:cmaglione@johndhastings.com)

# Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 22-4

Address: 531 DANBURY RD

22-21-1  
2.176 AC



Approximate Scale:  
1 inch = 100 feet

Disclaimer:  
This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Wilton and its mapping contractors  
assume no legal responsibility for the information contained herein.



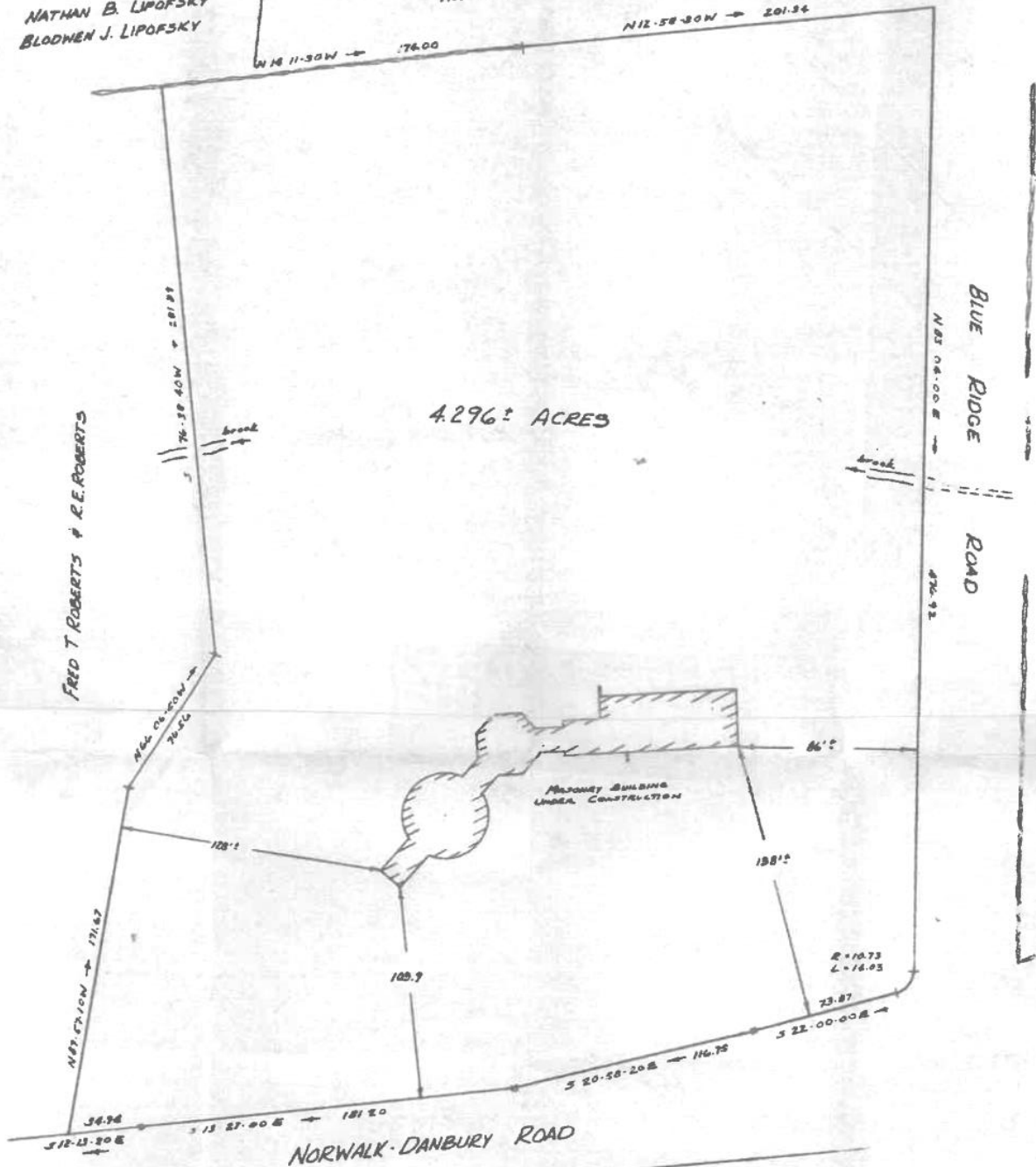
NATHAN B. LIPOFSKY  
BLODWIN J. LIPOFSKY

TRYVE HANSEN + MURIEL I. HANSEN

FRED T. ROBERTS + R.E. ROBERTS

BLUE RIDGE ROAD

4.296± ACRES



**CERTIFIED PLOT PLAN**

PREPARED FOR

**THE FIRST CHURCH OF CHRIST SCIENTIST,  
WILTON, CONNECTICUT, INC.**

WILTON, CONN.

SCALE 1" = 40' JULY 1, 1966  
BY JOHN T. CAHILL LAND SURVEYOR  
WESTPORT, CONN.

Certified Substantially Correct

John T. Cahill  
L.S. 5030



I HEREBY CERTIFY TO THE CHICAGO TITLE INSURANCE COMPANY OF NEW ENGLAND INC. that this survey and the measurements shown hereon are substantially correct; that the title lines and lines of actual possession are the same; that the buildings are located as shown and do not encroach over and upon street, title or building lines; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings, and that there are easements or encroachments affecting this property apparent from a careful physical inspection of the same, other than those shown and depicted hereon.

John T. Cahill  
John T. Cahill,  
Reg. No. 5030.

REFER TO MAP No. 2132 W.L.R.

Map No. 2559

## Building Information

### Building 1 : Section 1

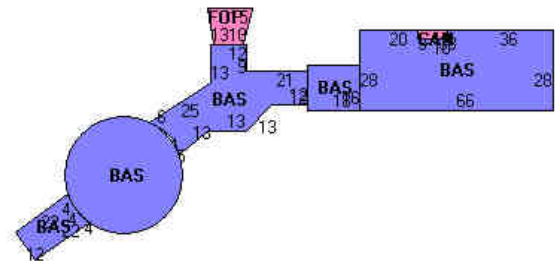
**Year Built:** 1966  
**Living Area:** 4,603

Building Attributes	
Field	Description
Style:	Churches
Model	Commercial
Grade	Excellent
Stories	1
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Wood on Sheath
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl
Heating Fuel	Oil
Heating Type	
AC Type	
Struct Class	
Bldg Use	Ex Com MDL-94
Fireplace	
Elevator	
Cath Ceil	
Sauna	
1st Floor Use:	21
Heat/AC	
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceil and Wall
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	0.00

### Building Photo



### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,603	4,603
CAN	Canopy	30	0
FOP	Open Porch	163	0
		4,796	4,603



