

**15** SOUTH STREET  
NORWALK, CT  
06854



## 3,600 SF Industrial/Flex Condominium for Sale at \$800,000

**Angel Commercial, LLC** is the exclusive broker for **two adjoining industrial/flex condominiums** located at **15 South Street, Norwalk, CT**. Offered at **\$800,000**, this **3,600 SF** property consists of two separate 900 SF garages, with an additional 1,800 SF of office space spanning the second floor above, in a high-demand commercial zone.

### FIRST FLOOR: TWO GARAGES/WAREHOUSES

Each 900 SF garage is heated and features:

- **Ceiling Height:** 12' clearance
- **Loading:** 16' W x 10' H drive-in door for seamless vehicle and equipment access
- **Power:** 200 Amps, Three-Phase
- **Amenities:** Restroom

### SECOND FLOOR: 1,800 SF OFFICE SPACE

The fully air-conditioned second floor is optimized for professional operations and features:

- **Layout:** Six private offices (four with natural light) and a large open-concept workspace
- **Amenities:** Reception area, kitchenette, server room, and two restrooms

### STRATEGIC LOCATION & ZONING (CDC-3C)

Zoned General Urban - Corridor Community District (CDC-3C), this property is positioned for maximum accessibility at the intersection of I-95 (Exit 14) and Route 7.

- **Regional Connectivity:** Reach Greenwich, Stamford, and Bridgeport within 15–20 minutes
- **Transit:** Less than 0.1 miles to Norwalk Transit bus stop and ±1.2 miles to the South Norwalk Train Station

For more information, please contact **Eva Kornreich**, Vice President, Angel Commercial, LLC, at **(203) 335-6600, Ext. 23**.

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

# 15 SOUTH STREET NORWALK, CT 06854

## FINANCIAL DETAILS

<b>Sale Price:</b>	\$800,000
<b>Common Charges:</b>	\$250/Month
<b>Real Estate Taxes:</b>	\$10,224.44 (2025)

## PROPERTY DETAILS

<b>Total Size:</b>	3,600 SF
<b>Land:</b>	In Common
<b>Zoning:</b>	CDC-3C
<b>Year Built:</b>	2008
<b>Construction:</b>	Clapboard
<b>Stories:</b>	Two

## FEATURES

<b>Parking:</b>	4 Exterior Spaces, Garaged Spaces, and Street Parking
<b>Loading:</b>	2 Drive-In Doors (16' W x 10' H)
<b>Ceiling Height:</b>	12' (In Garages)
<b>Amenities:</b>	Four Restrooms, Kitchenette, Security System

## UTILITIES

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning (Second Floor Only)
<b>Heating:</b>	Gas
<b>Power:</b>	200 Amps, Three- Phase



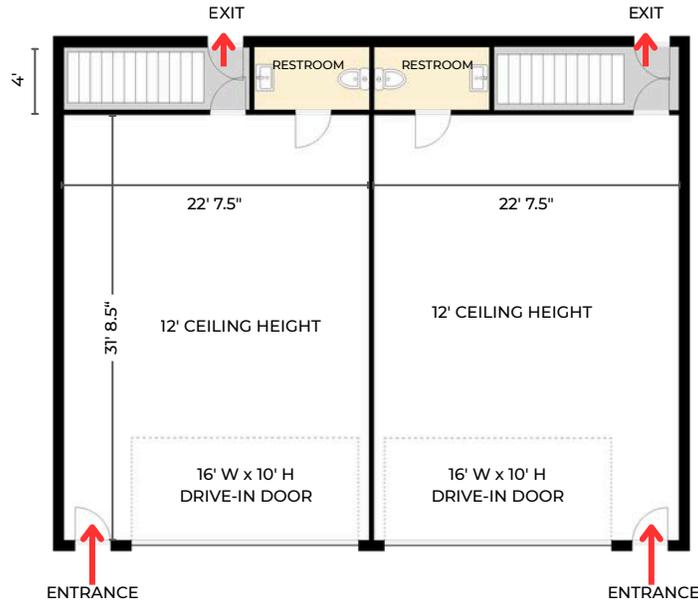
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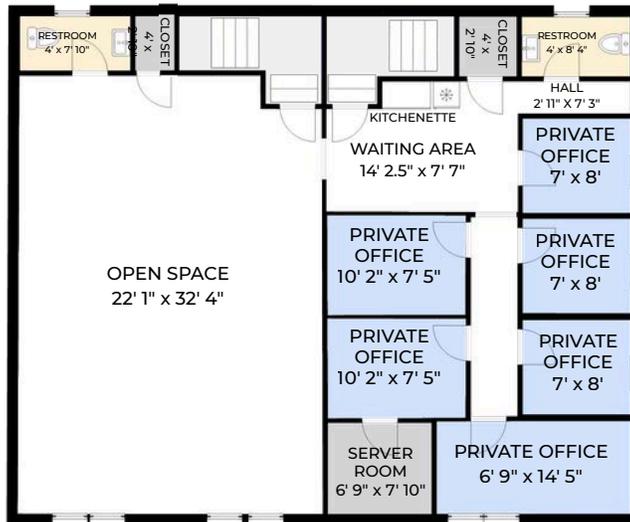
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## FLOOR PLAN - 3,600 SF

### FIRST FLOOR



### SECOND FLOOR



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**NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE**

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