

# 15 SOUTH STREET NORWALK, CT 06854



**ANGEL**   
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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# 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

## PROPERTY DETAILS

### 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                       |



## UNMATCHED REGIONAL CONNECTIVITY



< 0.1 Miles to  
Norwalk Transit  
Bus Stop



~1.2 Miles to  
South Norwalk  
Train Station

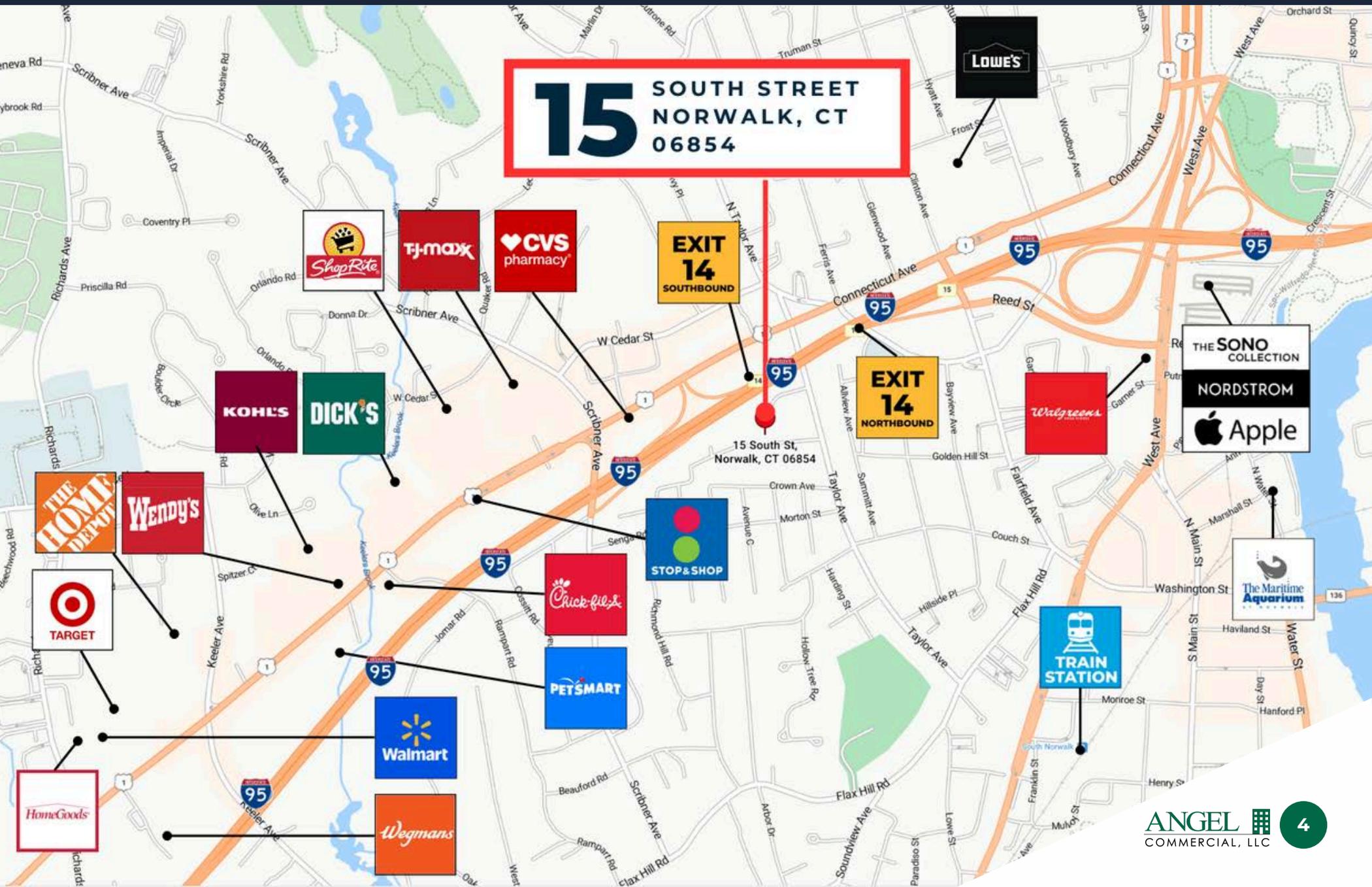


Immediate I-95  
Access  
(Exit 14)



Minutes to Route 7  
Providing East Connections to  
the Merritt Parkway and I-84

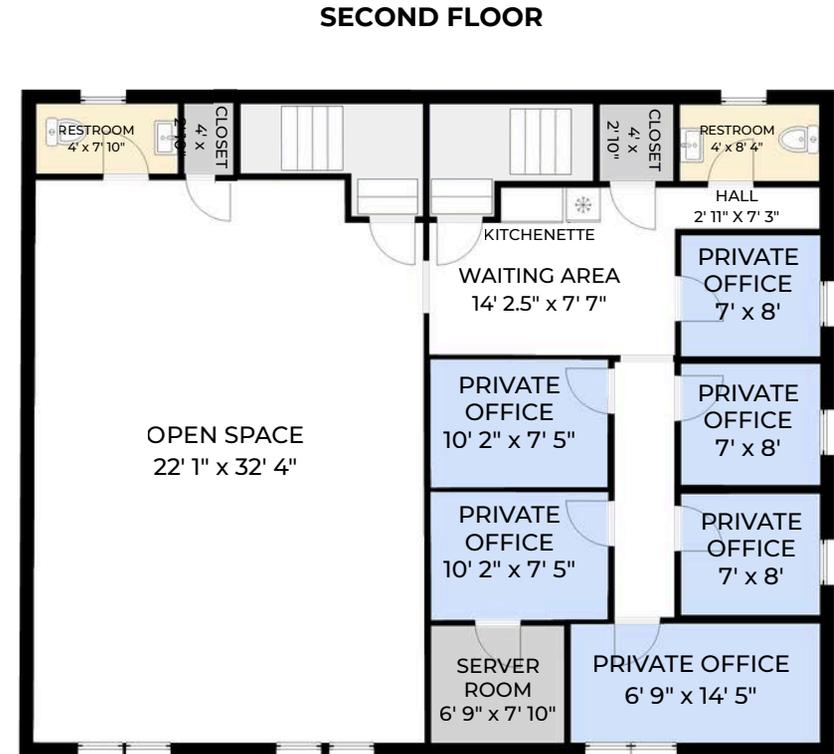
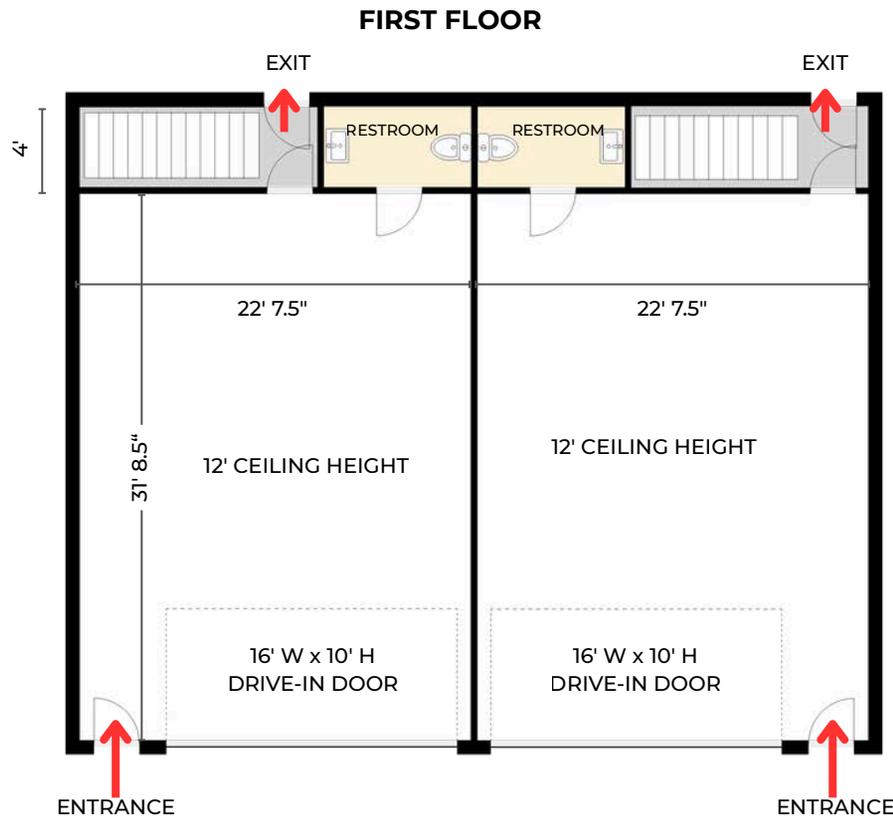
# AMENITY-RICH LOCATION



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# DETAILED FLOOR PLAN

3,600 SF



[CLICK IMAGE TO ENLARGE](#)

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE

## FIRST FLOOR: HIGH-CLEARANCE WAREHOUSE / GARAGE SPACE



16' W x 10' H Drive-In Door For Easy Loading And Logistics



Spacious Flex Area With 12' High Ceilings



Garage Space with Private Restroom & Rear Access

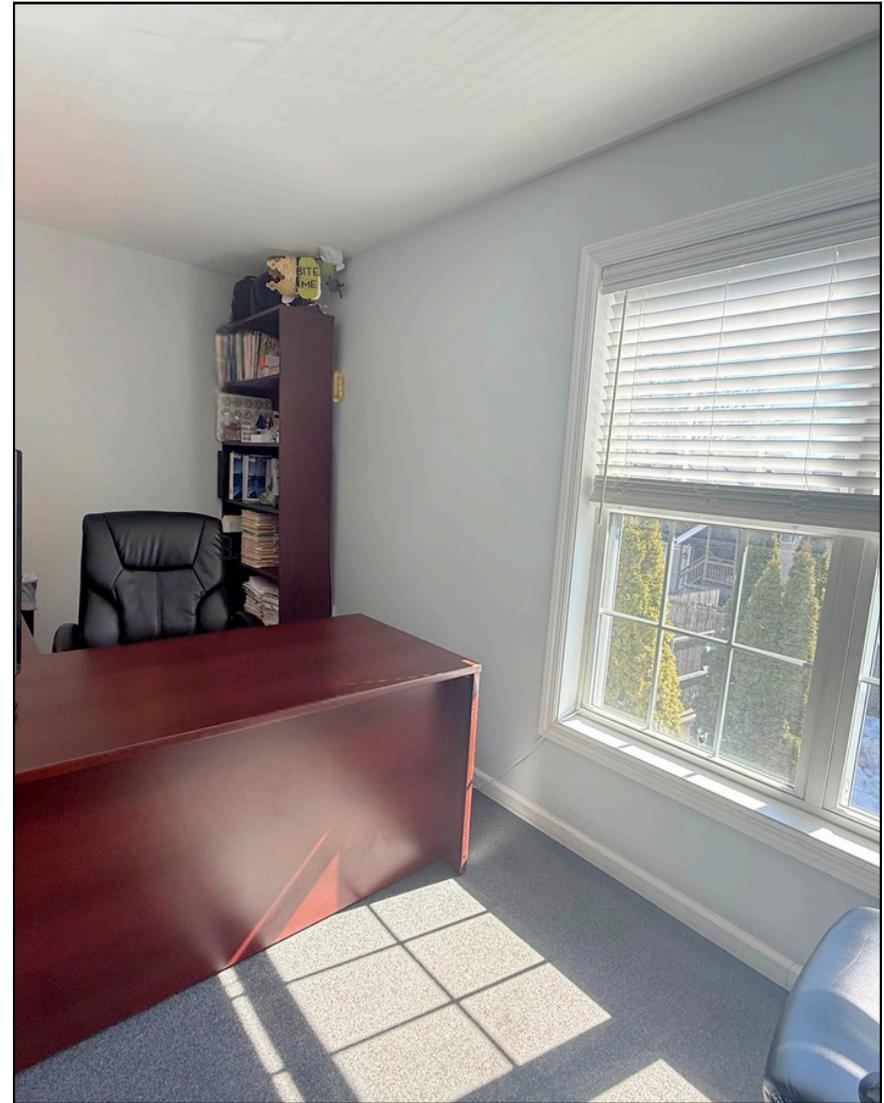
## SECOND FLOOR: 1,800 SF OFFICE SPACE



Modern Kitchenette & Waiting Area



Large Open-Concept Workspace

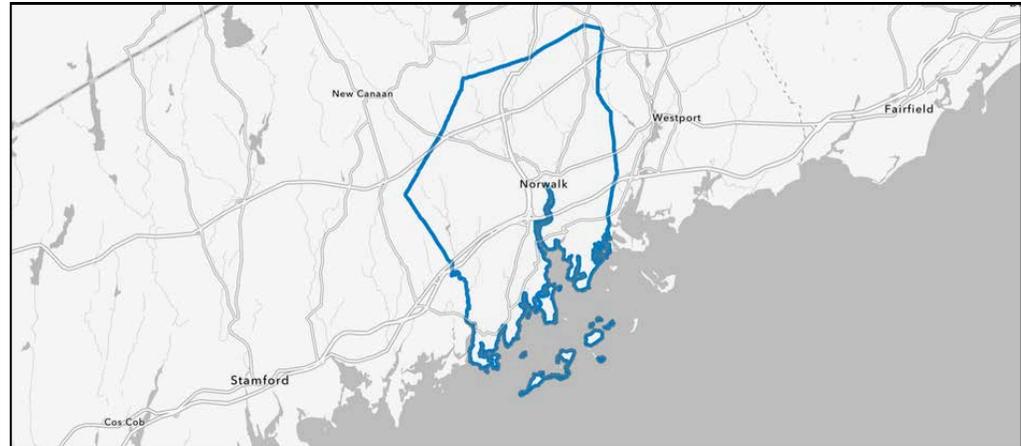


Private Office with Natural Light

## STRATEGIC INVESTMENT ADVANTAGE: DEMOGRAPHIC & MARKET SUMMARY

Positioned at the gateway to the "Gold Coast," 15 South Street offers a premier location for businesses seeking access to an affluent, high-density population. With an **Average Household Income of \$169,796, 66.6% homeownership**, and a significant concentration of **white-collar professionals (73%)**, the area represents a deep pool of high-value residential and commercial clients requiring premium professional, retail, and property services.

- **High-Value Market Territory:** The local **average household income of \$169,796** indicates a community with significant discretionary income to invest in high-end products and professional services.
- **Optimal Daytime Accessibility:** A robust **daytime population of 29,509** ensures your business is positioned in a high-activity corridor, maximizing visibility and accessibility within the Western CT Planning Region.
- **Economic Stability:** A remarkably low **3.6% unemployment rate** reflects a thriving local economy and a stable environment for long-term business growth, investment, and talent recruitment.



| Metric                      | Norwalk          | Western CT Planning Region | CT        |
|-----------------------------|------------------|----------------------------|-----------|
| Population                  | 28,306           | 625,143                    | 3,608,872 |
| Daytime Population          | <b>29,509</b>    | 637,629                    | 3,557,093 |
| # of Households             | 11,549           | 238,601                    | 1,451,347 |
| Average HH Income           | <b>\$169,796</b> | \$214,174                  | \$138,223 |
| Median HH Income            | <b>\$113,609</b> | \$123,760                  | \$95,275  |
| Homeownership Rate          | <b>66.60%</b>    | 65.00%                     | 65.30%    |
| White-Collar Workforce      | <b>73%</b>       | 75%                        | 70%       |
| Bachelor's Degree or Higher | <b>48%</b>       | 57%                        | 44%       |
| Unemployment Rate           | <b>3.60%</b>     | 3.40%                      | 3.60%     |

## NEXT STEPS

**15** SOUTH STREET  
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VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



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