RYER Associates
COMMERCIAL REAL ESTATE

Building Opportunities

FOR SALE or LEASE

162 Danbury Road

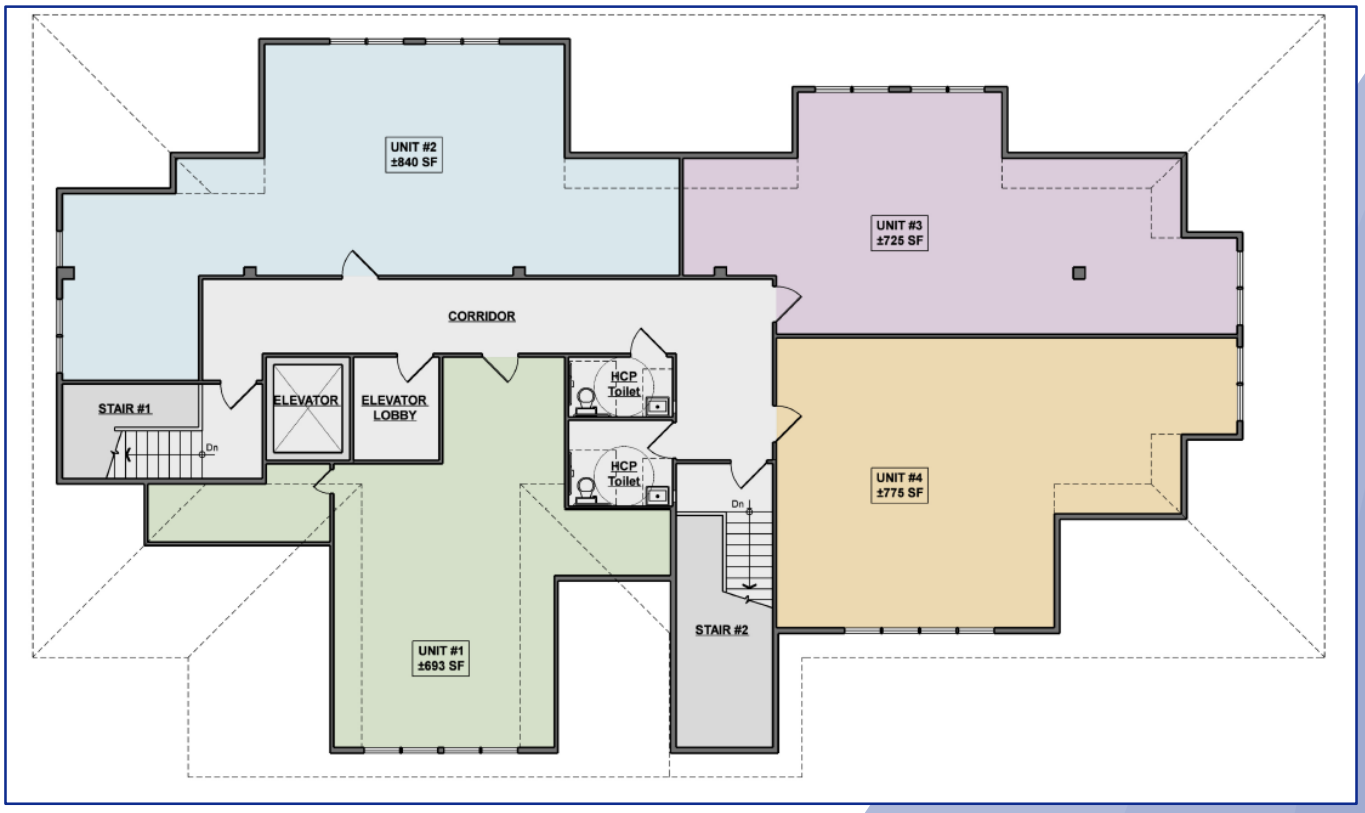
Ridgefield, CT

- 9,453 square feet of office space on 0.83 acres
  - Multi-tenant configuration
  - Elevator served, full sprinkler, full city services
  - Off street parking for 40 Including 11 covered
  - +-3,300 sf long term medical tenant, two additional leases in place
- Up to 4,220 sf currently available for lease – entire top floor
  - Offices, a conference room, 3 restrooms, and a kitchenette
- Subdividable to +-700 sf, plans available (possible residential redevelopment)
- Attractive, quality-built, signature building
- Gateway to Ridgefield, convenient Copps Hill location
- Walk to shops, restaurants and services

Sale: **$2,275,000**

Lease: **$18/sf Gross + Utilities**

Lease or Own a Landmark Property!



5-MILE FACTS

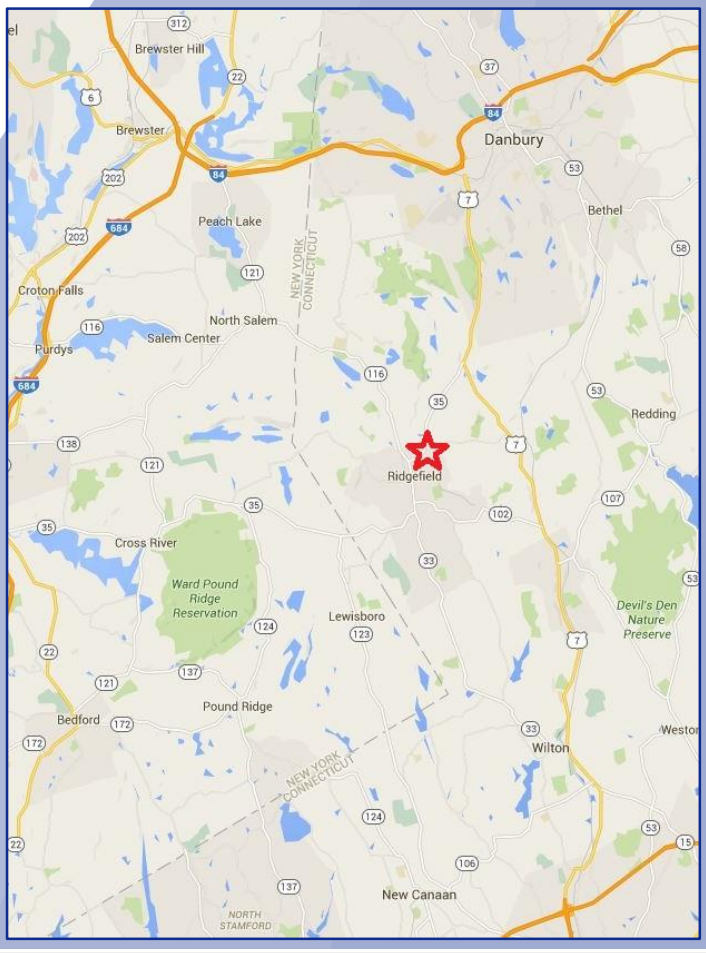
Population:	41,700
Total Households:	15,000
Median HH Income:	$150,000
Vehicles Per Day:	18,600

2018 data provided by ESRI

M. Augustus Ryer, CCIM

gryer@ryer.com

203-797-0200 Ext.107



Individual Membership
SIOR

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