

# RETAIL/OFFICE CONDO FOR SALE

83 Washington Street, Norwalk, CT



To arrange a tour contact:  
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## VIDAL/WETTENSTEIN, LLC

 Individual Member  
Society of Industrial & Office Realtors



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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

# 83 Washington Street, Norwalk, CT

## *Fabulous SONO Location*

### PROPERTY DETAILS

Condo Area: 1,056± SF + 1,056± SF basement area

Occupancy: immediate, the space is vacant

Zoning: WSDD

Parking: unit owners has discounted monthly parking at Maritime Parking for \$35/mo or across the street in Haviland Parking Deck @ \$75/mo

Sprinklers: yes, wet system

Common charges: \$404 a month, which includes water, maintenance, and wall-in insurance.

Sale Price: \$499,995.

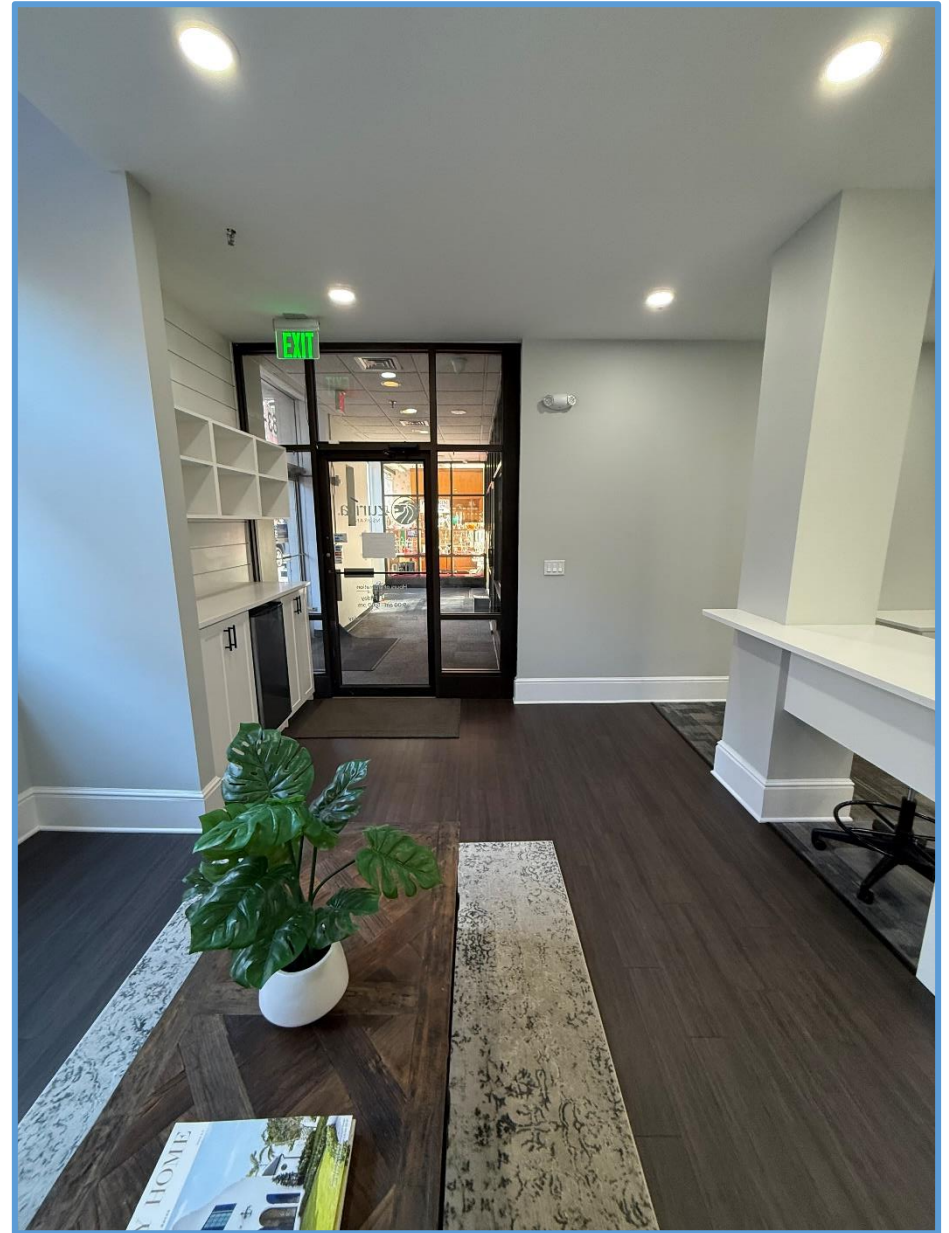
Comments: Completely Renovated Office, Kitchenette, and bathroom. Move-in Ready.

Location: Convenient to exit 15, I-95  
Traffic count approx. 17,000 cars per day  
Superb visibility on Washington Street



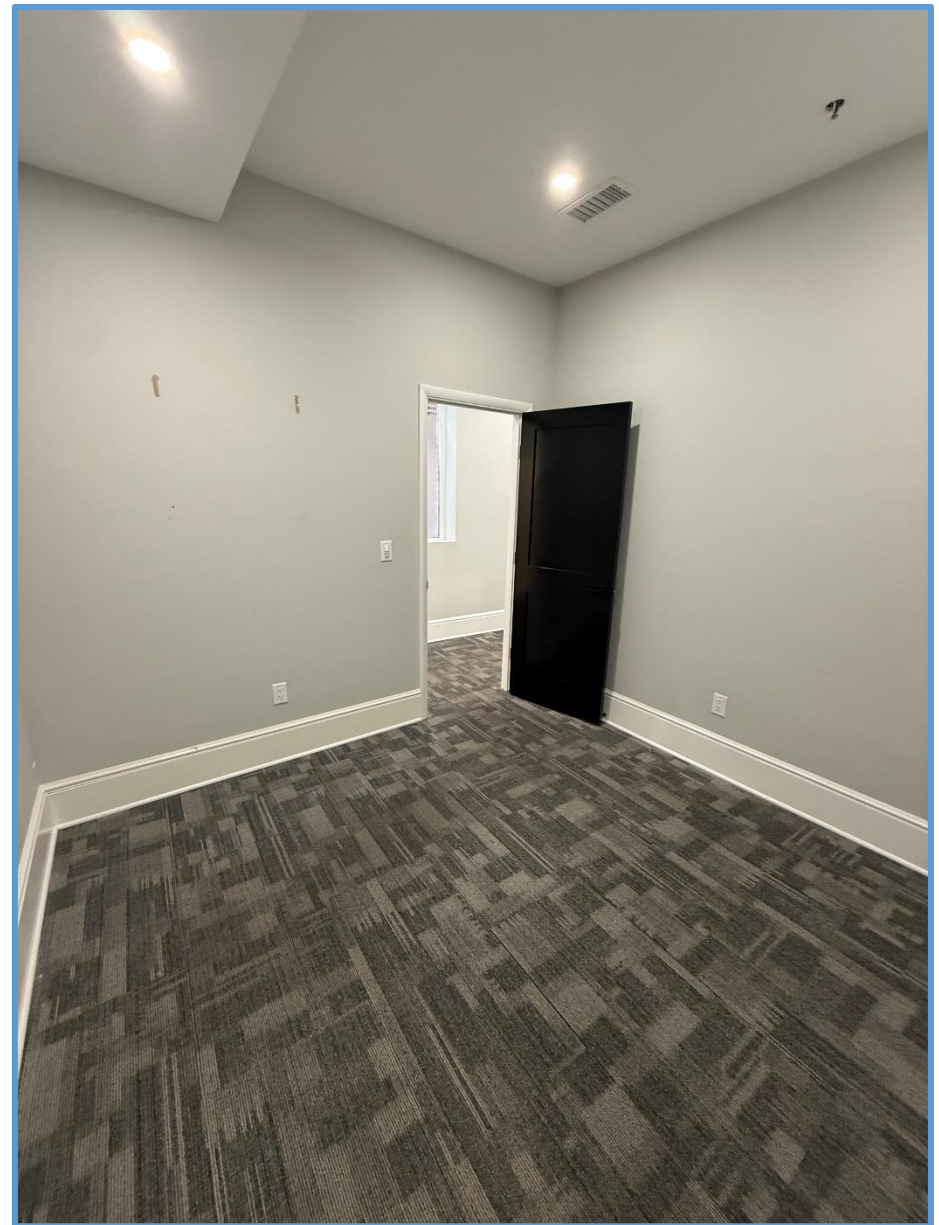
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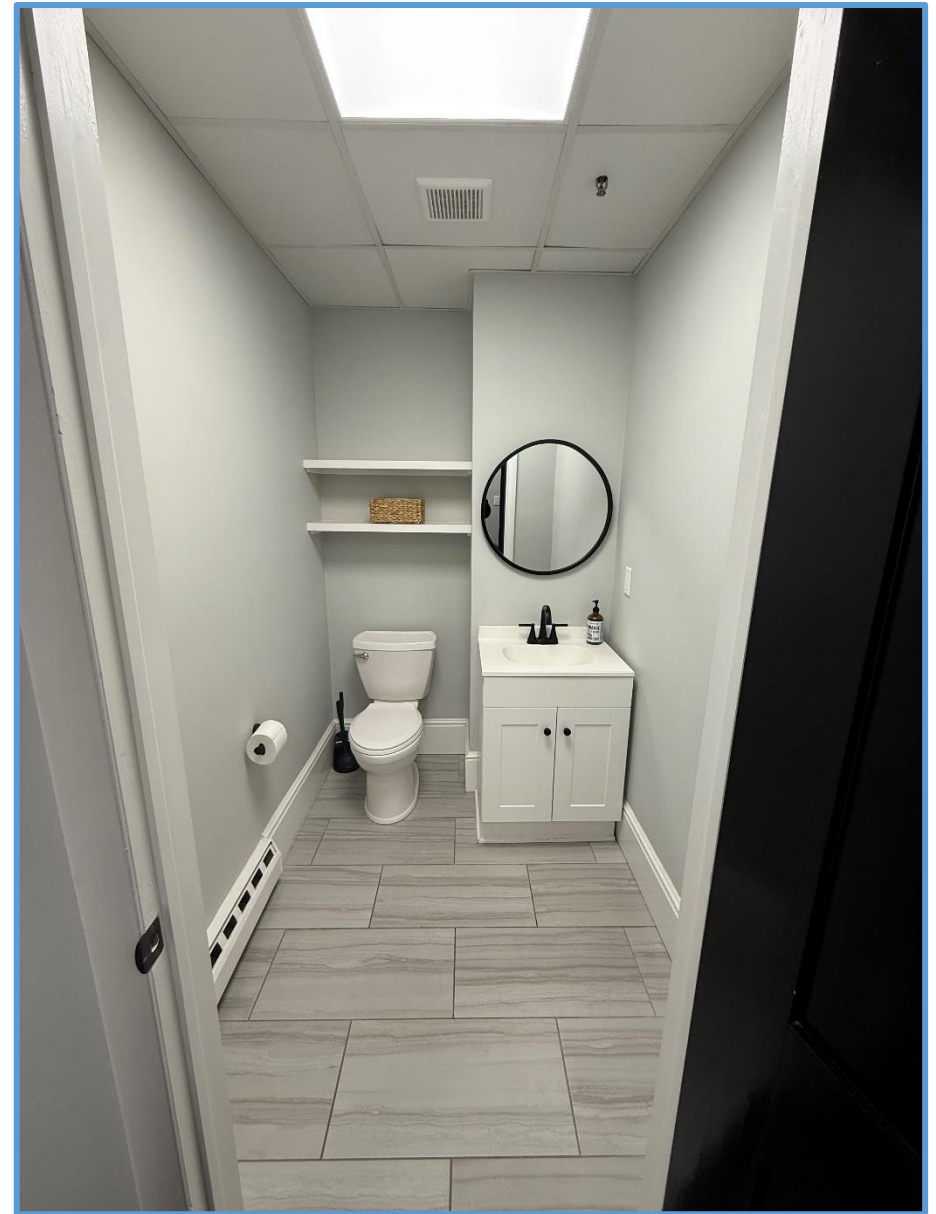
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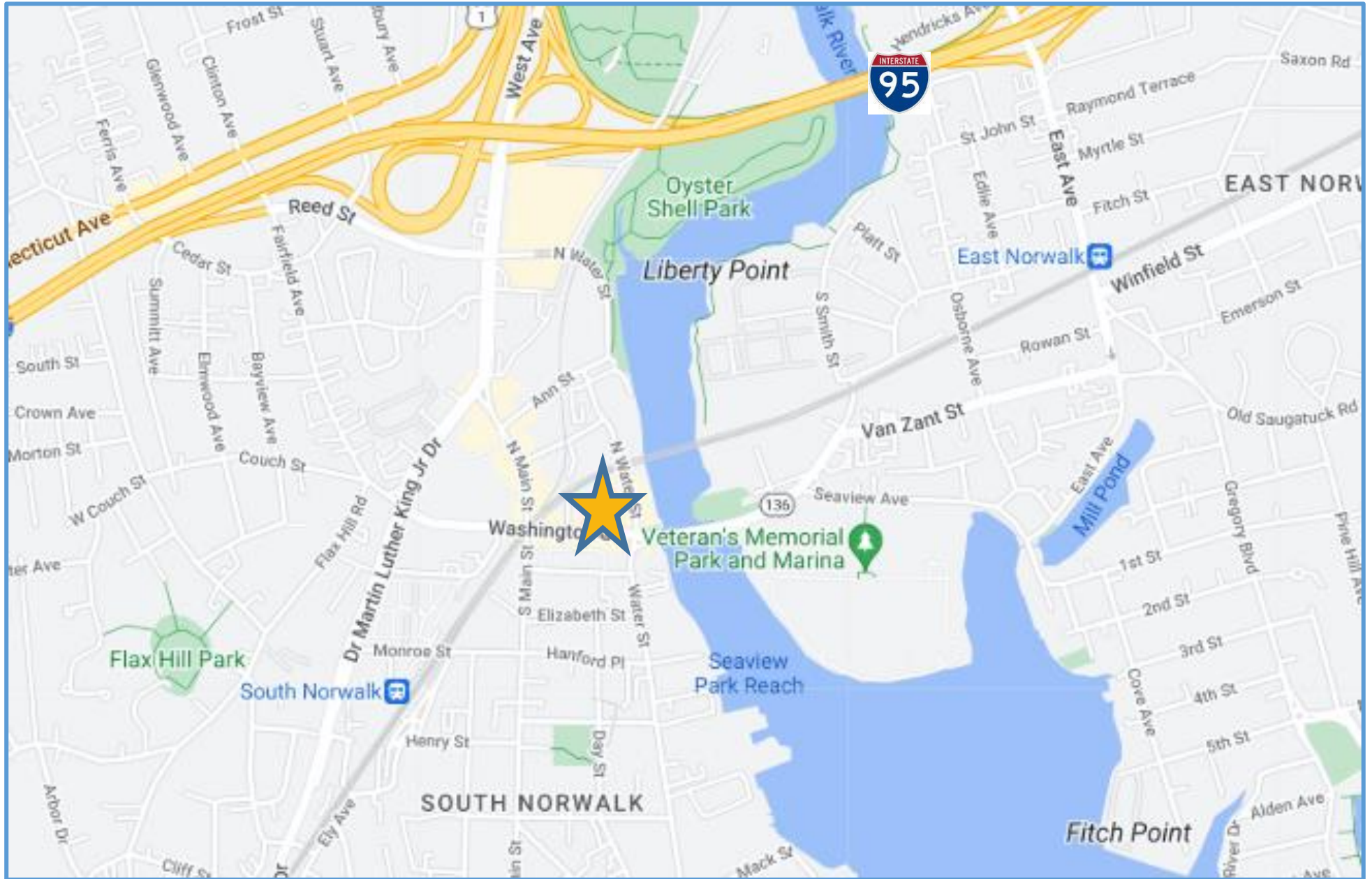
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# 83 Washington Street, Norwalk, CT



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**§ 118-501. Washington Street Design District. [Added effective 1-29-1982]**

- A. Purpose and intent. The purpose of this regulation is to preserve and enhance the unique character of the Washington Street Historic District and environs by encouraging the preservation of existing buildings, by encouraging the mixed-use of properties and by ensuring that all uses and structures will be compatible with one another and with the established character of the area. It is intended that all new construction, rehabilitation and alterations be designed and carried out in relation to surrounding structures and with appropriate consideration to the unity of the district, according to prescribed guidelines. It is further intended that off-street parking for uses and structures will be met by public parking facilities.
- B. Uses and structures. This district is located entirely within the coastal boundary and, as such, all uses and structures, unless otherwise exempt, shall comply with the coastal site plan review requirements in Secs. 11 through 15 of P.A. 79-535 and with Article 111, § 118-1110, herein.
- (1) Principal uses and structures. In the Washington Street Design District, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one or more of the following uses and no others, subject to the provisions of § 118-1451, Site plan review:
- (a) Dwellings, when located above any principal or Special Permit use.
  - (b) Retail stores and personal service shops.
  - (c) Offices, including medical offices. **[Amended effective 9-25-2009]**
  - (d) Banks and financial institutions, excluding drive-in facilities.
  - (e) Full service restaurants and brew pubs with full kitchens that offer the regular sale of food during all hours of operation. **[Amended effective 5-28-1999; effective 5-29-2009; effective 9-28-2012]**
  - (f) Museums.
  - (g) Theaters and auditoriums.
  - (h) Off-street parking facilities.
  - (i) Places of worship. **[Added effective 7-24-2015]**
- (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and any additional standards set forth herein:
- (a) The expansion of an existing manufacturing use.
  - (b) Hotels and extended stay hotels up to eight (8) stories and eighty-nine (89) feet in height, or boatel. **[Amended effective 4-24-2009; effective 12-19-2014]**

- (c) Marinas.
- (d) Commercial boat docks.
- (e) Commercial recreation establishment. **[Added effective 12-7-1990]**
- (f) Boutique manufacturing shall be allowed as an accessory use to a permitted retail use, subject to compliance with the following requirements: **[Added effective 10-28-2005]**
  - [1] Such boutique manufacturing shall not exceed three thousand (3,000) square feet in area and shall be directly related to the principal permitted retail use; and
  - [2] All manufacturing activity, including the storage of all equipment, materials and products, shall occur inside the building; no outside storage of any kind is permitted; and
  - [3] Only manufacturing processes that are not offensive with regard to noise, light, dust and odors, and which have the same or lesser impact than the principal retail use are permitted; and
  - [4] The manufacturing activity shall occupy an area of no more than sixty percent (60%) of the gross floor area occupied by the associated retail establishment; and
  - [5] The manufacturing process is principally artisan or fabrication by hand, and shall not include mass production or assembly line operations; and
  - [6] The manufacturing operations will not generate excessive traffic volumes or truck traffic in excess of that typically occurring in the adjacent district or neighborhood; all loading activity shall occur during daytime hours only.
- (3) Uses which are not otherwise permitted in Subsection B(1) and (2) above shall not be permitted by variance in the Washington Street Design District.
- (4) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted.
  - (a) Ingress or egress awning or canopy for hospitals, nursing homes, congregate housing, medical offices and similar facilities, subject to § 118-810I. **[Added effective 9-24-2010]**
  - (b) Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six-foot-high fenced enclosure or year-round landscaped screening, subject to Zoning Inspector approval. **[Added effective 7-29-2011]**
  - (c) Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use, provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal



passage of people into and out of the premises. **[Added effective 9-30-2011]**

- (d) All rooftop mechanical equipment, including all heating, ventilation and air-conditioning (HVAC) units, shall be set back a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening. **[Added effective 9-26-2014]**

C. Demolition permit.

- (1) No demolition permit for a building's exterior shall be issued for any building within the Washington Street Design District until the Commission has granted final approval for the reuse of the subject property.
- (2) A structure deemed unsafe according to Section 123.0 of the State of Connecticut Basic Building Code shall be exempt from the requirements of this section.

D. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and all other applicable sections of these regulations and in addition:

- (1) The height and bulk of all buildings in existence at the time of adoption of this regulation are hereby declared to be in conformance with the requirements of this section.
- (2) The number of dwelling units permitted shall not exceed a density of one unit per 600 square feet of gross building floor area devoted to such residential uses.
- (3) All dwelling units shall not contain more than two bedrooms.
- (4) Properties located on the waterfront shall provide public access adjacent to the water which shall be an average of 20 feet in width but in no event less than 10 feet in width and from the street to the water in the form of landscaped walks, esplanades, boardwalks or piers and of suitable width to encourage use by the general public.
- (5) External building modifications shall be in keeping with the guidelines set forth in Sections 4 and 5 of the Washington Street Urban Design Study, dated June 1978 and with the Urban Renewal Plan, Washington-South Main Street Improvement Area II, January 21, 1981. The elevations and details of a building's exterior, including signs, shall be referred to the Redevelopment Agency for comment. **[Amended effective 3-30-2012]**
- (6) Structures of less than the required minimum height shall be permitted, provided that they do not exceed five percent (5%) of the maximum allowed building area of the property. **[Added effective 11-24-2006]**

E. Amenity incentive provisions. **[Added effective 11-24-2006<sup>1</sup>]**

- (1) Eligibility criteria. A project shall be eligible to receive a bonus of additional building

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1. Editor's Note: This amendment also provided for the redesignation of former Subsections E and F as Subsections F and G, respectively.

height, not to exceed one additional story and twenty-two (22) feet in additional height, if space is provided within the project for three (3) of the four (4) public amenities, improvements or facilities set forth herein, subject to approval by the Commission and to the project's compliance with the provisions of this section, including the following criteria: **[Amended effective 2-24-2012]**

- (a) The overall design of the project and the specific amenities proposed are appropriate to the site, consistent with the Washington Street Urban Design Study Guidelines and contribute to the improvement of the downtown pedestrian environment.
  - (b) The applicant records a covenant on the land records which ensures the continuous operation and maintenance of each of the following amenities and that such covenant shall run with the land in perpetuity.
  - (c) The project conforms to all other provisions of these regulations.
  - (d) The amenity must be clearly identified as a public benefit.
- (2) Amenity specifications. The following site amenities are hereby deemed to be mutually exclusive and three (3) of four (4) public amenities shall be required to obtain the amenity bonus provision: **[Amended effective 2-24-2012]**
- (a) Pedestrian plaza: a continuous open space no more than three (3) feet above or below the center-line elevation of the street and abutting a designated pedestrian right-of-way, which is open to the public at all times, provides a minimum of one (1) linear foot of seating space per seventy-five (75) square feet of plaza and has a minimum area of three thousand (3,000) square feet. At least twenty percent (20%) of the plaza area shall be landscaped with shrubbery and trees, and the remaining area shall be hard-surfaced pavements which conform to the streetscape standard. The applicant shall demonstrate that the plaza has adequate sun exposure.
  - (b) Historic facade preservation: The substantial rehabilitation, and preservation of a facade of a building listed on the Norwalk Historic Resources Inventory shall be consistent with the Connecticut Historical Commission, Secretary of the Interior's Standards for Rehabilitation, provided said structure had not previously undergone a rehabilitation for which it received federal historic rehabilitation tax credits.
  - (c) Public parking facilities: a minimum of 10 parking spaces provided in excess of those required for the approved project and dedicated for use by the general public for short-term (transient) parking. These spaces shall be located on the level of a parking garage closest to the street and/or primary entrance to the project and should be clearly designated as available for public parking.
  - (d) Fountain/water feature: a fountain, cascade, stream or other water display which is located in an unenclosed, publicly accessible space and is maintained in operating condition throughout the year, except when weather conditions prohibit such operation.
- (3) Amenity schedule: a proposed site development that complies with the standards set

forth above shall be eligible for bonus height not to exceed a maximum of one (1) story and twenty-two (22) feet. The following additional standards shall apply to any structure making use of the amenity bonus:

- (a) If the bonus story results in a structure greater than fifty (50) feet in height, the bonus story shall be set back a minimum of thirty (30) feet from the street line on Washington Street and shall be set back a minimum of ten (10) feet from the street line on Water Street.
  - (b) All new construction situated directly above the existing historic structure being preserved under the amenity bonus provision shall be set back a minimum of five (5) feet from the plane of the existing historic structure for the entire length of the facade of the existing historic structure.
  - (c) The fourth story of any building located at the intersection of two (2) streets shall be set back not less than eight (8) feet from the street lines of the two intersecting streets for a minimum distance of twenty-five (25) feet along the length of each of the intersecting streets.
- F. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that: **[Amended effective 7-28-2000]**
- (1) A building in existence at the time of adoption of this regulation may continue to be used without adequate parking and loading as required by §§ 118-1210 and 118-1260 of these regulations. However, should such building be increased in area or changed in use so as to require additional parking or loading, such additional parking or loading shall be determined by applying the standards set forth in §§ 118-1210 and 118-1260; except that a restaurant in existence as of July 1, 2005, and located within six hundred feet of a municipal parking lot shall not be required to provide additional parking for interior expansions within the existing gross restaurant floor area of one thousand (1,000) square feet or less. This provision shall apply to restaurant uses only and shall not apply to floor space devoted to mixed uses. **[Amended effective 1-27-2006]**
  - (2) The amount of off-street parking spaces required for two or more different uses on the same premises shall be 25% less than the sum of the minimum number of parking spaces required for each use.
  - (3) The required amount of parking may be met, in whole or in part, by a public off-street parking facility for a use or structure which is shown as a designated property on a map entitled "Designated Properties for Fees in Lieu of Parking," subject to approval by the Commission and the payment of an in-lieu parking fee to the City of Norwalk, in accordance with § 118-1222, except as noted in § 118-1220M, Municipal parking in South Norwalk. **[Amended effective 4-30-2010]**
  - (4) The required amount of loading may be met on street or off street on the same lot where the use occurs or on an adjacent lot, subject to approval by the Commission.
  - (5) Properties developed for multifamily residential use may submit a written request to utilize the transit oriented development (TOD) parking requirements shown in § 118-700D(2) to allow one (1) parking space per studio dwelling unit, one (1) parking

space per one-bedroom dwelling unit and two (2) parking spaces per two-bedroom or larger dwelling unit, provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit; subject to the submittal of a parking management plan and to Commission review and approval. **[Added effective 10-24-2014]**

G. Sign regulations. See §§ 118-1290 through 118-1295. **[Amended effective 9-13-1985]**

# Norwalk, Connecticut

## General

ACS, 2018–2022	Norwalk	State
Current Population	91,050	3,611,317
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	3,978	746
Number of Households	35,272	1,409,807
Median Age	40	41
Median Household Income	\$97,879	\$90,213
Poverty Rate	11%	10%

## Economy

### Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	7,600	34%
2 Retail Trade <i>Food and Beverage Stores</i>	6,041	32%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	5,438	100%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	3,964	90%
5 Government <i>Local Government</i>	3,713	77%
Total Jobs, All Industries	50,461	

### SOTS Business Registrations

Secretary of the State, March 2024

#### New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	1,067	1,127	1,461	1,393	1,484

Total Active Businesses 10,786

### Key Employers

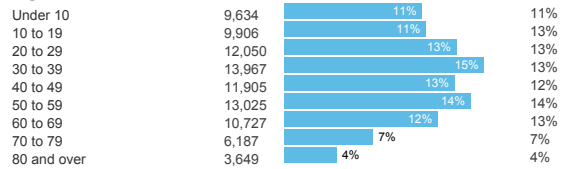
Data from Municipalities, 2024

- Factset Research Systems Inc.
- Datto
- Booking Holdings
- Xerox
- EMCOR Group

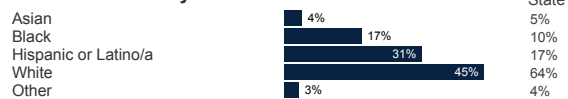
## Demographics

ACS, 2018–2022

### Age Distribution



### Race and Ethnicity

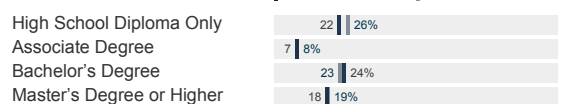


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



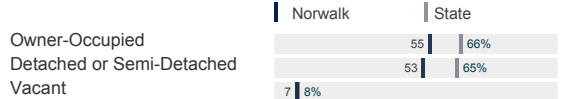
### Educational Attainment



## Housing

ACS, 2018–2022

	Norwalk	State
Median Home Value	\$491,800	\$323,700
Median Rent	\$1,861	\$1,374
Housing Units	38,068	1,531,332



## Schools

CT Department of Education, 2023-24

### School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Norwalk School District	PK-12	11,520	277	91%
Side By Side Charter School	PK-8	236	38	
Statewide	-	512,652	19,530	89%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

School District	Math	ELA
Norwalk School District	32%	39%
Side By Side Charter School	54%	50%
Statewide	42%	48%

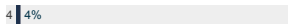
# Norwalk, Connecticut

## Labor Force

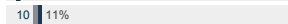
CT Department of Labor, 2023

	Norwalk	State
Employed	48,995	1,822,090
Unemployed	1,857	71,113

Unemployment Rate

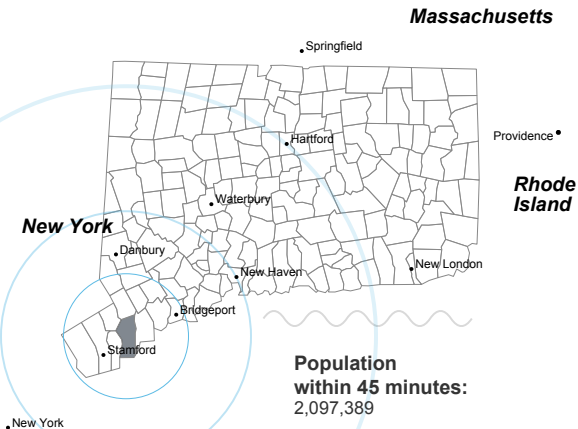


Self-Employment Rate\*



\*ACS, 2018–2022

## Catchment Areas of 15mi, 30mi, and 60mi



## Access

ACS, 2018–2022

	Norwalk	State
Mean Commute Time *	27 min	26 min
No Access to a Car	7   9%	
No Internet Access	7   8%	

## Commute Mode

Public Transport	4   7%
Walking or Cycling	3   3%
Driving	77   80%
Working From Home *	11   13%

## Public Transit

CT <i>transit</i> Service	Local
Other Public Bus Operations	Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)
Train Service	Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

### Municipal Revenue

Total Revenue	\$417,489,186
Property Tax Revenue	\$348,158,184
<i>per capita</i>	\$3,833
<i>per capita, as % of state avg.</i>	119%
Intergovernmental Revenue	\$49,880,753
Revenue to Expenditure Ratio	111%

### Municipal Expenditure

Total Expenditure	\$376,261,966
Educational	\$234,497,534
Other	\$141,764,432

### Grand List

Equalized Net Grand List	\$21,228,733,652
<i>per capita</i>	\$232,787
<i>per capita, as % of state avg.</i>	143%
Commercial/Industrial Share of Net Grand List	24%
Actual Mill Rate	30.38
Equalized Mill Rate	16.46

### Municipal Debt

Moody's Rating (2023)	Aaa
S&P Rating (2023)	AAA
Total Indebtedness	\$280,829,582
<i>per capita</i>	\$3,079
<i>per capita, as % of state avg.</i>	113%
<i>as percent of expenditures</i>	75%
Annual Debt Service	\$32,393,854
<i>as % of expenditures</i>	9%



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