

Greenwich - For Sale

LANDMARK CORNER - GREENWICH AVE & ROUTE 1



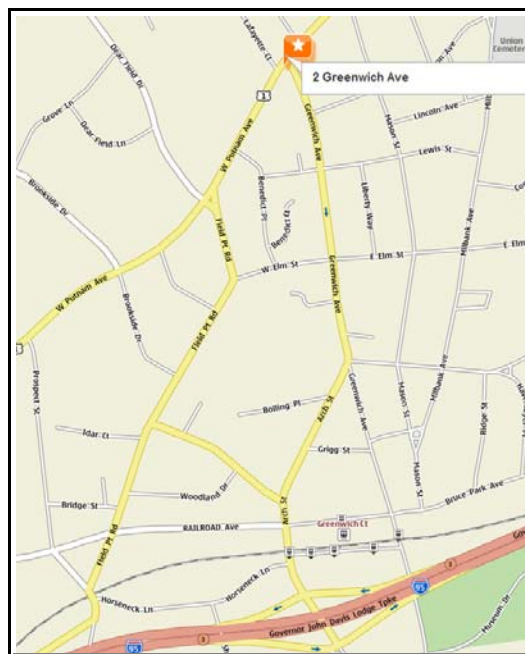
2-10 Greenwich Avenue
4-14 West Putnam Avenue (US Route 1)
Greenwich, CT

Located at the top corner of Greenwich Avenue, this landmark commercial building has a unique and distinguished character easily identifiable and is reminiscent of historic Greenwich. .

Building: Three interconnected buildings totaling 15,474 Rentable SF on 3 levels plus a full basement. Built 1900+/-.

Land: 5,445 SF in the CGBR zone.

Sale Price: Upon Request.



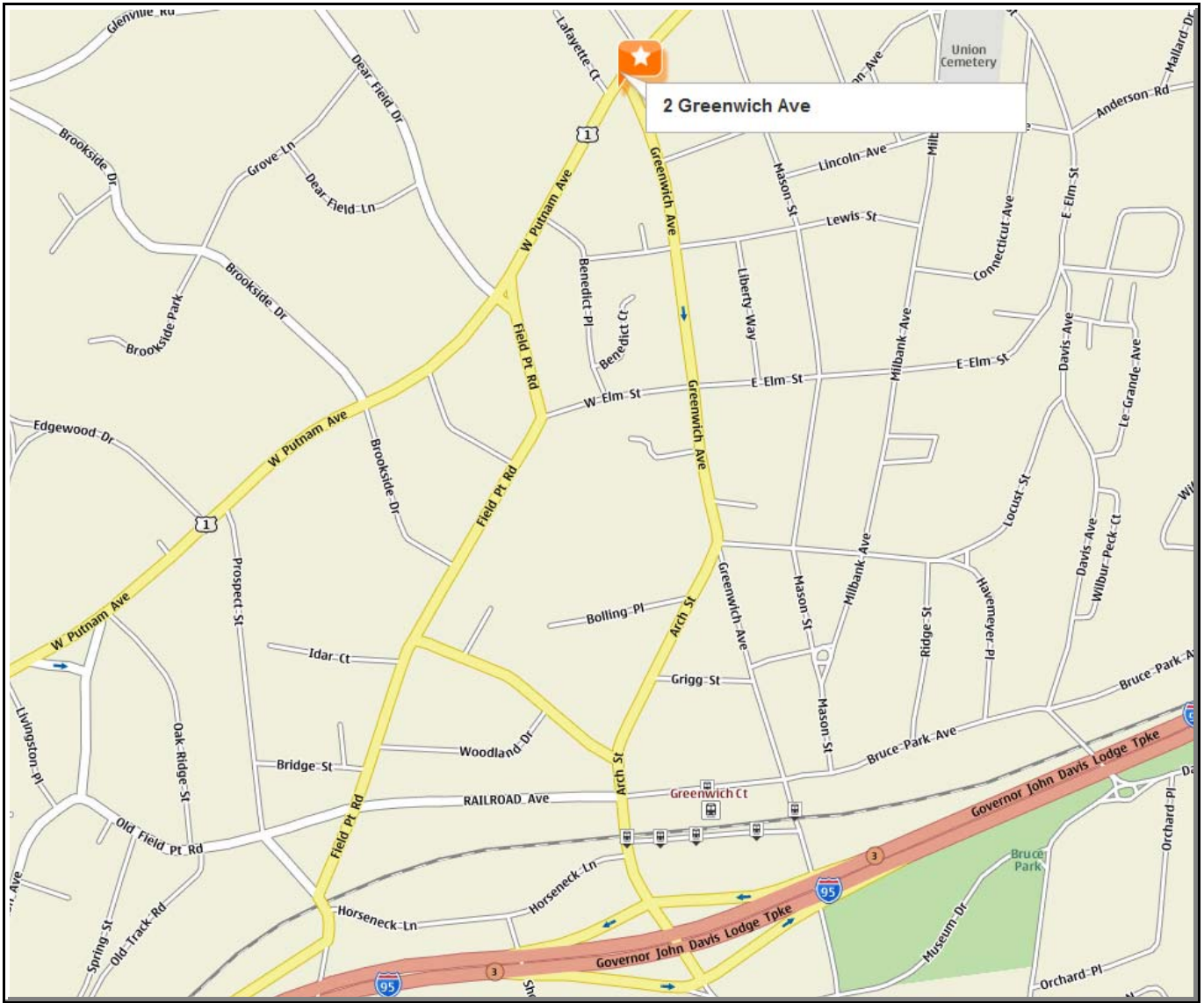
TEDESCO
REALTY ASSOCIATES

Please call:
Michael Tedesco (203) 531-5939
or Robert Miller (203) 249-2079
Prudential Connecticut Realty Commercial Group

View our listings online:
www.TedescoRealty.com
Fax: (203) 531-4757
E-mail: Contact@TedescoRealty.com
P.O. Box 31066 Greenwich, CT 06831

2-10 Greenwich Avenue
4-14 West Putnam Avenue
Greenwich, CT
Page 2

LOCATION MAP



IMPROVEMENTS

The building consists of three frame, brick and stucco structures joined together in various parts including the basement.

Year Built:	Approximately 1900
Number of Floors:	3
Building Footprint:	4,505 SF
Rentable Area:	Retail - 7,906 SF Office - 3,944 SF <u>Apartments - 3,624 SF (4 units - newly renovated)</u> Total 15,474 SF
Construction	Frame
Roof:	Combination of flat with built up bitumen and pitched with shingles - All new within the last 5 years.
Facade:	Brick and stucco - Completely repointed within the last 5 years.
Windows:	Storefront on the ground floor and casement on the upper floors
Electrical:	200 amp service with 7 electric meters including Owner's
Gas:	3 gas meters serving the basement boiler and two rooftop air-handler units.
Heat (HVAC):	Oil fired steam / hot water. Individual and combo A/C. Gas for domestic hot water.
Fire Sprinkler	All floors including basement - Newly installed within the last 5 years.

Corner of Greenwich Avenue & West Putnam Avenue

Field Card Summary

Building Size		Land Size		Tax Assessments 2010 Revaluation		
SF	Totals	Acreage	SF	Land	Building	Total
<u>2 - 10 Greenwich Avenue</u>						
1	466	0.02	871			
2	466					
3	426					
B	466					
<u>4 - 10 West Putnam Avenue</u>						
1	2,008	0.0482	2,100	\$1,872,430	\$1,699,390	\$3,571,820
2	2,041					
3	2,041					
B	2,008					
<u>12 - 14 West Putnam Avenue</u>						
1	2,031	0.0568	2,474	\$1,558,760	\$792,820	\$2,351,580
2	1,951					
3	1,671					
B	2,311					
Total above grade	14,643		5,445	Total Assessment		\$6,674,150
Basement area	4,785					
Grand Total	19,428					
Footprint	4,505					