

1 Moss Ave. & 147 White St.
DANBURY, CT 06810



CONTACT:

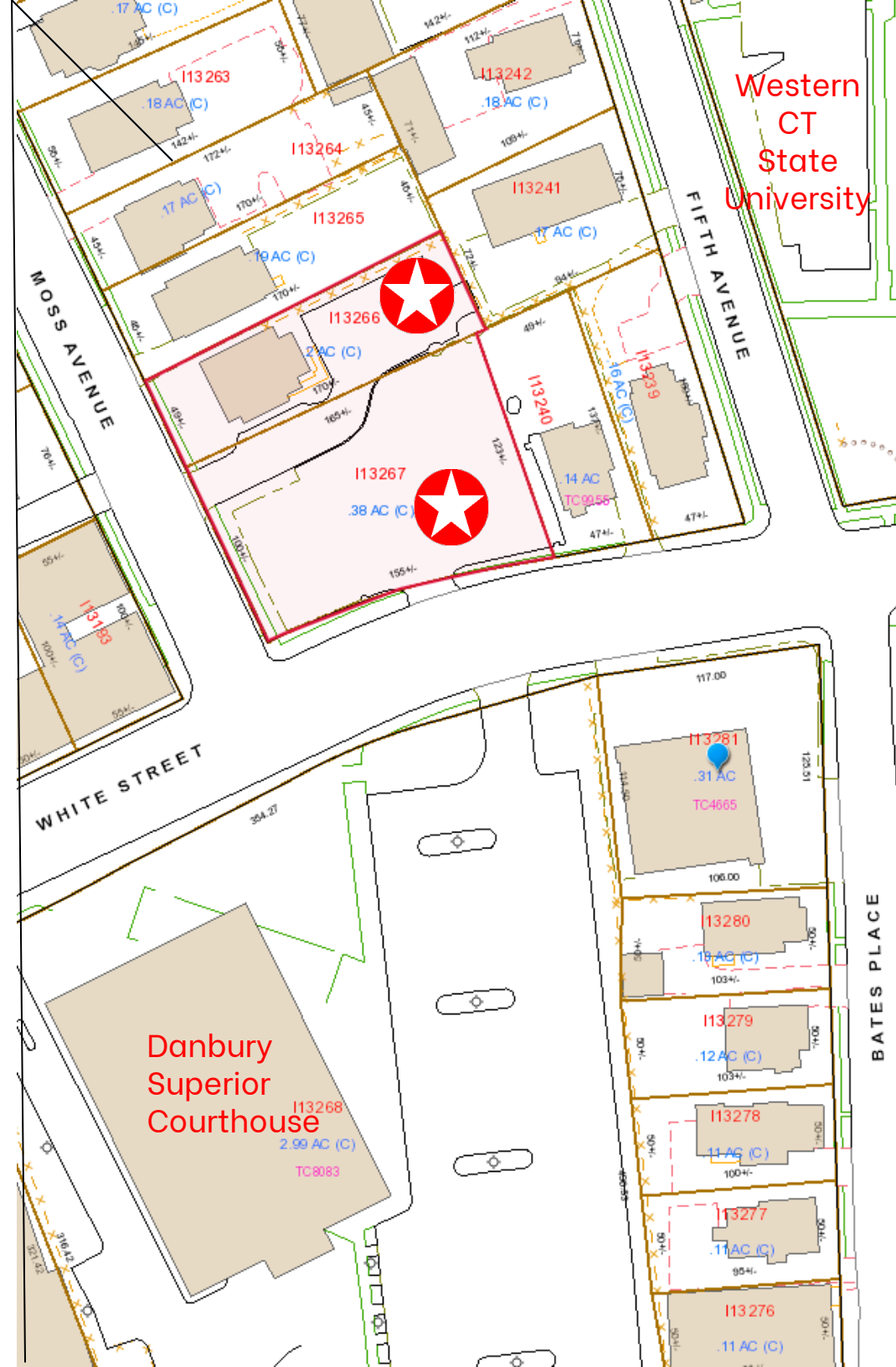
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ANGEL 
COMMERCIAL, L.L.C.

1 MOSS AVE. & 147 WHITE ST.
DANBURY, CT 06810

**Prominent Office Building
& Paved Parking Lot,
Directly Across
the Street from the
Danbury Superior Court
for Sale**

**SALE PRICE
\$799,000**



Prominent Office Building & Large Paved Parking Lot, Directly Across the Street from the Danbury Superior Court for Sale at \$799,000

Angel Commercial, LLC, is pleased to offer an office building at 1 Moss Avenue along with 147 White Street in Danbury, CT, for sale at \$799,000. This offering includes a completely remodeled office building and a contiguous parking lot in a High Rise Residential (RH3) Zone. The properties are directly across the street from the Danbury Superior Court and next to Western Connecticut State University. This offering is ideal for an owner-occupant, investment property, or a development site.

- 1 Moss Avenue is a prominent three-story 3,634 SF office building on .19 acres that has recently been renovated throughout, including new siding, windows, flooring, millwork, roof, and HVAC. The building features three stories of office space and a full basement. It will be delivered vacant and is currently configured with a reception area, law library, ten private offices, a conference room, a kitchenette, three restrooms, and one full bath with shower facilities. There are ten parking spaces onsite and a handicap-accessible ramp provides access to the building.
- 147 White Street is a separate tax parcel consisting of a .41-acre paved parking lot. It currently provides 33 additional parking spaces.

1 Moss Avenue & 147 White Street are highly visible, located directly across the street from the Danbury Superior Court and next to Western Connecticut State University. The properties are less than one mile from I-84 (Exit 5) and within walking distance (0.4 miles) to the Danbury Train Station. They are close to restaurants, shopping, banks, medical facilities, and government buildings.

Financial Information

Sale Price:	\$799,000
2021 Real Estate Taxes:	147 White Street: \$8,809.92 1 Moss Avenue: \$13,399.80

The Site

Total Building Size:	3,634 SF
Land:	.6 Acres
Zoning:	High Rise Residential (RH3)
Year Built:	1932, Recently Renovated
Construction:	Wood
Stories:	Three
Tenancy:	Single Occupancy

Features

Parking Count:	43 Spaces
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Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

Demographics

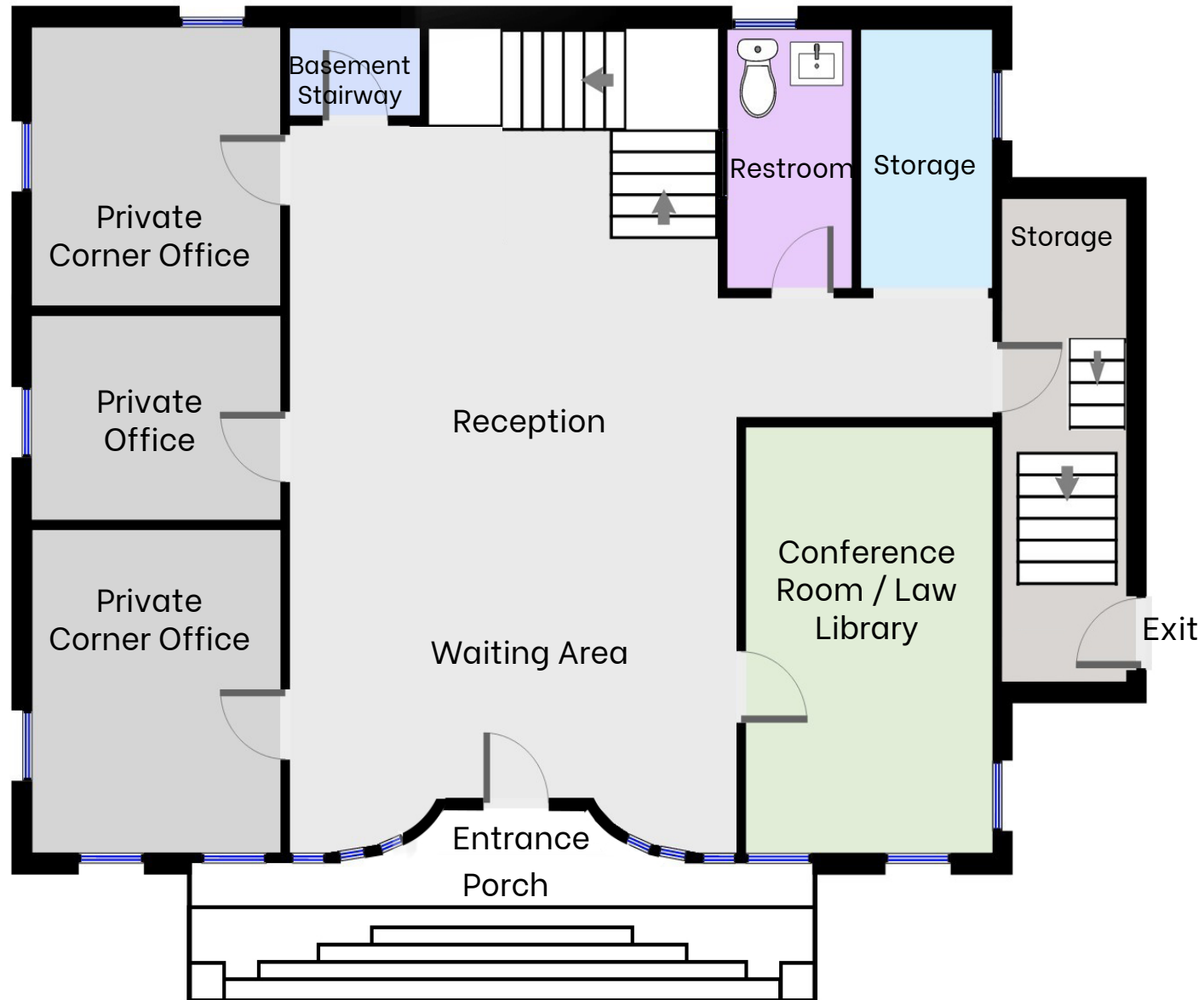
	1 Mile	3 Miles	5 Miles
Population:	24,992	76,635	111,422
Median Household Income:	\$49,629	\$71,655	\$84,890

Aerial View

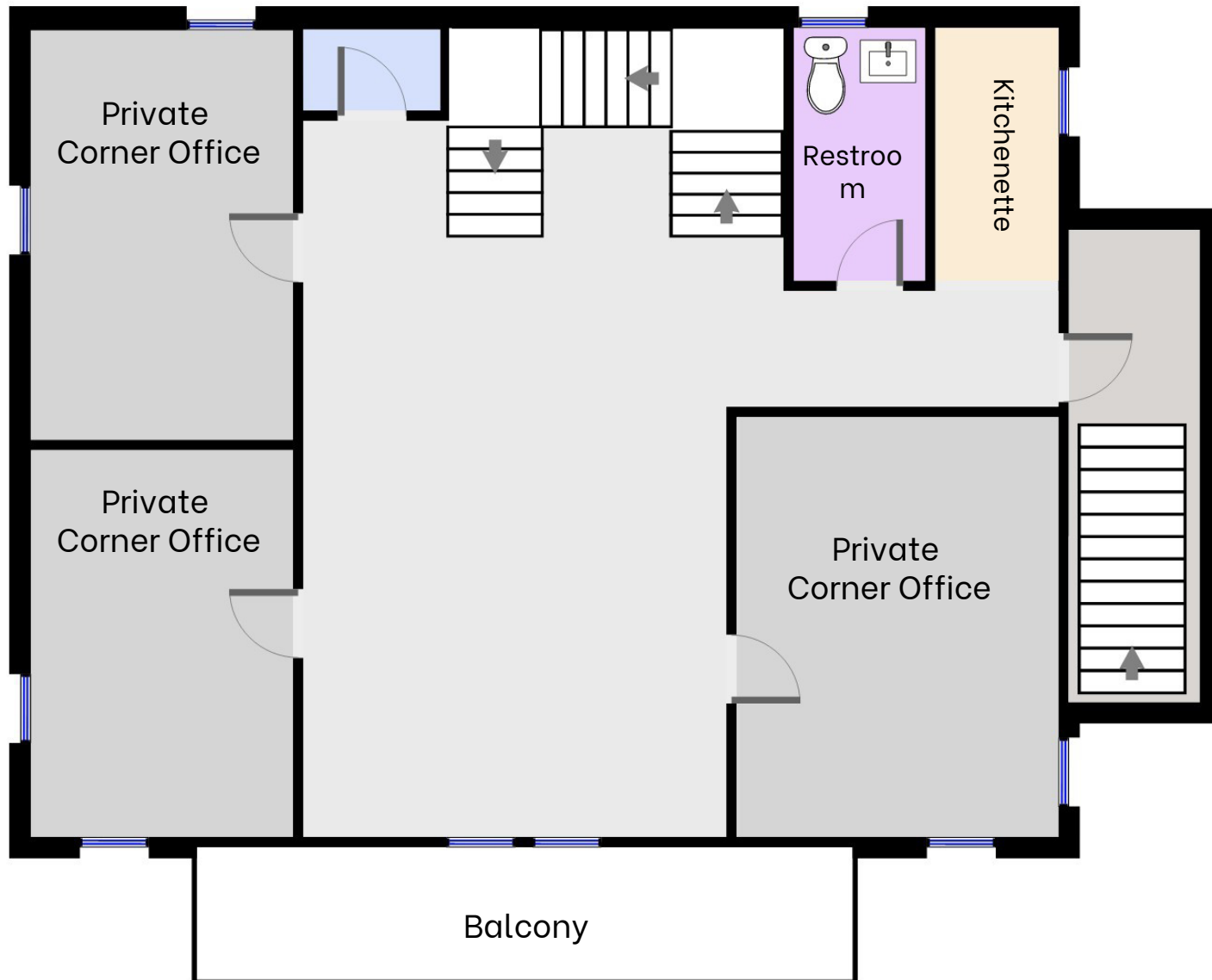
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Floor Plan: 1st Floor (Not to Scale)



Floor Plan: 2nd Floor (Not to Scale)



Floor Plan: 3rd Floor (Not to Scale)

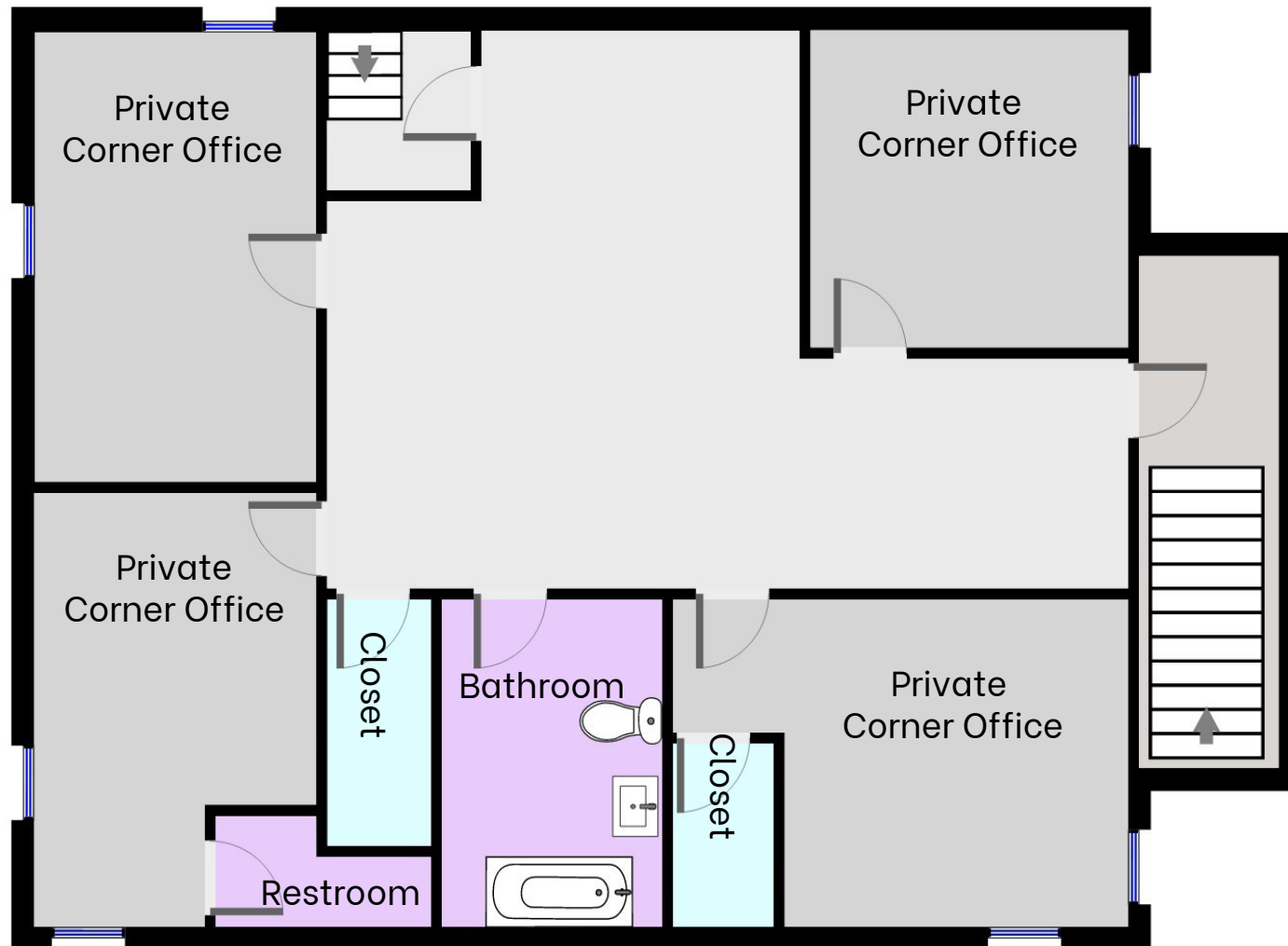


Photo Gallery

1 MOSS AVE. & 147 WHITE ST.
DANBURY, CT 06810



Prominent Building with Porch & Balcony



0.41 Acre Parking Lot



Handicap Accessible Ramp



Curved Porch



Reception



Waiting Area

Photo Gallery

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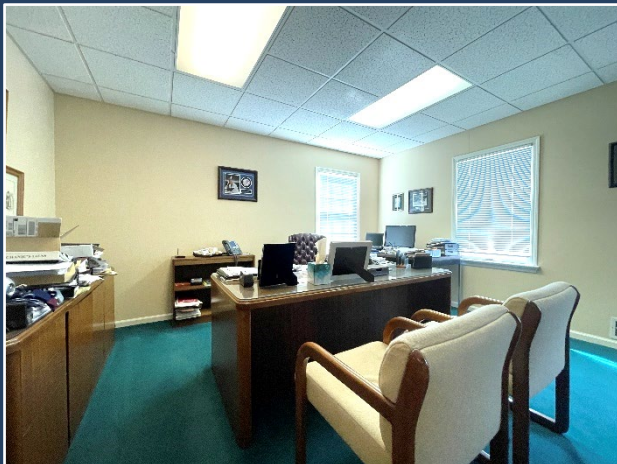
Conference Room / Law Library



Private Office



Elegant Staircase



Private Office



Kitchenette

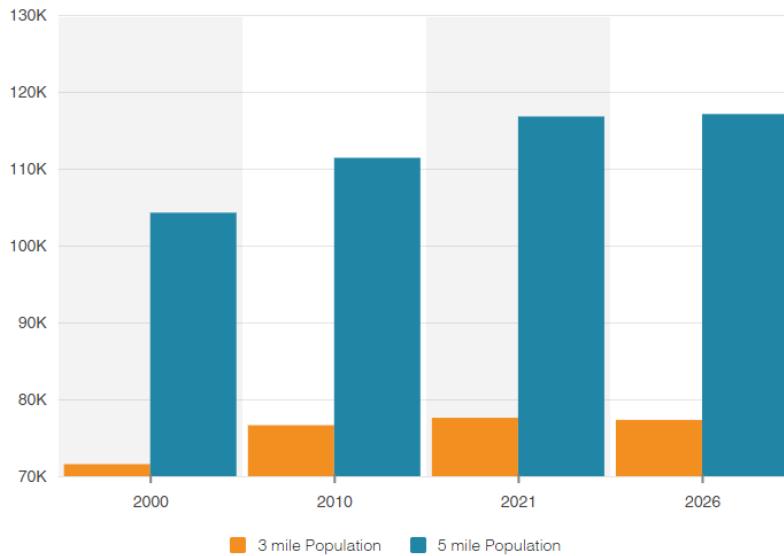


Second Egress

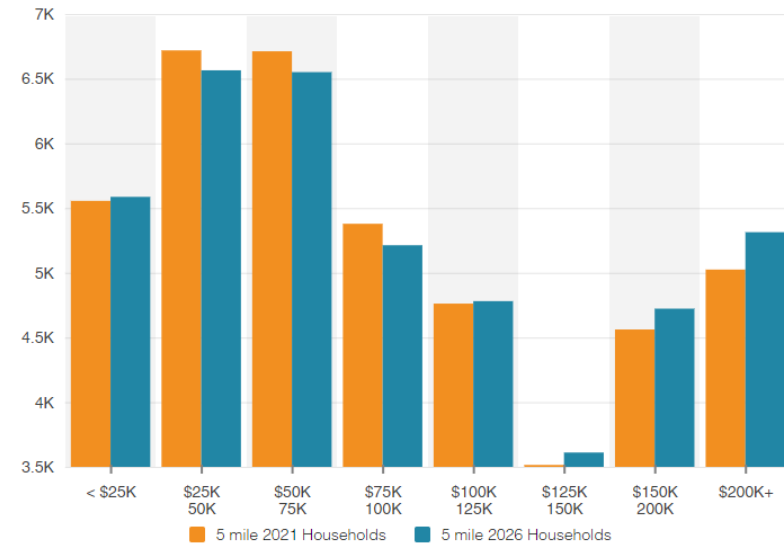
Demographics

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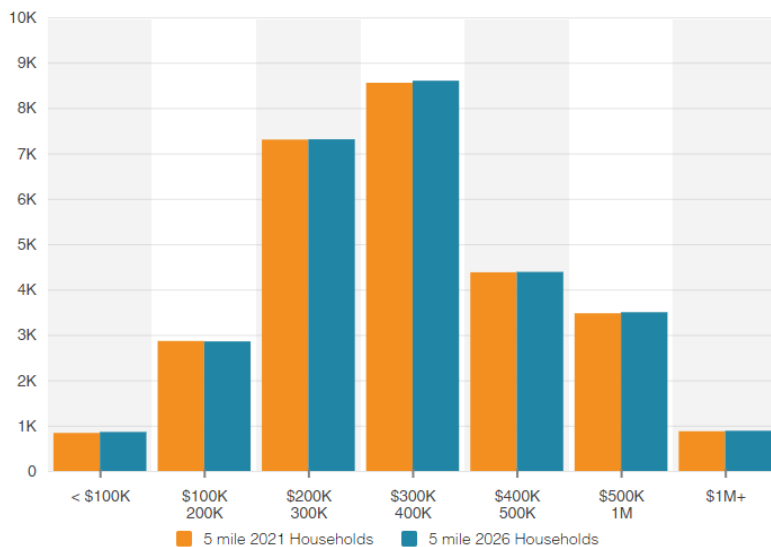
Population



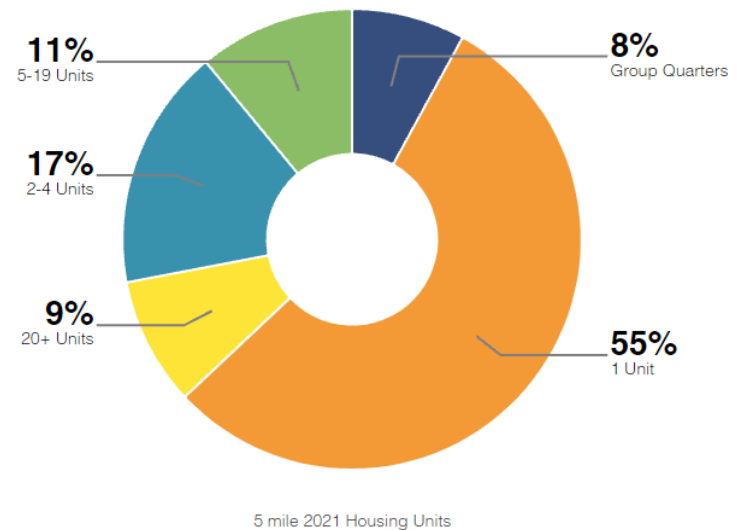
Household Income



Home Values



Housing Type



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Conveniently Located

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Next Steps...

To learn more about the zoning regulations applicable to this property,
please click on the button below to view the Danbury Zoning Regulations.

The property is in a High Rise Residential (RH3) Zone.

Regulations for this zone begin on page 29.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact Brett A. Sherman at (203) 335-6600
or bsherman@angelcommercial.com, or click a button below:

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

CONTACT:

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