

CONTACT

Eva Kornreich, Vice President
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(203) 335-6600, Ext. 23

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

12 Godfrey Place

WILTON, CT 06897



Wilton Center Commercial Property for Sale at \$2,600,000

Wilton Center Office Property with Residential Development Potential for Sale. Located in the heart of Wilton Village among walkable dining, shopping, and other conveniences, this property is an ideal live/work/play opportunity.

12 Godfrey Place is on 0.625 acres in a Wilton Center (WC) zone, with 53 parking spaces on two adjoining lots plus a small portion of a lot across the street. The current 10,871 SF brick office building is on a corner and has entrances from Godfrey Place and Hubbard Road. It consists of three floors plus a windowed garden level. There is potential for additional development on one or both parking lots.

Wilton Center is just off Danbury Road (Route 7), which provides access to I-95 and the Merritt Parkway (Route 15) and 22 miles to the Westchester Airport. This Wilton Center property is steps from the Wilton Library & Post Office, Bright Horizons Day Care, Stop & Shop, Starbucks, Tusk & Cup, banks, restaurants, and retail shops. It is within a mile of the Wilton Train Station, Shenck's Island Preserve, and Norwalk River Valley Trail (bicycle and walking trail).

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

For Sale

Details & Demographics

12 Godfrey Place

Wilton, Connecticut 06897

Financial Information

Sale Price:	\$2,600,000
Real Estate Taxes:	\$68,217.44 (2022)

The Site

Building Size:	10,871 SF
Land:	0.625 Acres (27,225 SF)
Zoning:	WC (Wilton Center)
Building Coverage:	8.75% (Based on Garden Level)
Year Built:	1985
Construction:	Steel Beam / Brick Veneer
Stories:	3 + Garden Level
Ceiling Height:	Approximately 7' 9"

Features

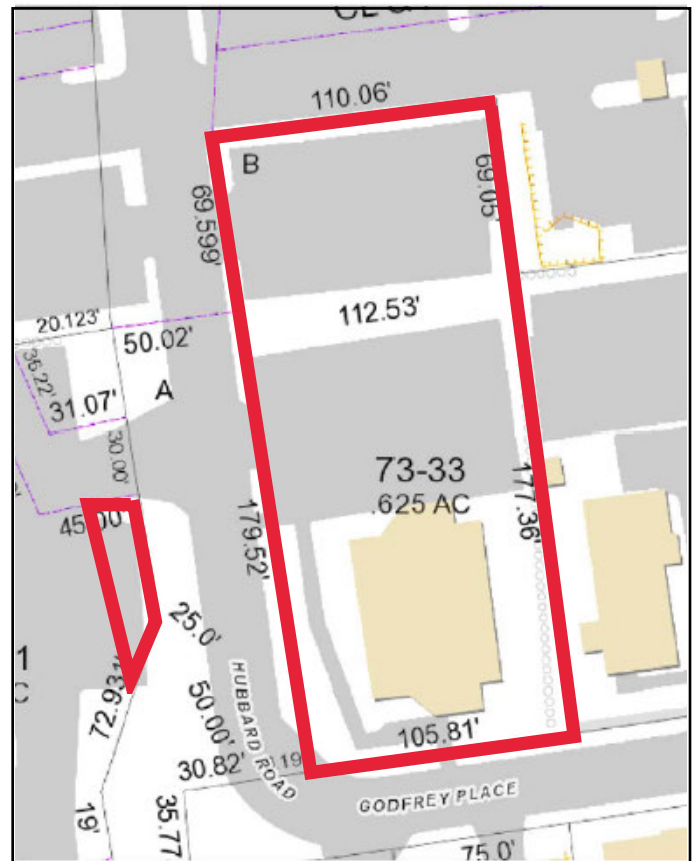
Parking:	53 Spaces in Common
Amenities:	Door Access Control System, UL Listed Monitored Wet Sprinkler System, Street Signage, Generator, Handicap Accessible

Utilities

Water/Sewer:	City/City
Heating:	Electric
A/C:	Central Air-Conditioning

Demographics

	1 Mile	3 Miles
Population:	2,695	21,329
Households:	1,082	7,594
Median Age:	46.60	45.30
Median Household Income:	\$146,738	\$197,2274
Daytime Employees:	3,610	17,917
Population Growth '21-'26:	+0.04%	+0.05%
Household Growth '21-'26:	+0.09%	+0.11%



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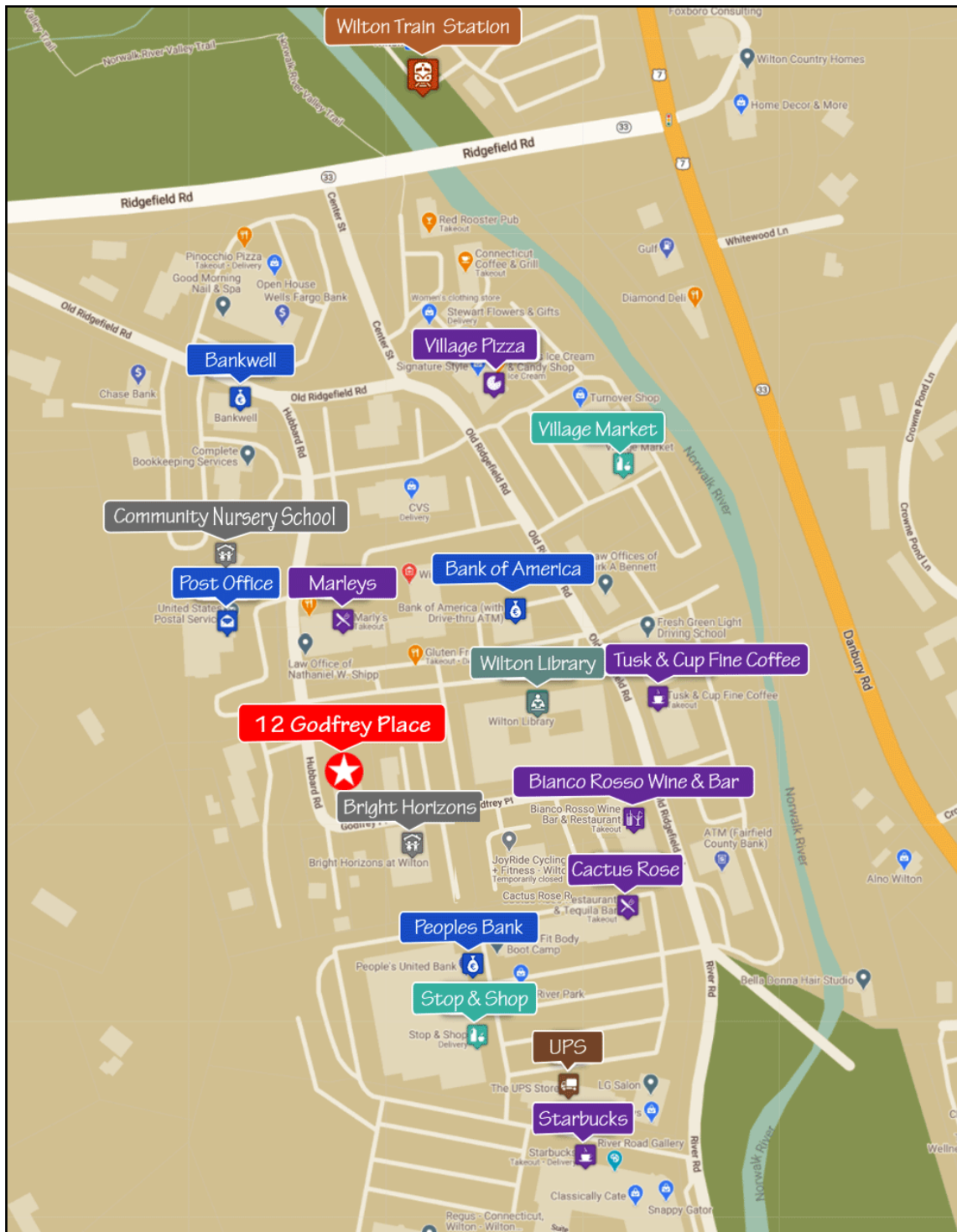


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Location Map

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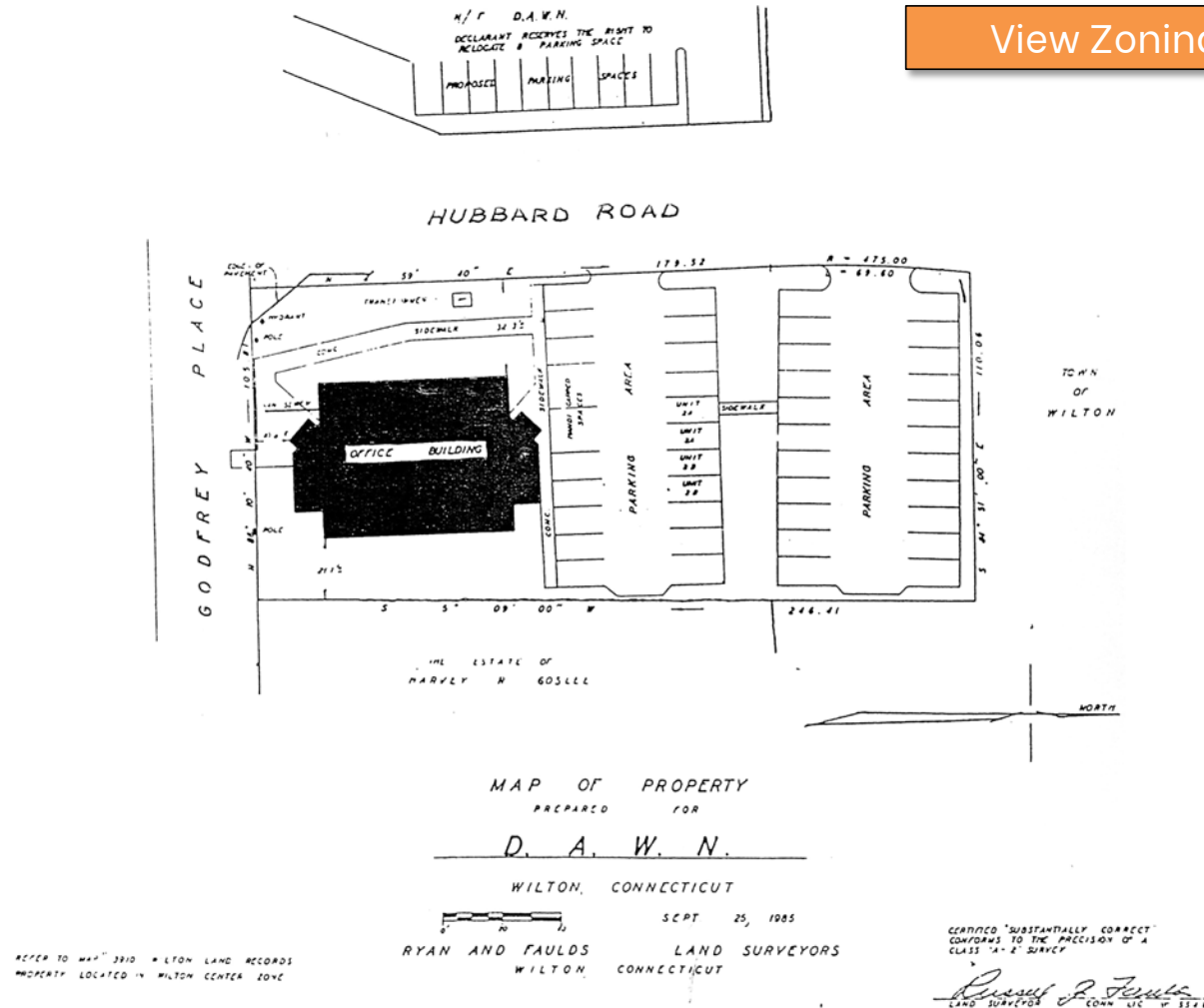
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For Sale Site Plan

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[View Zoning Regulations](#)



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For Sale
Aerial View

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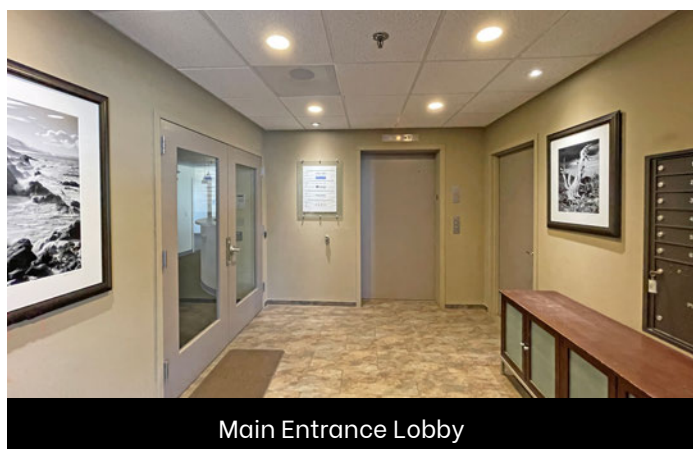
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Street View



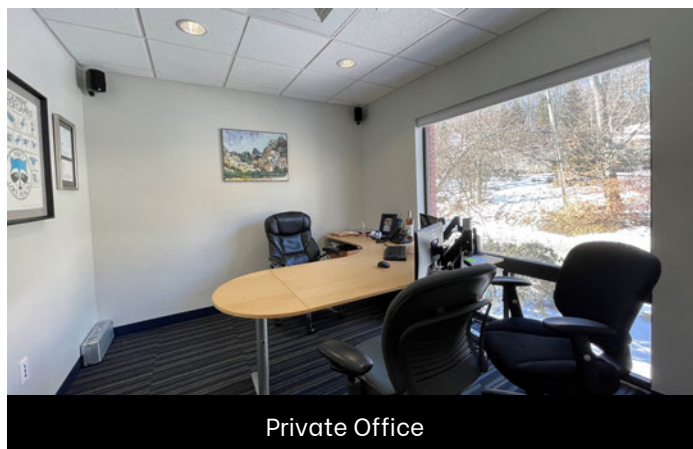
Street Signage



Main Entrance Lobby



Garden Level Open Area and Offices



Private Office



Private Office/Conference Room

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