

Offering Brochure

2 Woodward Avenue

NORWALK, CT 06854



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ANGEL 
COMMERCIAL, L.L.C.



Commercial Mixed-Use Property for Sale Includes Large Second Floor Apartment

SALE PRICE

\$995,000

Commercial Mixed-Use Property for Sale - Ideal for Auto Garage Business or Contractor

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a mixed-use commercial property at **2 Woodward Avenue in Norwalk, CT**, for sale at \$995,000. The 7,189 SF building on 0.32-acres is conveniently located at a signalized four-way intersection at the corner of South Main Street and Woodward Avenue. The property is easily accessible, with two curb cuts and 52 linear feet of frontage on South Main Street. In a Designated Opportunity Zone, the purchaser of this property may be eligible for significant capital gains tax benefits.

The property features a 2,440 SF garage with 10' 9" ceilings, accessible by four drive-in doors (10' H x 10' W). There are bays for five vehicles. The garage portion includes a private office with a restroom and shower. There is an additional 1,611 SF of office space adjacent to the garage, which is easily customizable to your specifications. This portion of the building contains a kitchenette, two restrooms, and some unique architectural features, such as a skylight and an original tin ceiling above the existing dropped ceiling. Below the office area is a 1,611 SF basement. Two rear exit doors lead to a 435 SF canopied area at the back of the building. On the second floor is a 1,092 SF 2 BR, 1 BA apartment with a second egress and two additional rooms, which can easily be divided into separate offices. There is the potential for a total of 9 parking spaces in the front and rear of the building. The rear parking lot is gated, and the property has a security system.

The Industrial No. 1 (I1) zone permits many uses, including manufacturing, office, showroom/retail, auto garage and warehouse/office. There is the potential for rental for rental income from the upstairs apartment.

2 Woodward Avenue is in the South Norwalk section of Norwalk, with proximity to industrial and retail businesses, craft breweries, restaurants, and many newly constructed residential units. The property is steps from a Norwalk Transit Bus Stop, 1.4 miles from I-95 (Exit 15 - Route 7/Maritime Aquarium), and 1.5 miles to the South Norwalk Metro-North Train Station.

2 WOODWARD AVENUE
NORWALK, CT 06854

Financial Information

Sale Price:	\$995,000
Real Estate Taxes:	\$15,346.68 (2022)
Eligibility:	Designated Opportunity Zone

The Site

Space Available:	7,189 SF
Gross Building Area:	7,189 SF
Land:	0.32 Acres
Zoning:	Industrial No. 1 (I1)
Construction:	Stucco / Concrete
Year Built:	1926
Stories:	Two
Tenancy:	Multiple

Features

Traffic Count:	6,950 Average Daily Volume
Parking:	Potential for 9 Surface Spaces
Ceiling Height:	10' 9" (Garage Area)
Loading:	Four Drive-in Doors (10' H x 10' W)
Amenities:	Security System, Gated Rear Parking Lot, Skylight, Kitchenette, Canopy

Utilities

Water/Sewer:	City/City
A/C:	Office & Apartment
Heat:	Oil

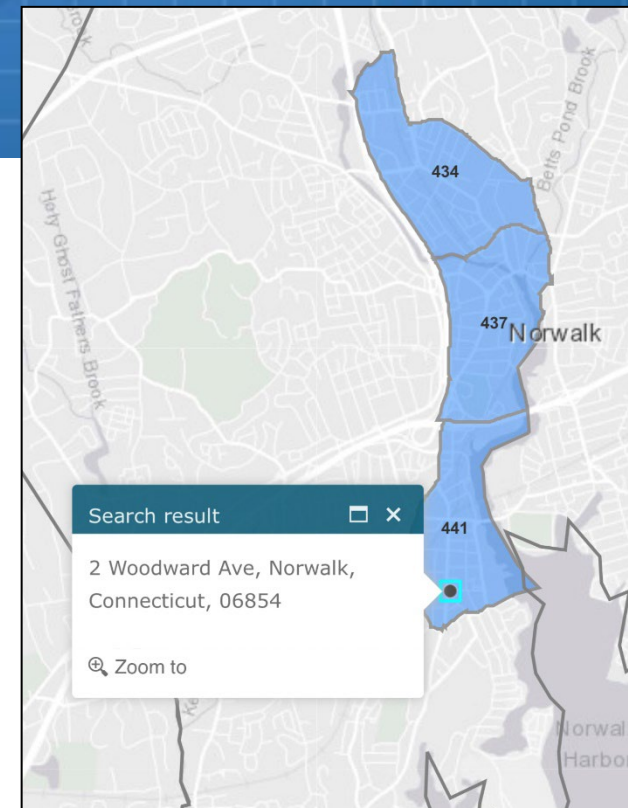
Demographics	3 Miles	5 Miles
Population:	81,218	129,543
Median HH Income:	\$88,390	\$111,748

Connecticut Opportunity Zones



Designated Opportunity Zone

2 Woodward Avenue is in a Designated Opportunity Zone where private investments, under certain conditions, may be eligible for capital gain tax incentives. [Click here for more information.](#)



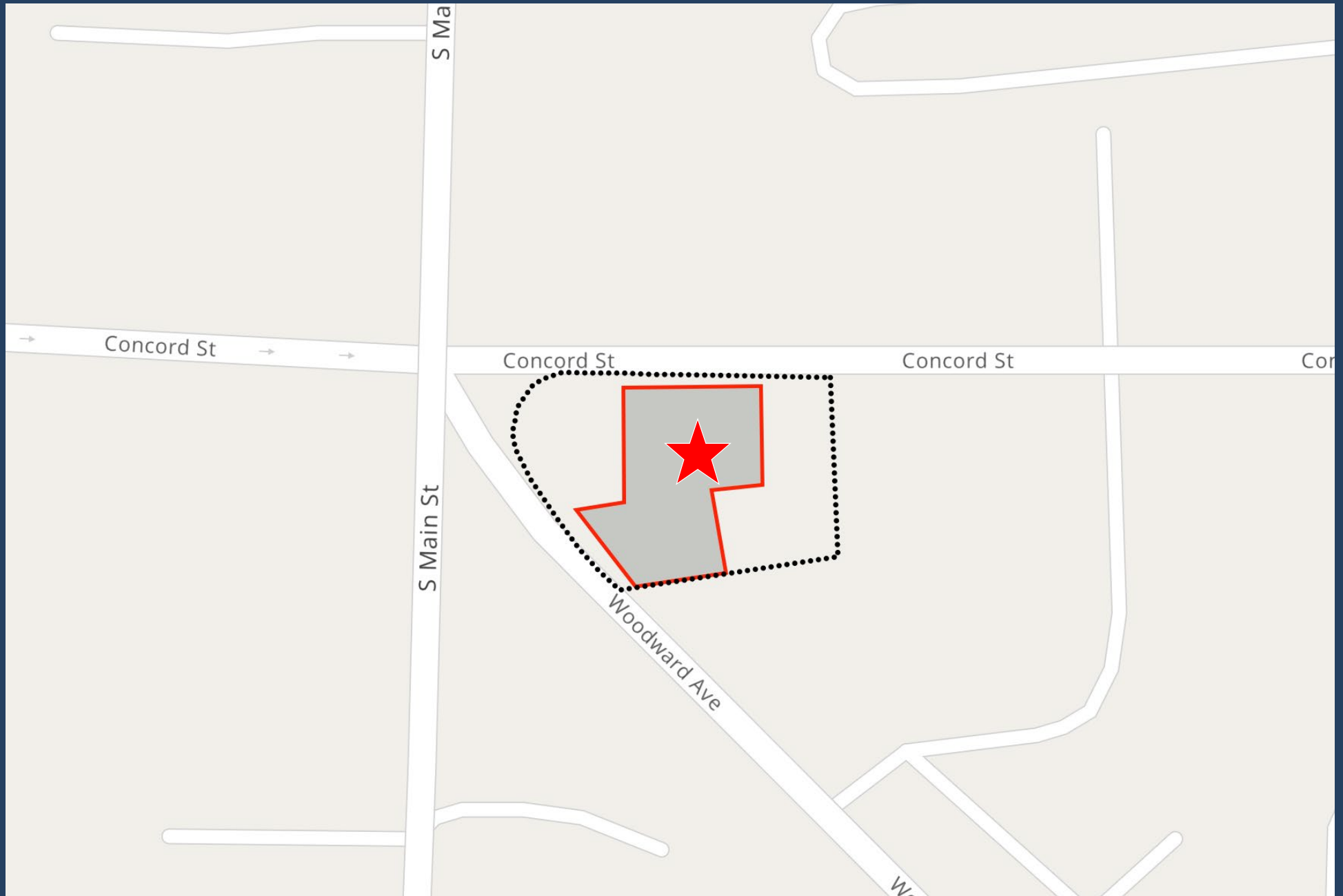
Aerial View

2 WOODWARD AVENUE
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Parcel Map: 0.32 Acres

2 WOODWARD AVENUE
NORWALK, CT 06854



Floor Plan: 7,189 SF

NOT TO SCALE

2 WOODWARD AVENUE
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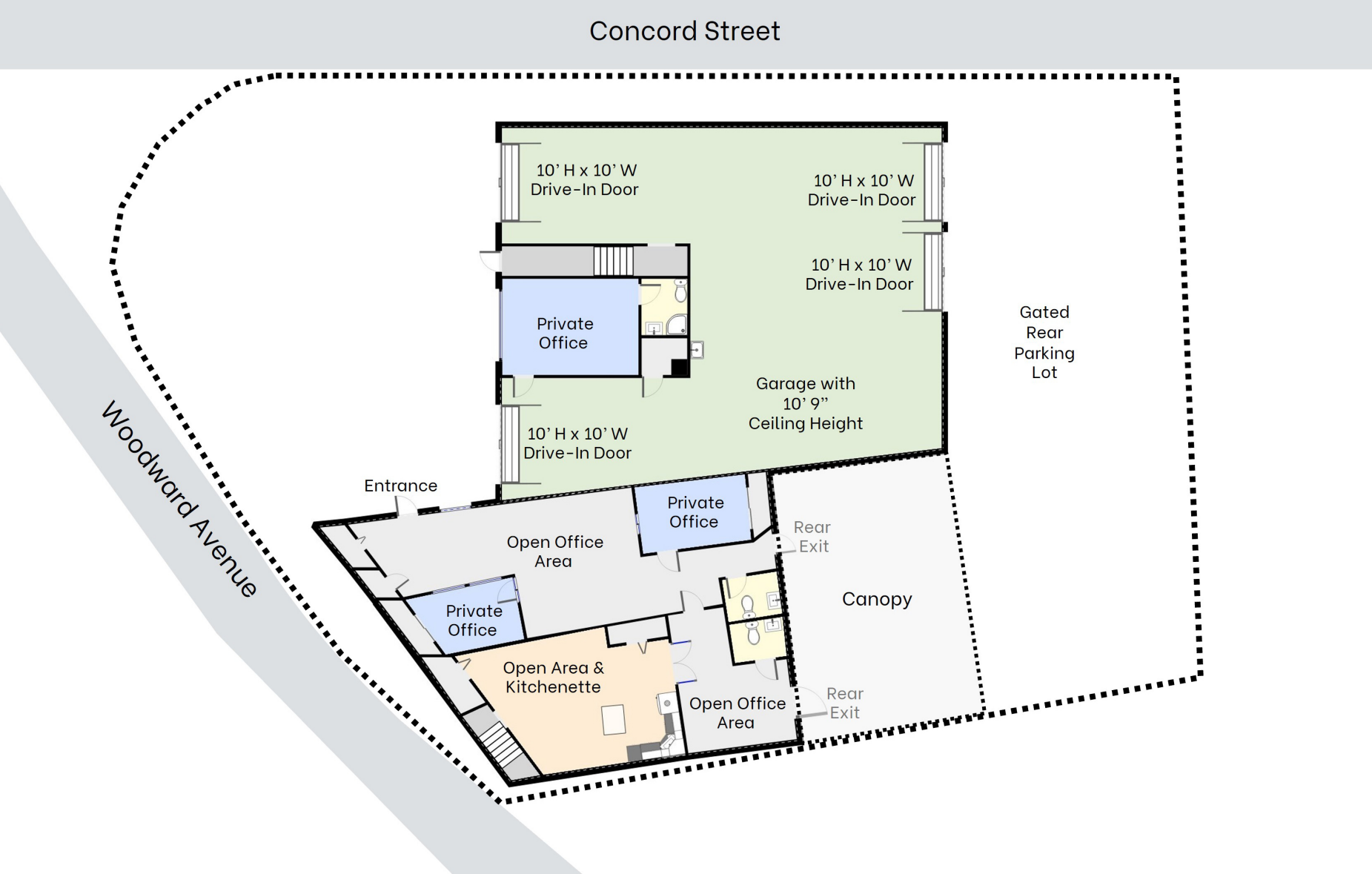


Photo Gallery

2 WOODWARD AVENUE
NORWALK, CT 06854



Garage with Four 10' H x 10' W Drive-in Doors

Photo Gallery

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10' 9" Ceiling Height in Garage

Photo Gallery

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Open Office Area

Photo Gallery

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Open Area with Kitchenette

Photo Gallery

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Gated Lot with Canopied Area in Rear of Building

Demographics: Three Mile Radius

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Population

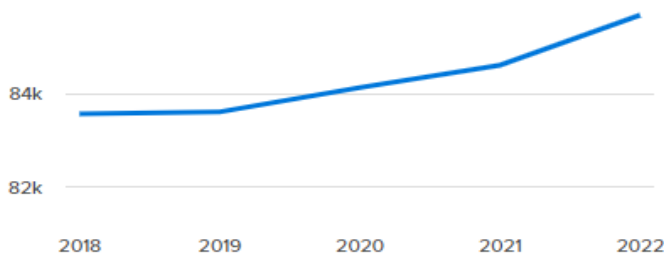
85.7k

↑ 1%

Compared to 84.6k in 2021

↑ 2%

Compared to 83.5k in 2018



Household Income

\$96.5k

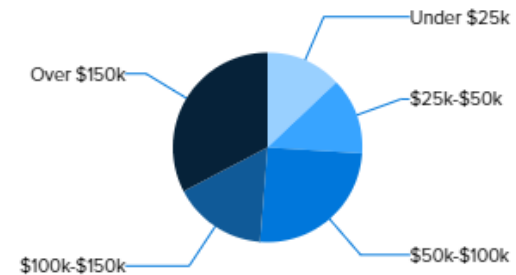
Median Income

\$110k

2026 Estimate

↑ 3%

Growth Rate



Age Demographics

39

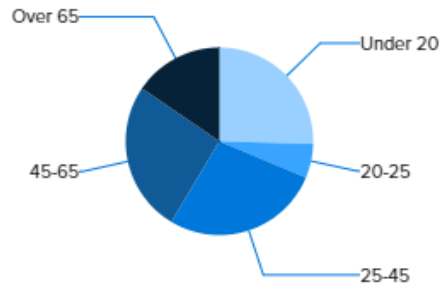
Median Age

40

2026 Estimate

↑ 2%

Growth Rate



Number of Employees

54.4k

Top 5 Employment Categories

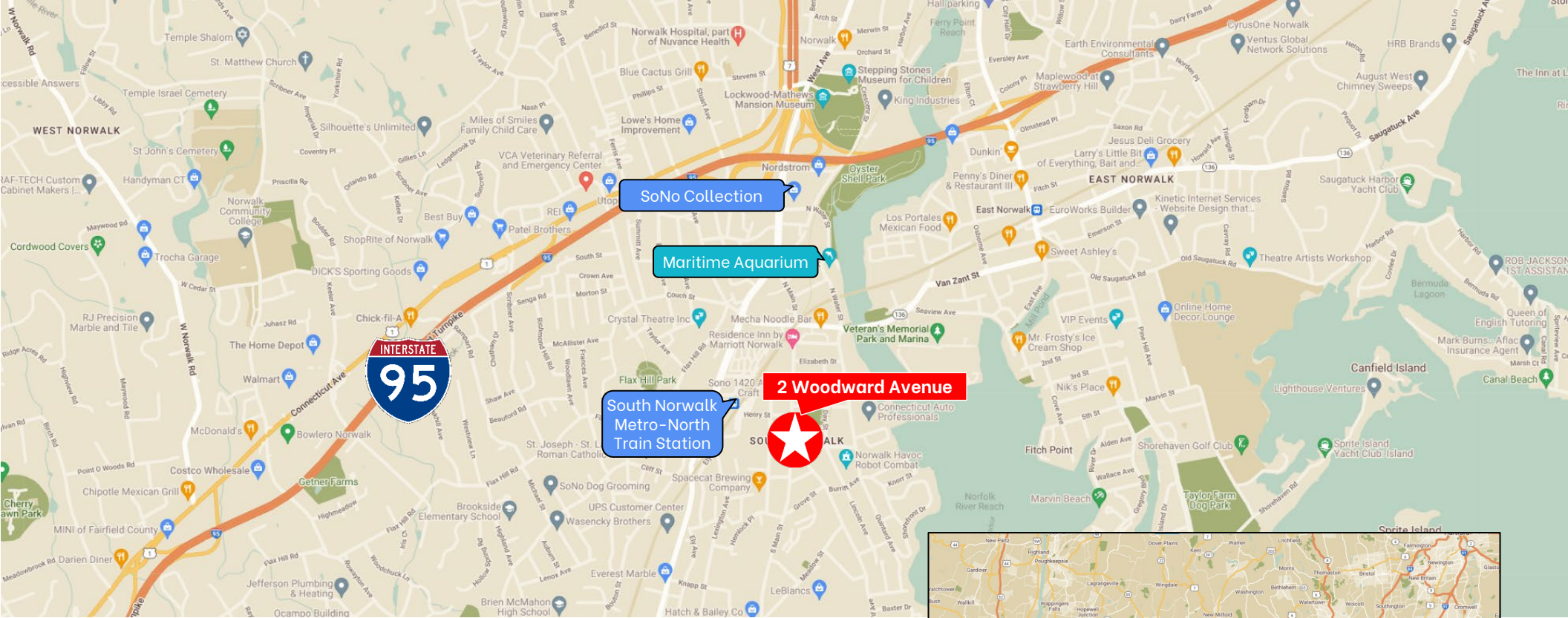
Management

Sales & Related

Office & Administrative Support

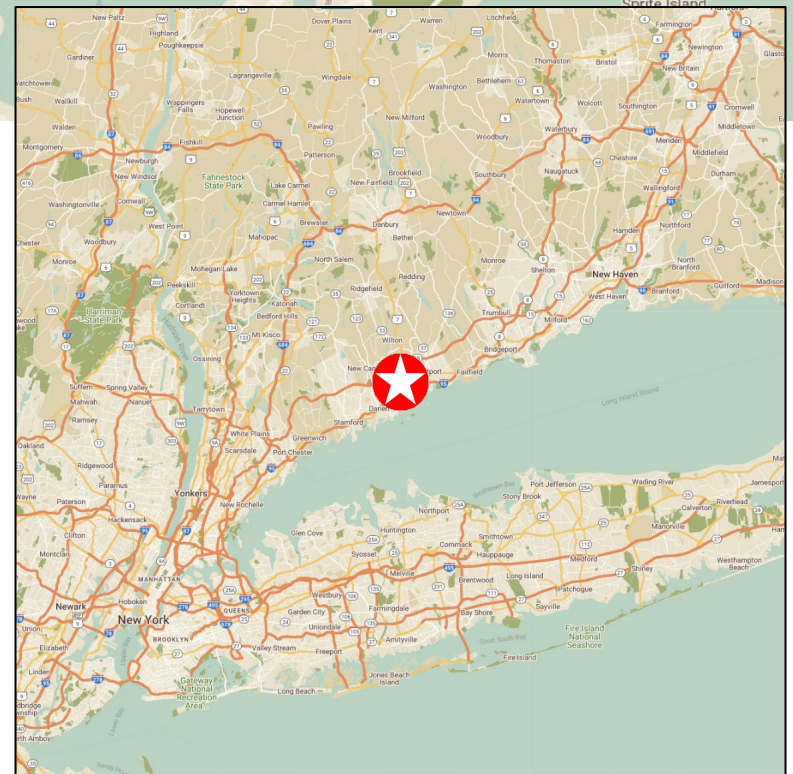
Food Prep & Service

Production



Conveniently Located

2 Woodward Avenue is in the South Norwalk section of Norwalk near the Maritime Aquarium and the SONO Collection shopping mall. The property is steps from a Norwalk Transit Bus Stop, 1.4 mile from I-95 (Exit 15 - Route 7/Maritime Aquarium), and 1.5 miles to the South Norwalk Metro-North Train Station.



Next Steps...

To learn more about the zoning regulations applicable to this property, please click on the button below to view the Norwalk Zoning Regulations. The property is in an Industrial No. 1 (I1) zone.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact Eva Kornreich at (203) 335-6600, Ext. 23, or ekornreich@angelcommercial.com, or click a button below:

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

CONTACT:

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