



# 6 LINCOLN AVENUE

Greenwich, CT

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## EXECUTIVE SUMMARY

**RIPCO REAL ESTATE** is pleased to present the exclusive opportunity to purchase and renovate or develop this .14 acres, with 5 parking spots, in the CGB Zone. This mixed-use investment property is located at **6 LINCOLN AVENUE** in Greenwich, CT. This site has been approved for a Preschool.

This downtown prime location is in the heart of the thriving business and residential community. This location is steps away from Greenwich Avenue, a 10-minute walk to Metro North and everything else downtown has to offer.

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	6 Lincoln Avenue Greenwich, CT 06903
Parcel Number	01-4551/S
Lot	6
GLA	5,915 SF
Land Acres	0.1358 Acres

#### BUILDING INFORMATION

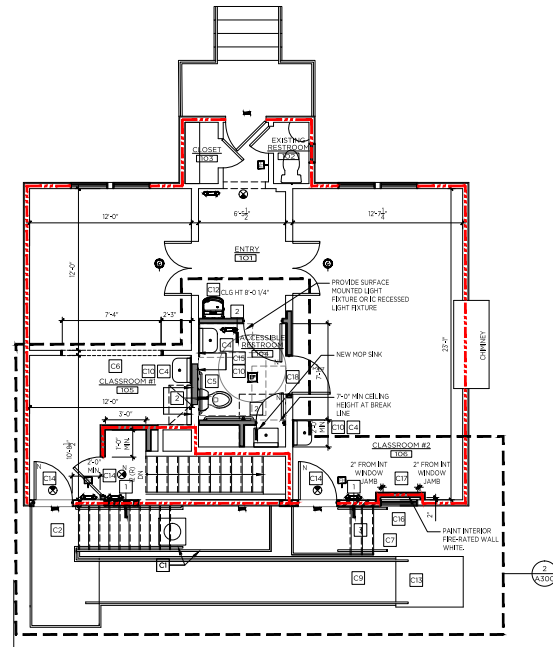
Floors	3
Zoning	CGB - Central Greenwich Business
Parking Spaces	5
Parking Ratio	7.89/1,000 SF
Taxes Per Year	To be determined once sold - <b>Assessment value divided by 1,000, and then multiplied by the mill rate</b>
Basement	768 SF
1st Floor	818 SF
2nd Floor	768 SF
3rd Floor	384 SF

## EXECUTIVE SUMMARY

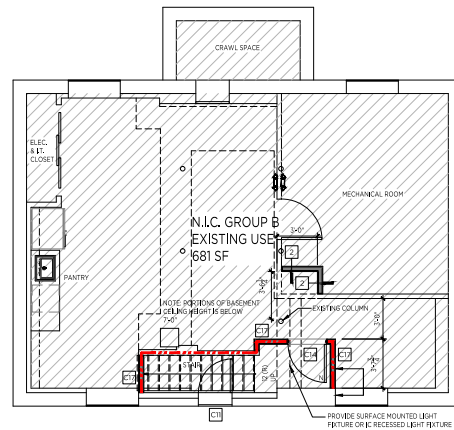




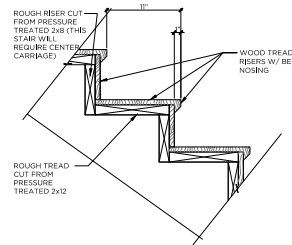
# PROPOSED PLANS



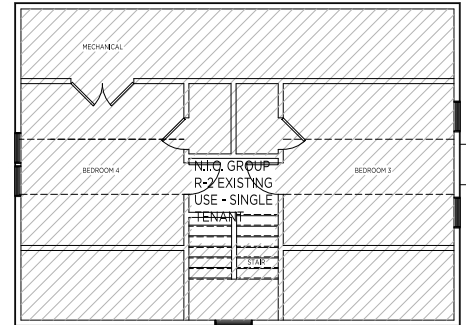
2 PROPOSED CONSTRUCTION FIRST FLOOR PLAN  
1/4"=1'-0"



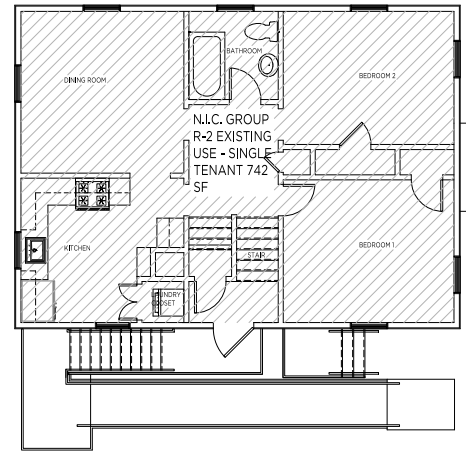
1 PROPOSED CONSTRUCTION BASEMENT PLAN  
1/4"=1'-0"



5 WOOD STAIR DETAIL  
EXTERIOR STAIR  
1 1/2" = 1'-0"



4 PROPOSED CONSTRUCTION ATTIC FLOOR PLAN  
1/4"=1'-0"



3 PROPOSED CONSTRUCTION SECOND FLOOR PLAN  
1/4"=1'-0"

# PROPERTY CARD

01-4551/S

CHABAD LUBAVITCH OF GREENWICH INC

LINCOLN AVENUE 0006

299

**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER  
01-4551/S  
Parent Parcel Number

Property Address  
LINCOLN AVENUE 0006  
Neighborhood  
2300 EAST PUTNAM

Property Class  
299 Exempt Commercial

**TAXING DISTRICT INFORMATION**

Jurisdiction 57 Greenwich, CT  
Area 001  
Corporation 057  
District 01  
Section & Plat 169  
Routing Number 4719N0002

**Site Description**

Topography:

Public Utilities:  
Sewer, Electric  
Street or Road:

Neighborhood:

Zoning: 1 Primary Commercial  
CGB Central Greenwich  
Legal Acres:  
0.1358

**OWNERSHIP**

CHABAD LUBAVITCH OF GREENWICH INC  
75 MASON STREET  
GREENWICH, CT 06830  
LOT NO 6 LINCOLN AVENUE N2

Tax ID 284/147

**TRANSFER OF OWNERSHIP**

Date		
10/17/2017	BR & GK REAL ESTATE LLC Bk/Pg: 7306, 192	\$2500000
06/21/2004	TRANSATLANTIC LINES LLC Bk/Pg: 4676, 323	\$0
01/22/2004	STOEVEY KARIN Bk/Pg: 4538, 278	\$1150000
08/16/1990	LINCOLN GROUP Bk/Pg: 2062, 347	\$0
05/17/1988	CROCCO JOHN E & JEAN S & TEAGUE S Bk/Pg: 1827, 231	\$0

Printed 12/18/2019 Card No. 1 of 1

## EXEMPT

**VALUATION RECORD**

Assessment Year	10/01/2018	10/01/2019
Reason for Change		
VALUATION	L 574200	574200
Market	B 421800	421800
	T 996000	996000
VALUATION	L 401940	401940
70% Assessed	B 295260	295260
	T 697200	697200

**LAND DATA AND CALCULATIONS**

Land Type	Rating	Measured Soil ID	Table Acreage	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Primary Commercial					5915.00	114.21	114.21	675500 0	-15% 574200

APE: 2018  
B&B: 3-1-1  
BP18: 17-3187; Add Bathroom \$50,000, Int. Reno., Lift \$50,000  
18-1496: Replace 2nd. Flr. Door, \$1,900  
CKMP: 264  
DBA: CHABAD- Preschool  
GEN: Formerly 01-1727/S Exempt for 2018 GL  
O/O: Owner-Occupied Commercial with apt.

Permit Number	FilingDate	Est. Cost	Field Visit
Type		Est. SqFt	

Supplemental Cards

TRUE TAX VALUE 574200

Supplemental Cards

TOTAL LAND VALUE 574200

# PROPERTY CARD

**PHYSICAL CHARACTERISTICS**

ROOFING

Slate/Tile

WALLS

Frame	B	1	2	U
Brick	Yes	Yes	Yes	Yes
Metal				
Guard				

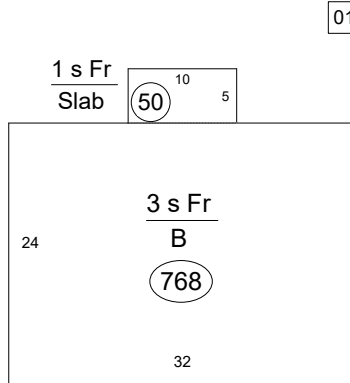
FRAMING

Wd Jst	B	1	2	U
R Conc	0	818	768	384
	768	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	818	768	384

**IMPROVEMENT DATA**



01-4551/s

Property Class: 299  
LINCOLN AVENUE 0006

Item Description	Units	Cost	Total	Pct
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M & S Cost Database Date: 01/2015

Base Cost	1970	100.44	197875	
Exterior Walls	1970	21.36	42080	
Heating & Cooling	1970	14.81	29183	
Basic Structure Cost	1970	136.62	269138	
Unfinished Basement	768	77.53	59543	
Building Cost New	1970	166.84	328681	
Physical	0	0.00	57916	17.62
Depreciated Cost	1970	137.44	270765	
Rounded Total	0	0.00	270800	

Total Exterior Features Value				
Depreciated Ext Features				
Total Before Adjustments			270800	
Neighborhood Adjustment			135400	50.00
TOTAL VALUE			406200	

(LCM: 150.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C : Remod 1982		C 01	GENCOMM PAVING	0.00	85	Avg	1950	2000	AV	0.00	N	0.00	818	0	0	0	150	100	406200
				0.00		Avg	1990	2000	VG	5.20	N	7.80	2000	15600	0	0	100	100	15600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

421800

TD 06/06/2018

TOG 10/01/2015

Neigh 2300 AV

TOTAL IMPROVEMENT VALUE

## ZONING INFORMATION

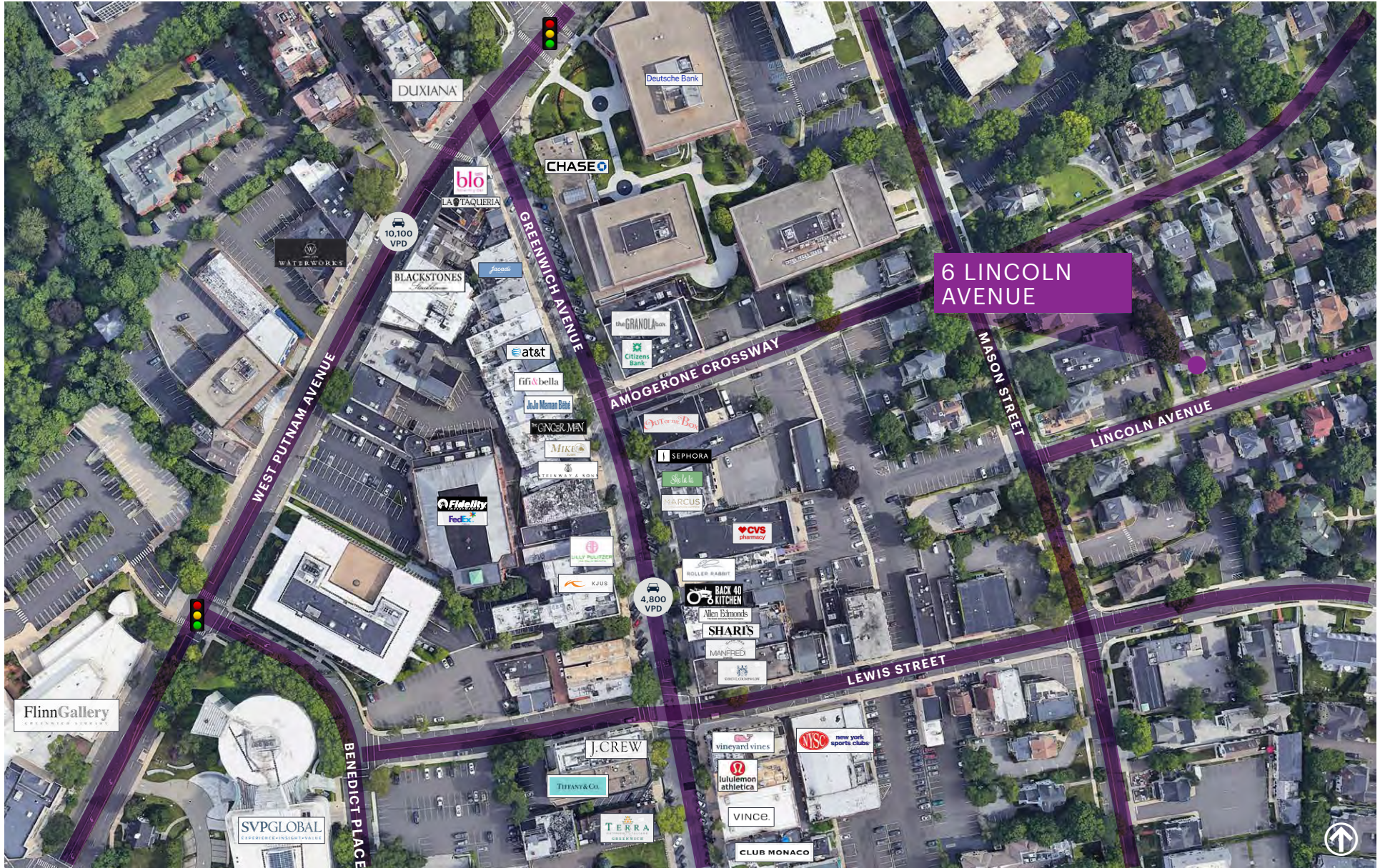
Sec. 6-105. USE REGULATIONS AND SPECIAL  
REQUIREMENTS FOR THE GB ZONE - Page 26 -  
[https://www.greenwichct.gov/DocumentCenter/  
View/13003/13-PZ-Regs-Division-9-Aug-2019](https://www.greenwichct.gov/DocumentCenter/View/13003/13-PZ-Regs-Division-9-Aug-2019)

DESCRIPTION OF USE -Page 12 -  
[https://www.greenwichct.gov/DocumentCenter/  
View/13003/13-PZ-Regs-Division-9-Aug-2019](https://www.greenwichct.gov/DocumentCenter/View/13003/13-PZ-Regs-Division-9-Aug-2019)





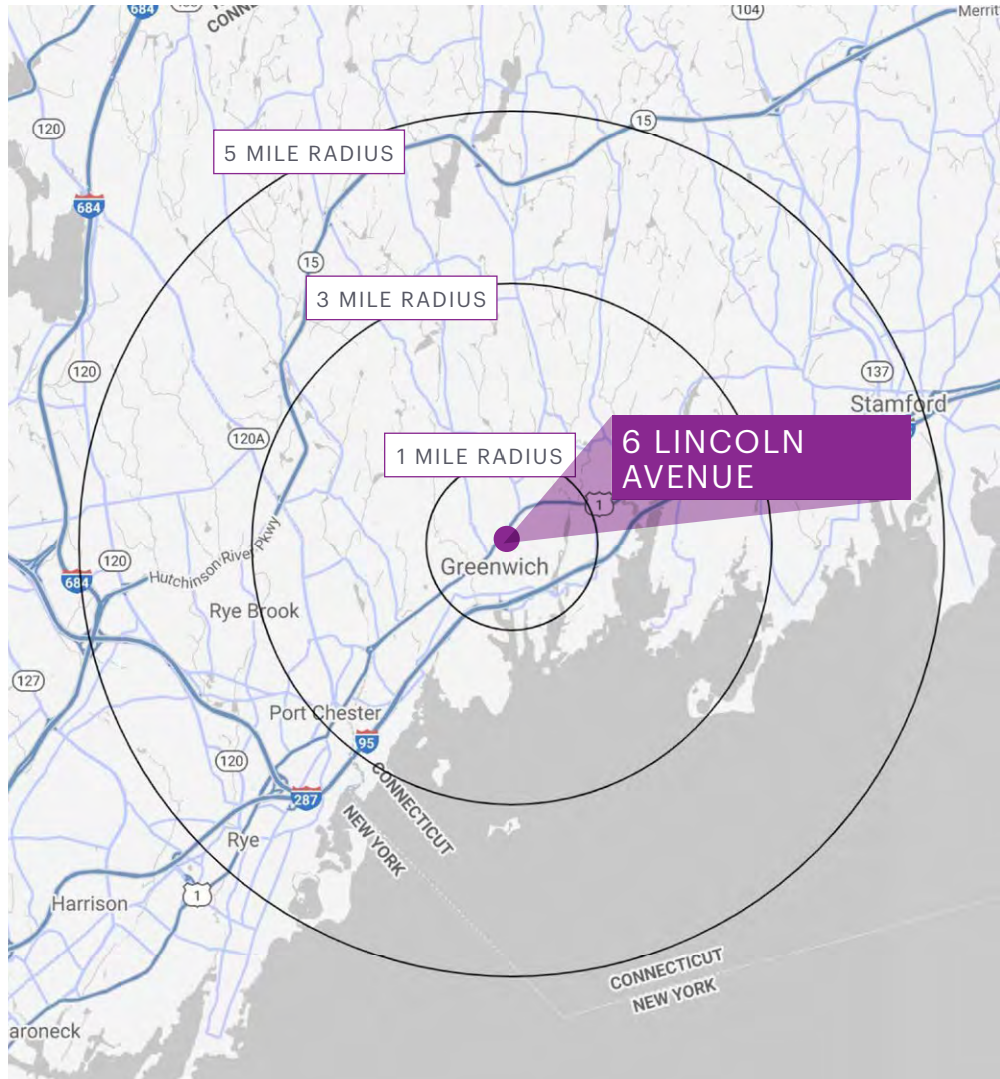
# SURROUNDING RETAIL MAP



# CLOSE UP AERIAL

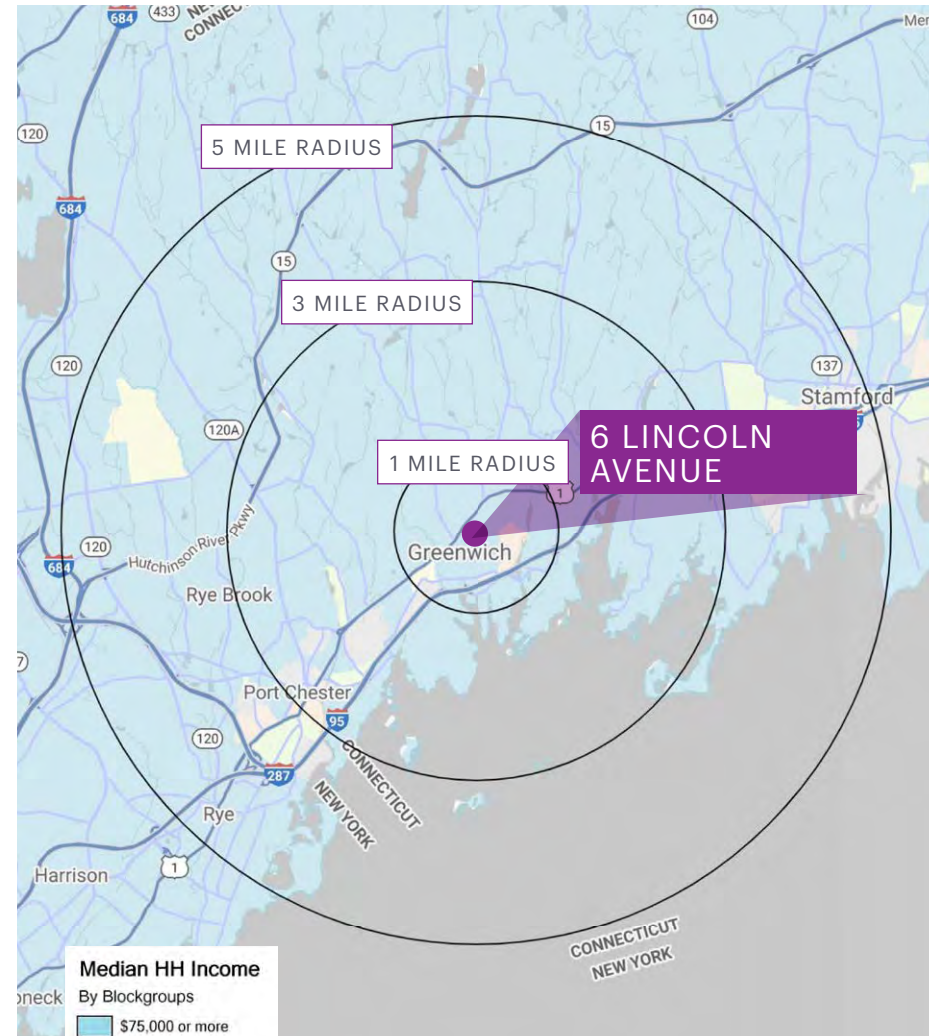


## AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	9,751	62,993	163,201
<b>NUMBER OF HOUSEHOLDS</b>	4,659	24,209	59,514
<b>AVERAGE HOUSEHOLD INCOME</b>	\$226,305	\$226,603	\$202,118
<b>MEDIAN HOUSEHOLD INCOME</b>	\$121,876	\$144,984	\$129,479
<b>COLLEGE GRADUATES</b>	4,559 61.4%	25,443 56.8%	60,026 53.1%
<b>TOTAL BUSINESSES</b>	2,643	6,646	15,497
<b>TOTAL EMPLOYEES</b>	32,032	64,778	183,784
<b>DAYTIME POPULATION</b>	35,771	86,327	237,613

# AREA DEMOGRAPHICS



# CONTACT EXCLUSIVE AGENT

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