



# 75 MASON STREET

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 .26 acres, CGB Zone, with 19 parking spots. This mixed-use investment property is located at **75 MASON STREET** in Greenwich, CT. This site has been approved for a Preschool or House of Worship. There is an elevator on the property.

This unique prime corner location in downtown Greenwich 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	75 Mason Street Greenwich, CT 06903
Parcel Number	01-4045/S
Lot	5
GLA	11,326 SF
Land Acres	0.26 Acres

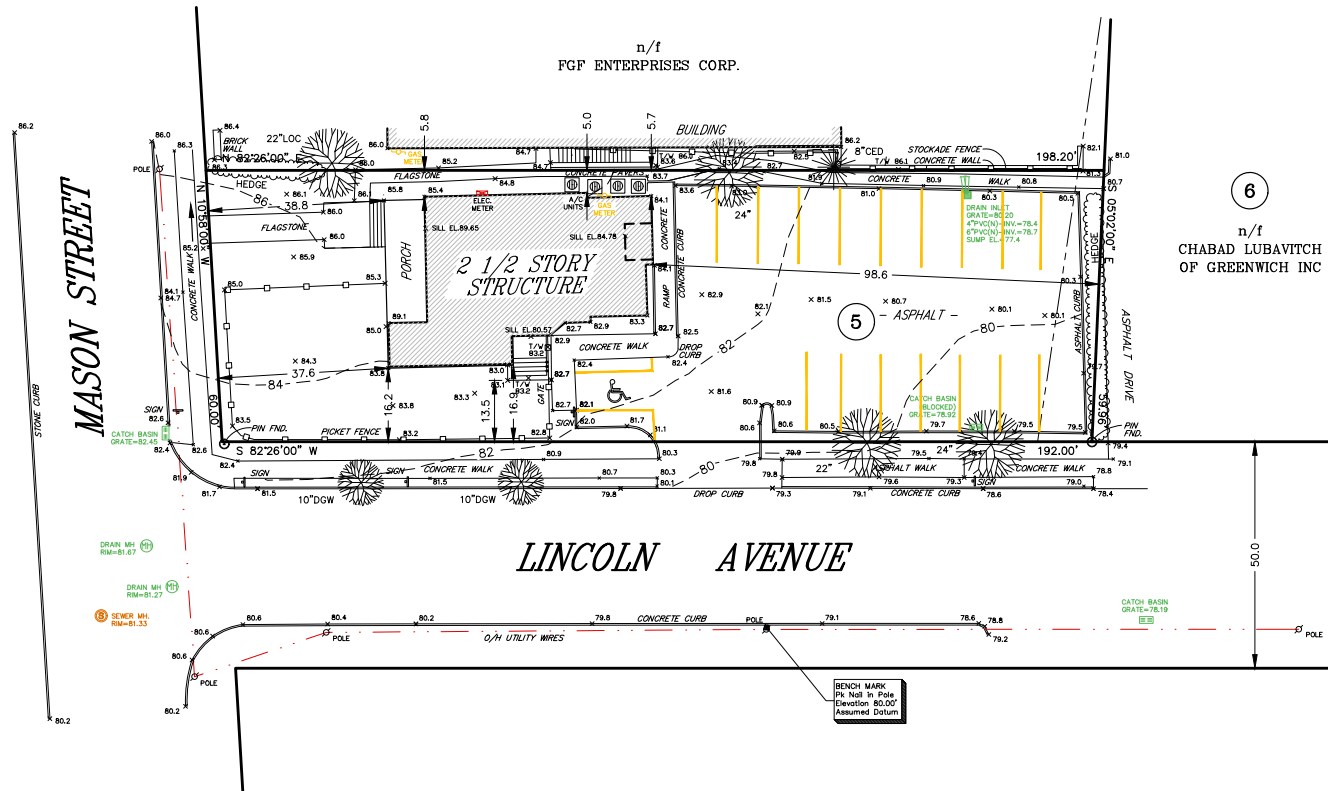
#### BUILDING INFORMATION

Building FAR	0.17
Floors	3
Total Units	4
Zoning	CGB - Central Greenwich Business
Parking Spaces	19
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	992 SF
1st Floor	1,544 SF
2nd Floor	1,272 SF
3rd Floor	719 SF

# EXECUTIVE SUMMARY

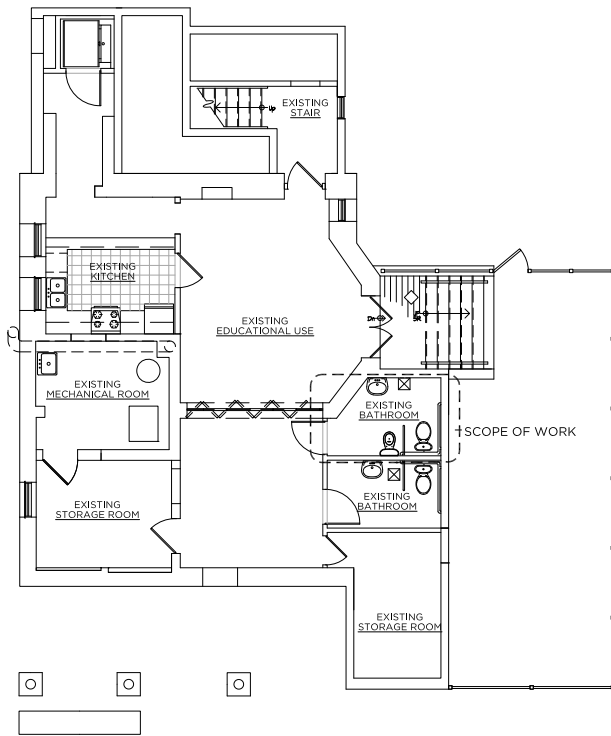


SURVEY

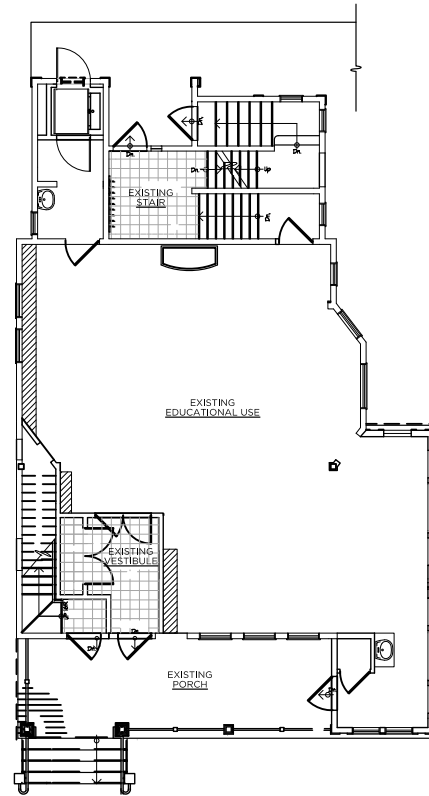


# PLANS

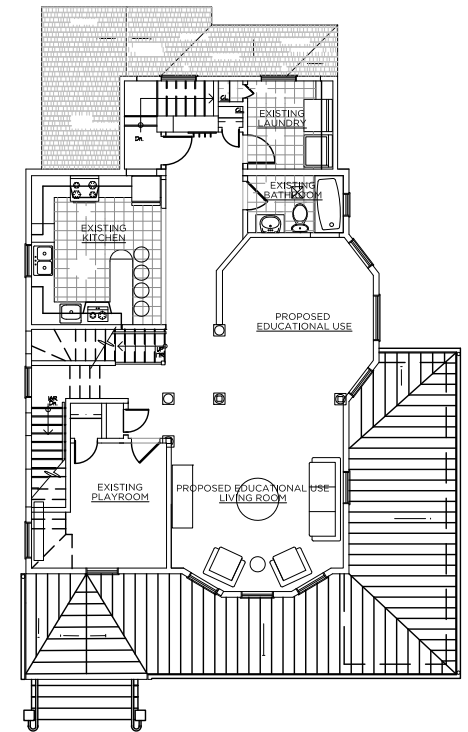
## BASEMENT PLAN



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



# PROPERTY CARD

01-4045/S

CHABAD LUBAVITCH OF GREENWICH INC

MASON STREET 0075

299

**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER  
01-4045/S  
Parent Parcel Number

Property Address  
MASON STREET 0075

Neighborhood  
2110 CBD PERIPHERAL

Property Class  
299 Exempt Commercial

**TAXING DISTRICT INFORMATION**

Jurisdiction 57 Greenwich, CT  
Area 001  
Corporation 057  
District 01  
Section & Plat 169  
Routing Number 5214E0009

**Site Description**

Topography:

Public Utilities:  
Sewer, Electric  
Street or Road:

Neighborhood:

Zoning: 1 Primary Commercial  
CGB Central Greenwich  
Legal Acres: 0.2562

**OWNERSHIP**

CHABAD LUBAVITCH OF GREENWICH INC  
75 MASON STREET  
GREENWICH, CT 06830  
LOT NO 5 MASON ST & LINCOLN AVE E9

Tax ID 284/146

**TRANSFER OF OWNERSHIP**

Date  
05/28/1998 FARAH ELIE \$1200000  
Bk/Pg: 3088, 137

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

## EXEMPT

**VALUATION RECORD**

Assessment Year	10/01/2010	10/01/2015	10/01/2015	10/01/2016	10/01/2017	10/01/2018	10/01/2019
Reason for Change	2010 Reval	2015 Prelim	2015 Final	2016 List	2017 List	2018 List	2019 List
VALUATION	L 2358800	1810100	1810100	1810100	1810100	1810100	1810100
Market	B 865000	1220700	1220700	1220700	1220700	1220700	1220700
	T 3223800	3030800	3030800	3030800	3030800	3030800	3030800
VALUATION	L 1651160	1267070	1267070	1267070	1267070	1267070	1267070
70% Assessed	B 605500	854490	854490	854490	854490	854490	854490
	T 2256660	2121560	2121560	2121560	2121560	2121560	2121560

**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					11160.07	216.25	216.25	2413400 0 -25%	1810100

DBA: Chabad Lubavitch Daycare Center  
B&B: 4-2-1  
DEPR: 3rd flr 3/4 sty  
GEN: f/k/a 01-1715/S

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

Supplemental Cards

TRUE TAX VALUE 1810100

Supplemental Cards

TOTAL LAND VALUE 1810100

# PROPERTY CARD

### PHYSICAL CHARACTERISTICS

#### ROOFING

Shingle

#### WALLS

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

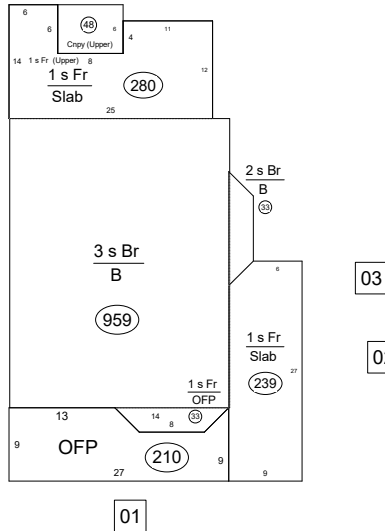
#### FRAMING

Wd Jst	B	1	2	U
R Conc	992	0	0	719
				0

#### HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	992	1544	1272	719

### IMPROVEMENT DATA



01-4045/S

Property Class: 299  
MASON STREET 0075

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

Base Cost	3535	116.21	410815	
Exterior Walls	3535	24.28	85836	
Heating & Cooling	3535	22.68	80159	
Basic Structure Cost	3535	163.17	576810	
Unfinished Basement	992	134.93	133851	
Heating & Cooling	992	24.71	24512	
Building Cost New	3535	207.97	735173	
Physical	0	0.00	217117	29.53
Depreciated Cost	3535	146.55	518056	
Rounded Total	0	0.00	518100	
OPF	33	65.76	2170	
CNPF/	48	16.67	800	
Total Exterior Features Value				2970
Depreciated Ext Features				2090
Total Before Adjustments				520190
Neighborhood Adjustment				260110 50.00
TOTAL VALUE				780300

(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 Area	or	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C GENCOMM	0.00						1905	1990	AV	0.00	N		0.00	1824	0	0	0	150	100	780300
01 PAVING	0.00	85					2000	2000	VG	4.60	N		6.90	6000	54290	0	0	100	100	54300
02 FENCEW	4.00	13					2003	2003	VG	16.05	N		36.11	161	5810	0	0	100	100	5800
03 ELEVCOM	3.00	2H					1905	2005	EX	169000	N		380250	10	380250	0	0	100	100	380300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

bd 11/02/2011

TOG 10/01/2015

Neigh 2110 AV

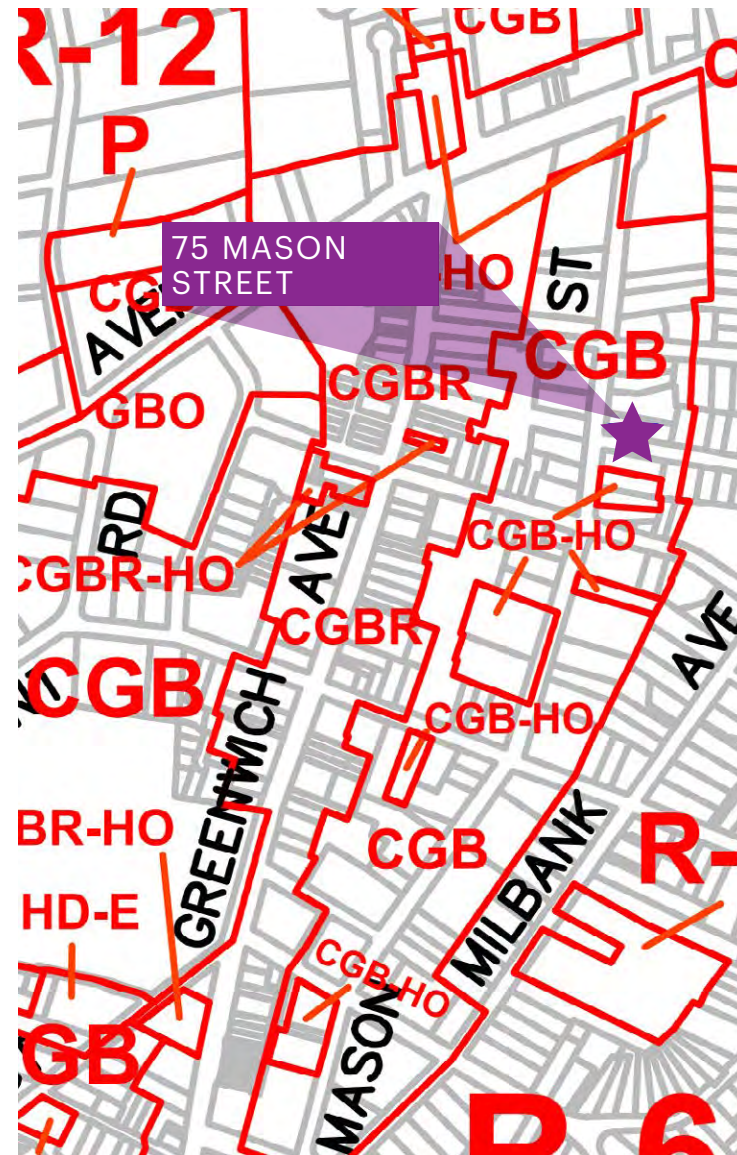
TOTAL IMPROVEMENT VALUE

1220700

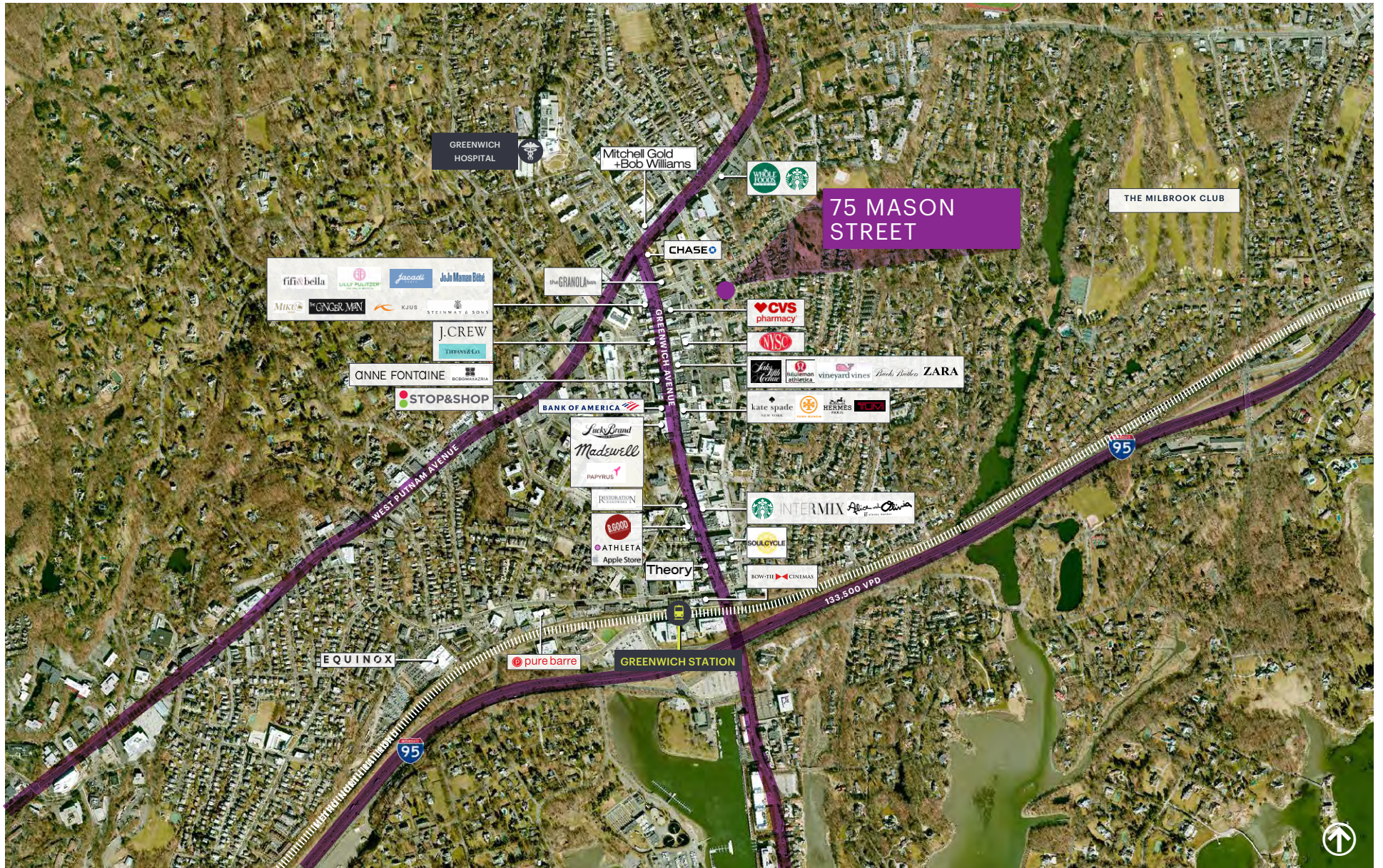
## ZONING INFORMATION

**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>

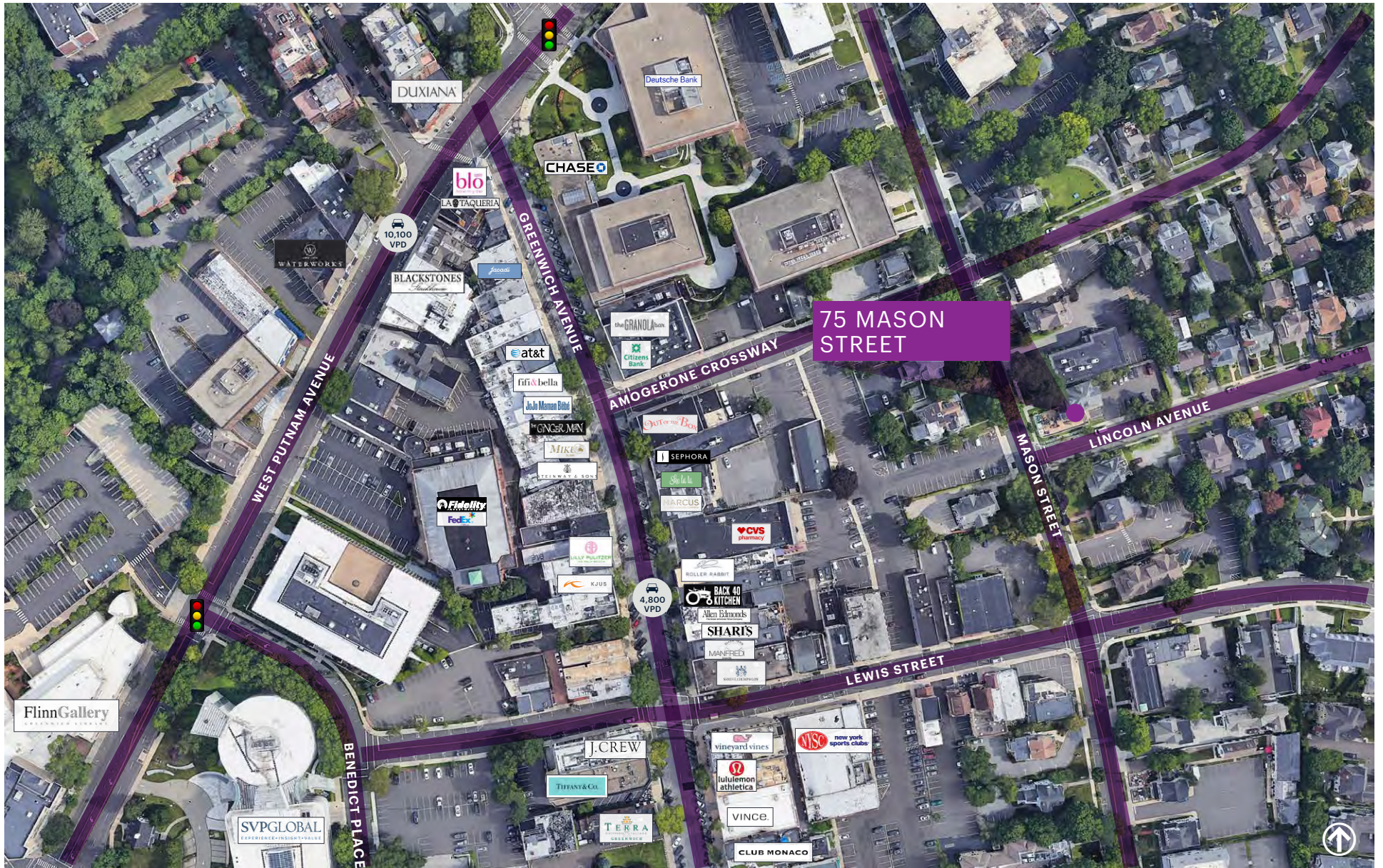
**DESCRIPTION OF USE -Page 12 -**  
<https://www.greenwichct.gov/DocumentCenter/View/13003/13-PZ-Regs-Division-9-Aug-2019>



# MARKET AERIAL



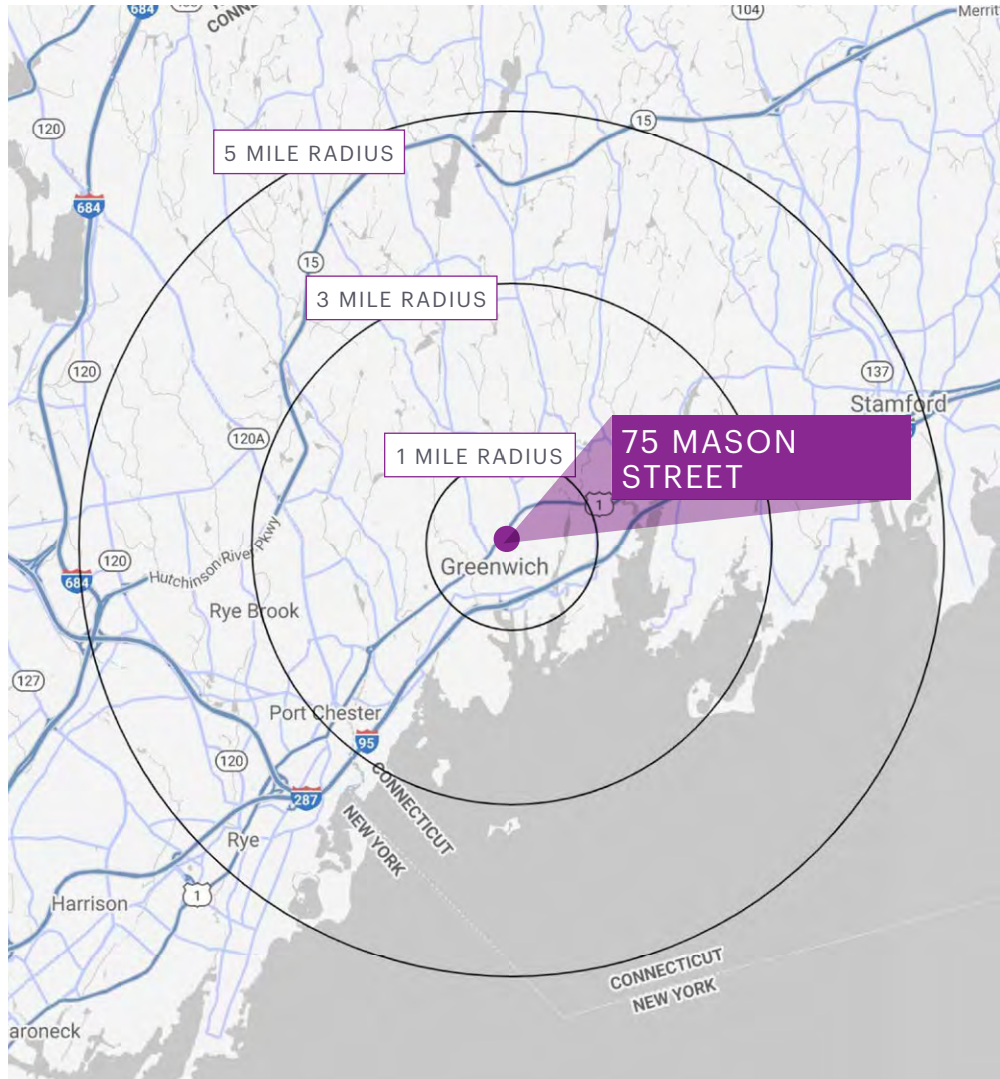
# SURROUNDING RETAIL MAP



# 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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