



105 PROSPECT STREET

Greenwich, Connecticut

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EXECUTIVE SUMMARY

RIPCO REAL ESTATE is pleased to present the exclusive opportunity to purchase a mixed-use investment property located at **105 PROSPECT STREET** in Greenwich, Connecticut (collectively, the “Property”). This Property is just minutes away from I-95, a 10 minute walk to Metro North and the prestigious Greenwich Avenue, the premier, luxury roadway in the affluent town of Greenwich, CT.

Located within the General Business Zone, this newly renovated building is suitable for an owner-user or as an investment with an opportunity to lease to commercial or residential use on the 1st floor and lease the 2nd floor as a residential unit.

This 100 year old building was completely rebuilt bringing this two-story gem up to date with the latest mechanicals, finishes, and technology. Converted into a *Net Zero Building, which includes solar panels with battery storage, and a server closet to accommodate the most updated broadband.

First Floor - Can accommodate a small business, with private offices, conference rooms, and reception area, or can be used as a residential unit. The space has a brand new kitchen and one ADA bathroom. The first floor is also equipped with two separate entrances and an ADA Compliant vertical lift located in the building’s rear.

Second Floor - Can accommodate two to three bedrooms, has a brand new kitchen and two full bathrooms. Two Bedrooms currently have custom Murphy beds. Mechanicals are in place for the washer/dryer. You can access the second floor from a separate entrance in the front of the building. Additionally, the second floor tenant has a secure storage area in the rear of the building.

Basement - Has a rear entrance from the parking lot, washer/dryer, and plenty of room for storage for first-floor tenants.

Parking Lot - Has five parking spaces with two electric vehicle charging stations.

*Net Zero - Over a year, the solar should generate enough kilowatt-hours to offset reasonable electricity usage. Also, there is battery storage that can provide power in case of a grid shutdown. The HVAC units are high efficiency and run on electricity, with no need for natural gas. All light fixtures are LED. Insulation blown in.

PROPERTY SUMMARY

THE OFFERING

Property Address	105 Prospect Street Greenwich, CT 06830
Map/Block	250/148
Lot	10

BUILDING INFORMATION

Stories	3
Gross Square Footage	3,787.3
Residential Units	1
Commercial Units	1
Total Units	2
Zoning	GB - General Business
Land Type	1 Primary Commercial
Land Acres	0.1410
Taxes Per Year	\$9,605.44
1st Floor	1,466.2 SF
2nd Floor	1,245.4 SF
Basement	1,075.7 SF

Parking Spaces	5
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FIRST FLOOR PHOTOS



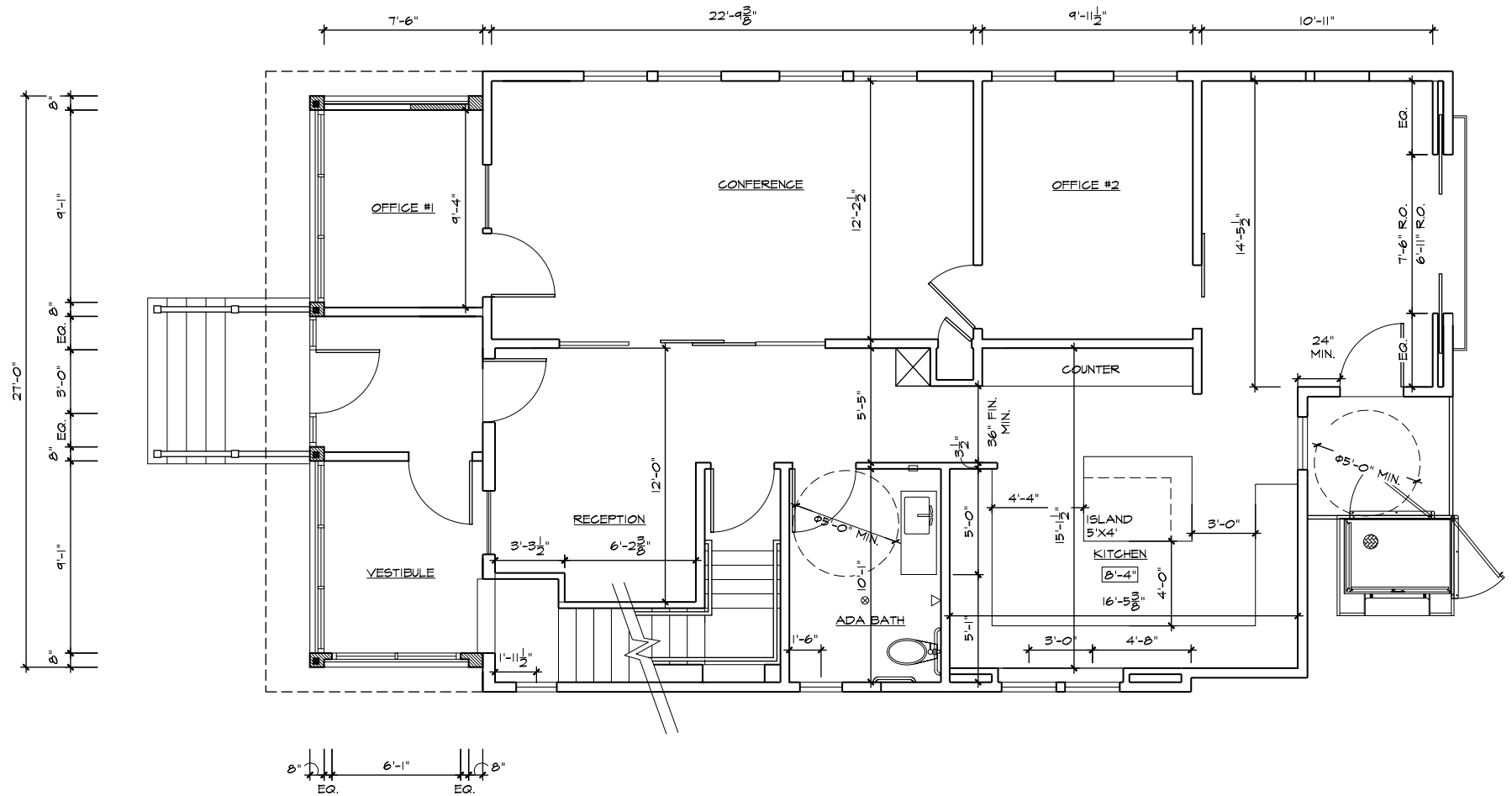
SECOND FLOOR PHOTOS



EXTERIOR PHOTOS

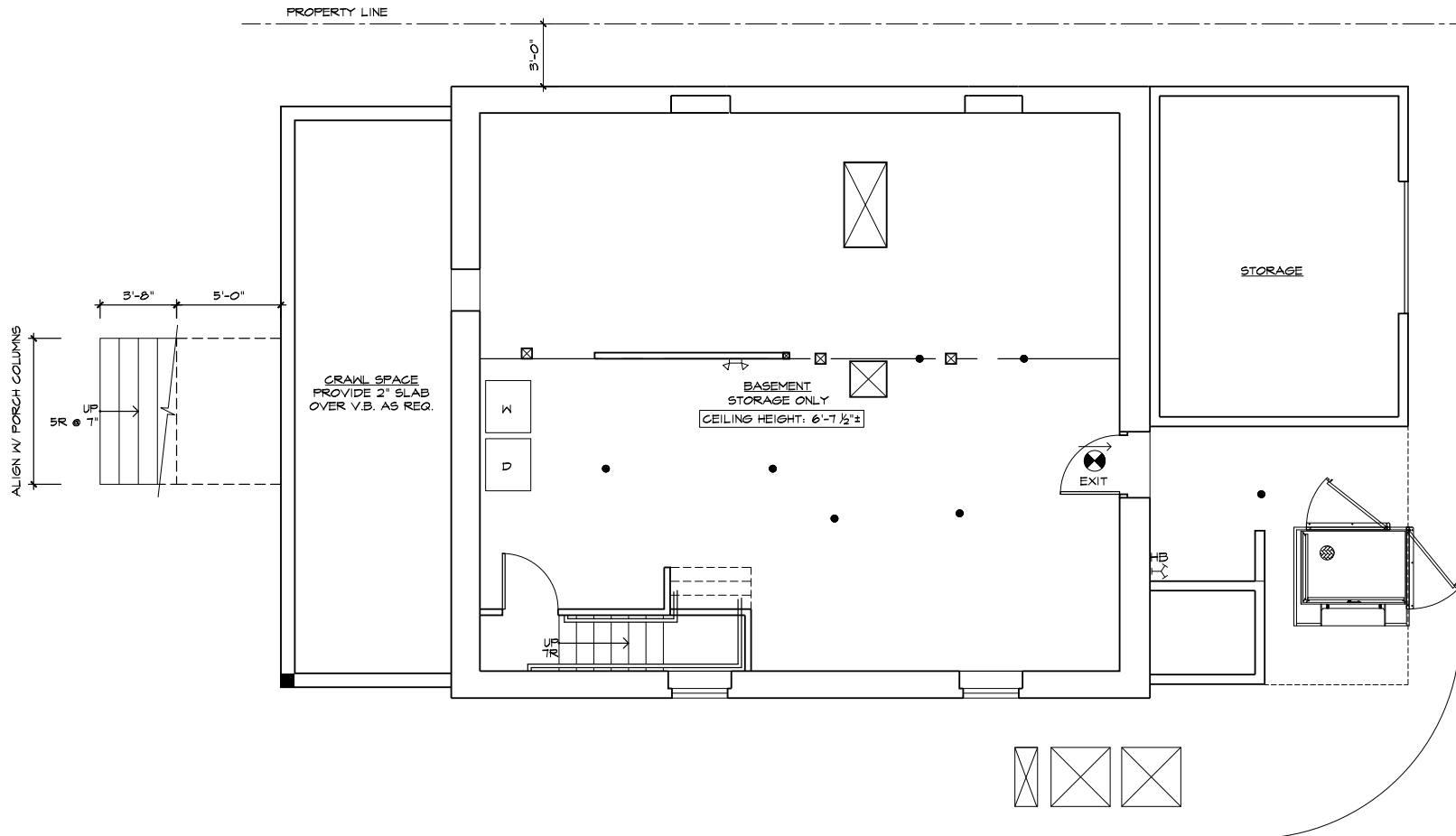


FIRST FLOOR PLAN



A.1
FIRST FLOOR PLAN (OFFICE)
 SCALE: 1/4" = 1' - 0"
 GROSS SQUARE FOOTAGE: 1,466.2 SQ.FT.
 **NOTE THAT ALL DIMENSIONS ARE APPROXIMATE.

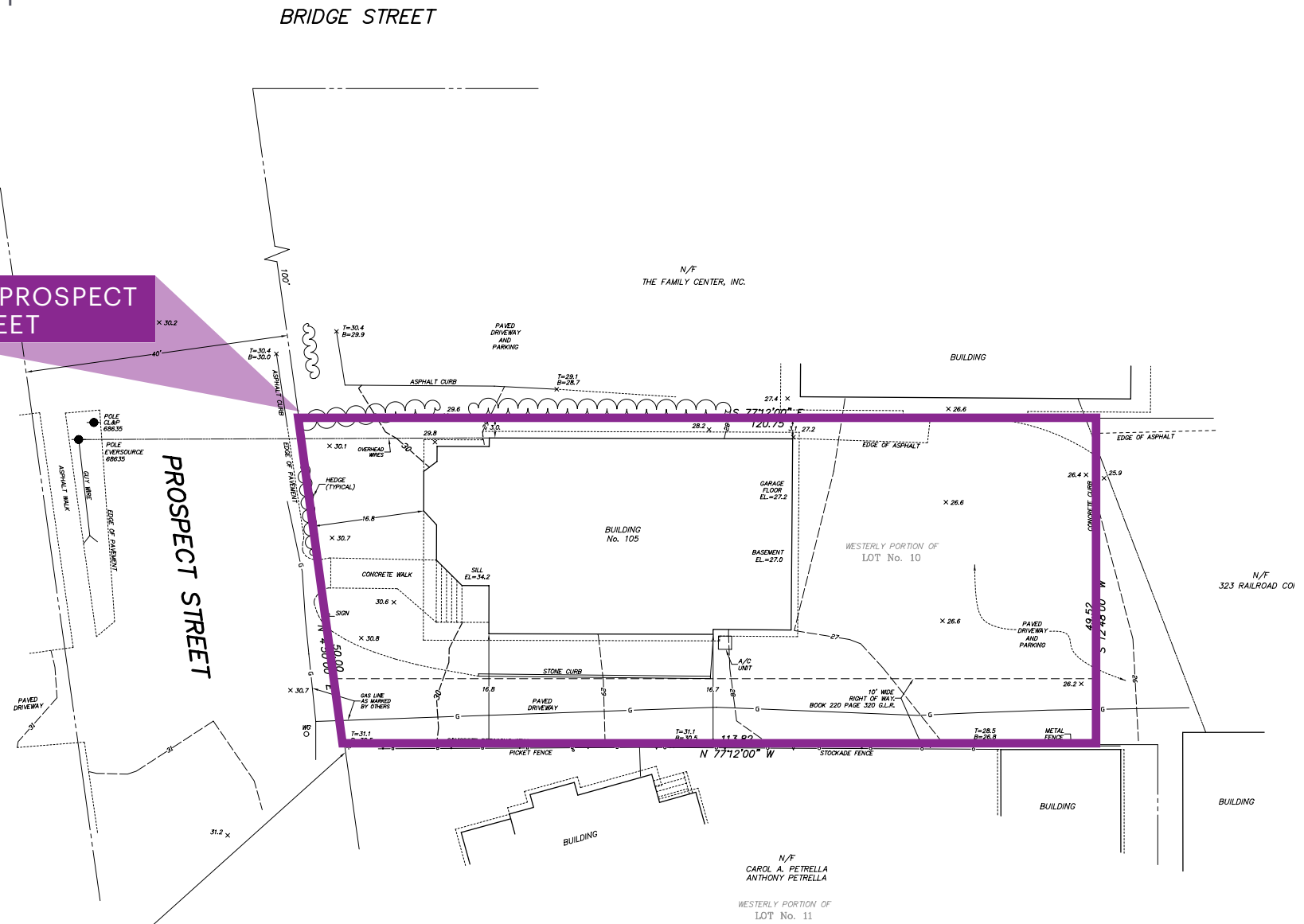
BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1' - 0"
GROSS SQUARE FOOTAGE: 1,075.7 SQ.FT.
**NOTE THAT ALL DIMENSIONS ARE APPROXIMATE.

SURVEY

105 PROSPECT STREET



BENCHMARK
SQ. CUT ROCK
ELEV= 31.91
DATUM: NAVD 88

ZONING INFORMATION

**Sec. 6-105. USE REGULATIONS AND
SPECIAL REQUIREMENTS FOR THE
GB ZONE - Page 26 -**

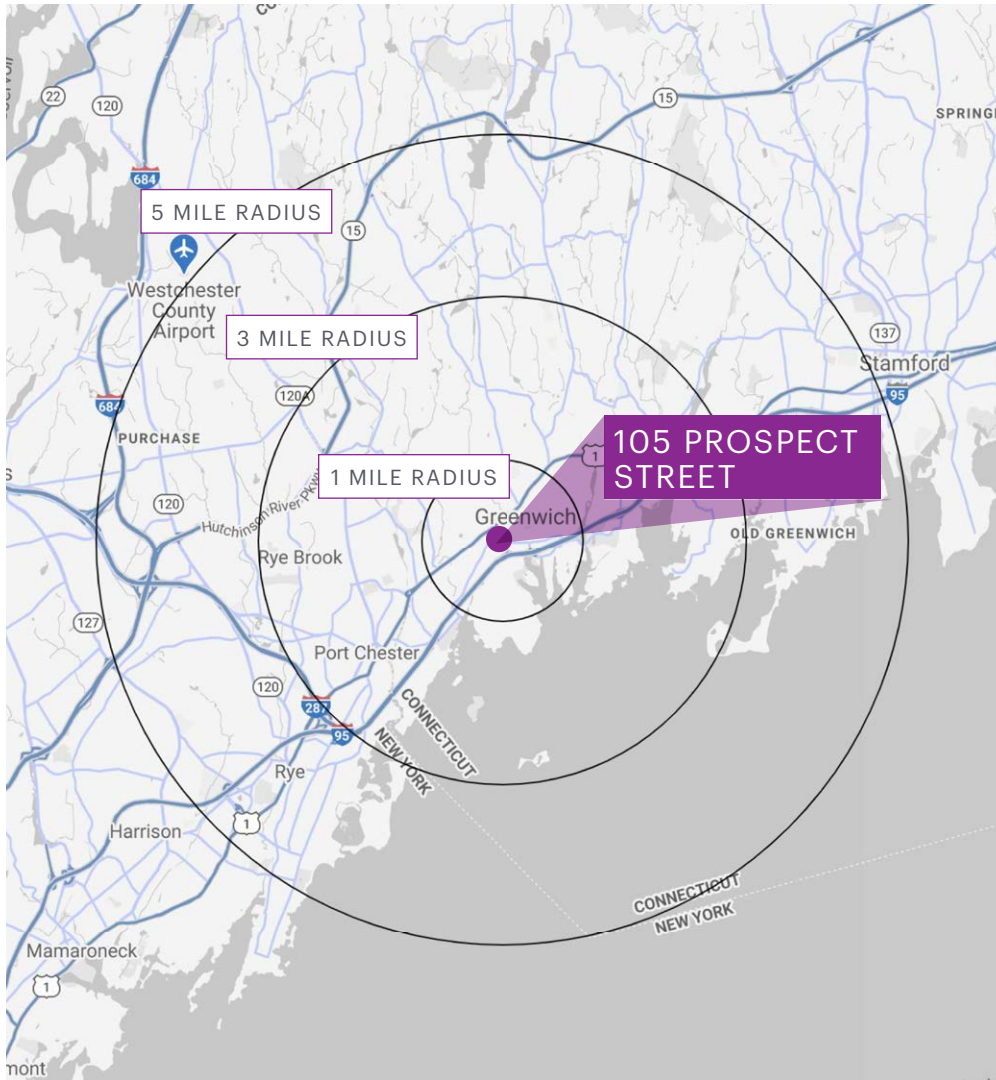
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DocumentCenter/View/13003/13-PZ-
Regs-Division-9-Aug-2019](https://www.greenwichct.gov/DocumentCenter/View/13003/13-PZ-Regs-Division-9-Aug-2019)

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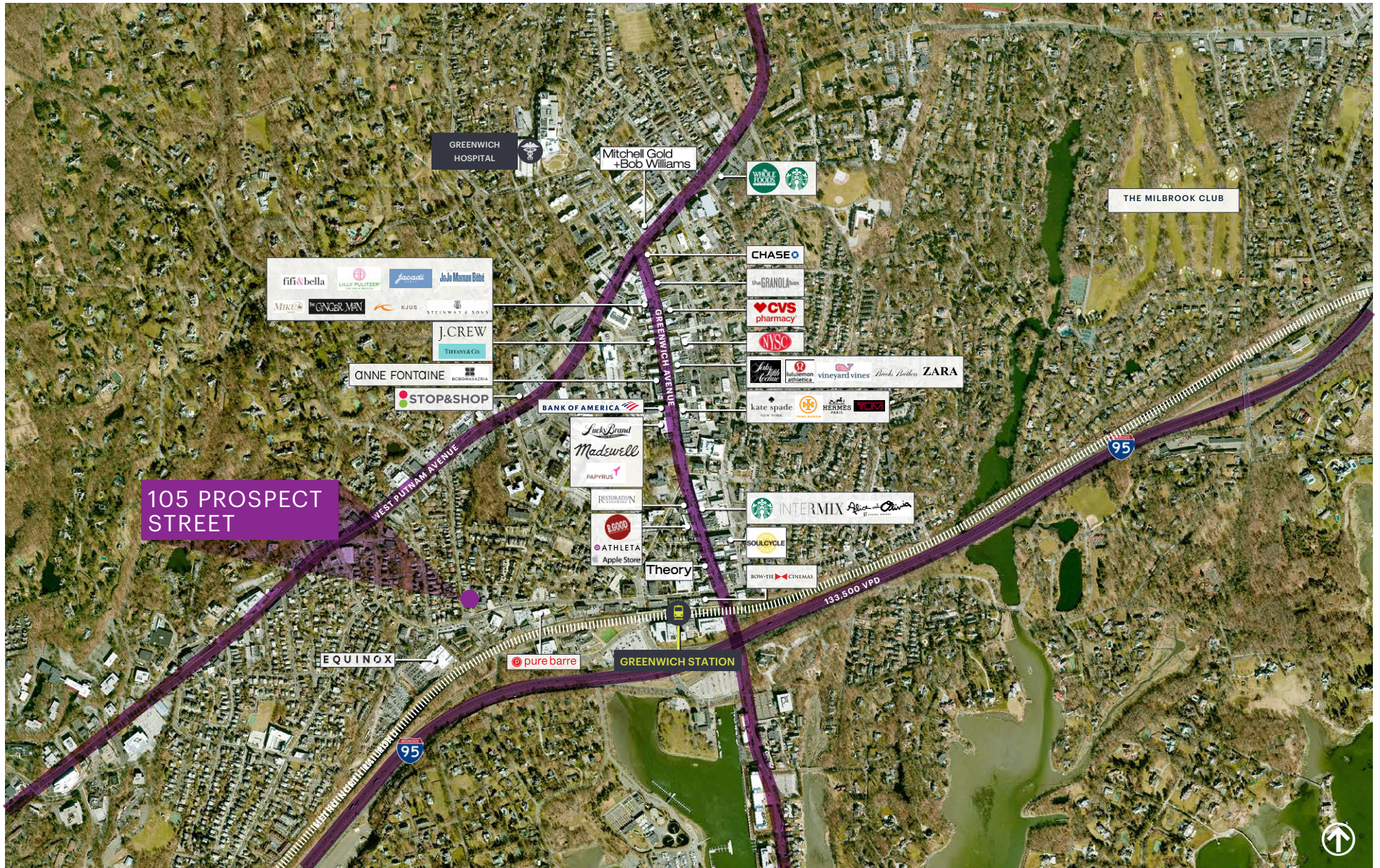


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	11,174	74,506	139,198
NUMBER OF HOUSEHOLDS	5,132	27,794	48,761
AVERAGE HOUSEHOLD INCOME	\$190,592	\$197,631	\$224,741
MEDIAN HOUSEHOLD INCOME	\$109,576	\$128,780	\$142,223
COLLEGE GRADUATES	4,484 53.7%	26,952 51.0%	50,697 53.5%
TOTAL BUSINESSES	2,958	6,192	10,828
TOTAL EMPLOYEES	22,890	45,746	105,955
DAYTIME POPULATION	26,779	70,564	153,141

MARKET AERIAL



SURROUNDING RETAIL MAP



CONTACT EXCLUSIVE AGENT

Lisa Daniel

ldaniel@ripcony.com

203.302.1701