



15 SOUTH STREET
NORWALK, CT
06854

PRICE REDUCTION

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3,600 SF Industrial/Flex Condominium for Sale Now at \$750,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a newly priced opportunity at **15 South Street, Norwalk, CT**. Now offered at **\$750,000** (reduced from \$800,000), this **3,600 SF industrial/flex property** features **two adjoining condominiums**. The layout includes **two 900 SF ground-floor garages** with **1,800 SF of premium office space** above, positioned in a high-demand commercial corridor.

FIRST FLOOR: TWO GARAGES/WAREHOUSES

Each 900 SF garage is heated and features:

- **Ceiling Height:** 12' clearance
- **Loading:** 16' W x 10' H drive-in door for seamless vehicle and equipment access
- **Power:** 200 Amps, Three-Phase
- **Amenities:** Restroom

SECOND FLOOR: 1,800 SF OFFICE SPACE

The fully air-conditioned second floor is optimized for professional operations and features:

- **Layout:** Six private offices (four with natural light) and a large open-concept workspace
- **Amenities:** Reception area, kitchenette, server room, and two restrooms

STRATEGIC LOCATION & ZONING (CDC-3C)

Zoned General Urban - Corridor Community District (CDC-3C), this property is positioned for maximum accessibility at the intersection of I-95 (Exit 14) and Route 7.

- **Regional Connectivity:** Reach Greenwich, Stamford, and Bridgeport within 15–20 minutes
- **Transit:** Less than 0.1 miles to Norwalk Transit bus stop and ±1.2 miles to the South Norwalk Train Station

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.

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FINANCIAL DETAILS

Sale Price:	\$750,000
Common Charges:	\$250/Month
Real Estate Taxes:	\$8,058.68 (2026)

PROPERTY DETAILS

Total Size:	3,600 SF
Land:	In Common
Zoning:	CDC-3C
Year Built:	2008
Construction:	Clapboard
Stories:	Two

FEATURES

Parking:	2 Exterior Spaces, Garaged Spaces, and Street Parking
Loading:	2 Drive-In Doors (16' W x 10' H)
Ceiling Height:	12' (In Garages)
Amenities:	Four Restrooms, Kitchenette, Security System

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning (Second Floor Only)
Heating:	Gas
Power:	200 Amps, Three- Phase



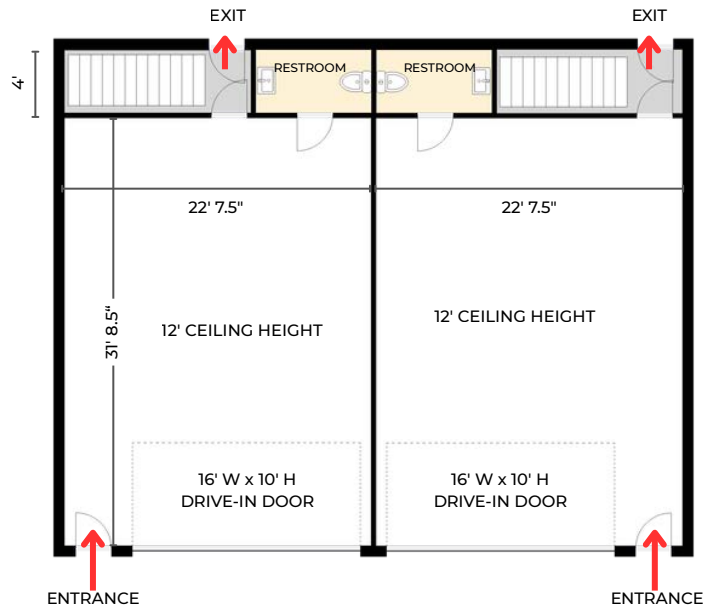
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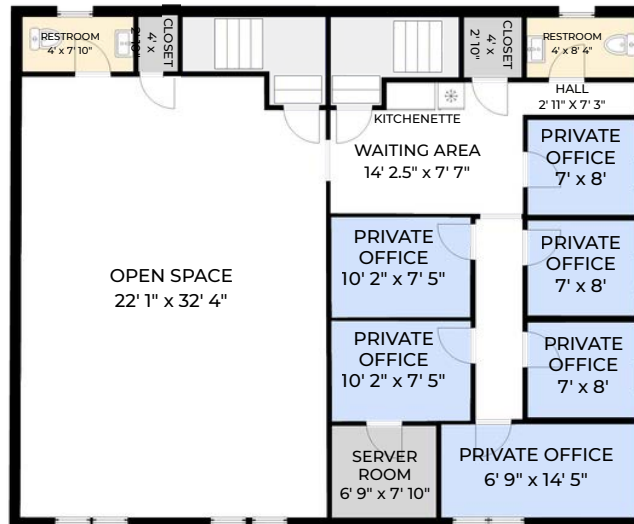
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FLOOR PLAN - 3,600 SF

FIRST FLOOR



SECOND FLOOR



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NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE

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