



15 SOUTH STREET
NORWALK, CT
06854



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

CONTACT

Eva Kornreich, Senior Vice President
ekornreich@angelcommercial.com
203.335.6600 Ext. 23

PRICE REDUCTION:

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

PROPERTY DETAILS

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



UNMATCHED REGIONAL CONNECTIVITY



< 0.1 Miles to
Norwalk Transit
Bus Stop



~1.2 Miles to
South Norwalk
Train Station

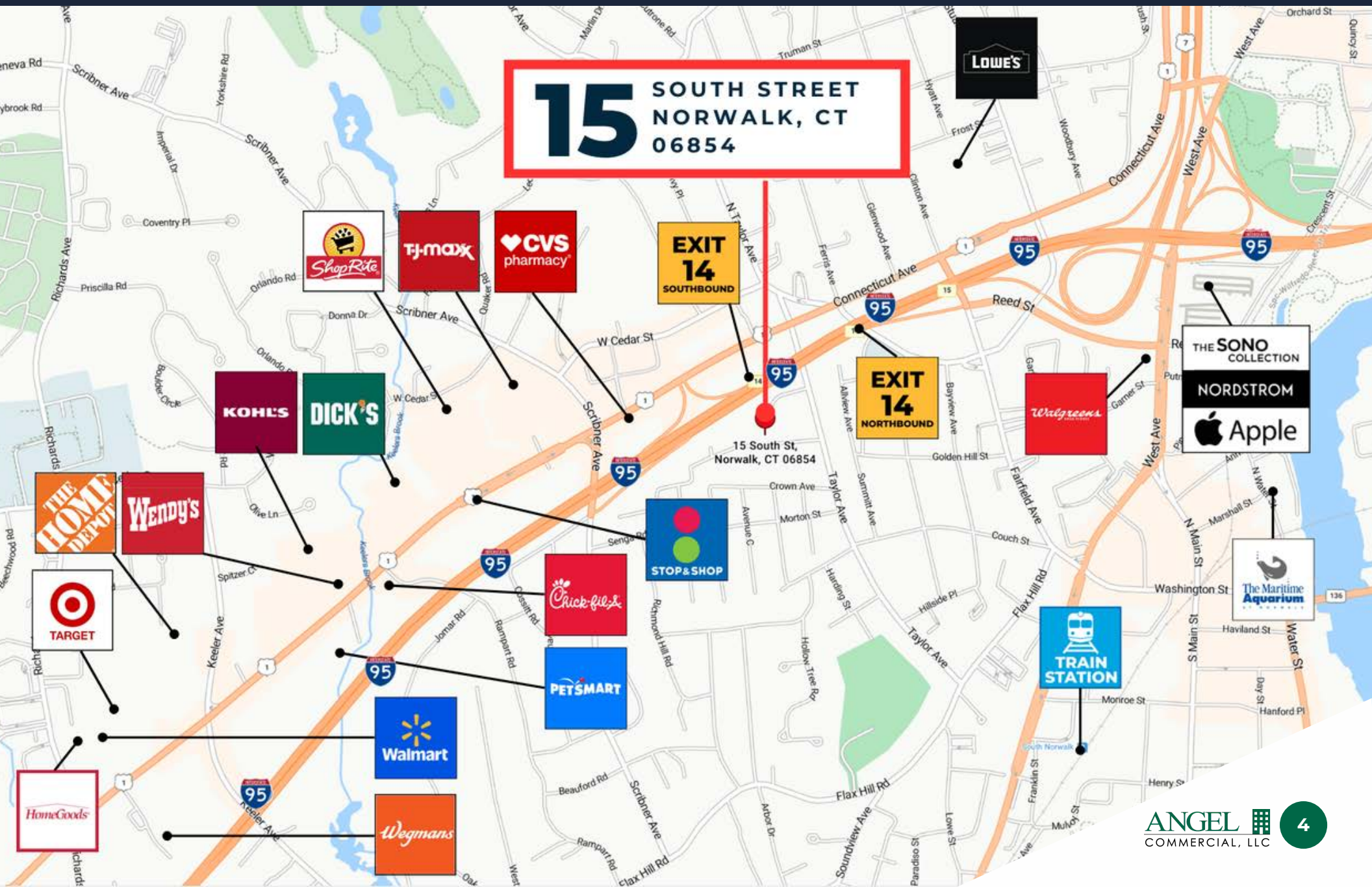


Immediate I-95
Access
(Exit 14)



Minutes to Route 7
Providing East Connections to
the Merritt Parkway and I-84

AMENITY-RICH LOCATION

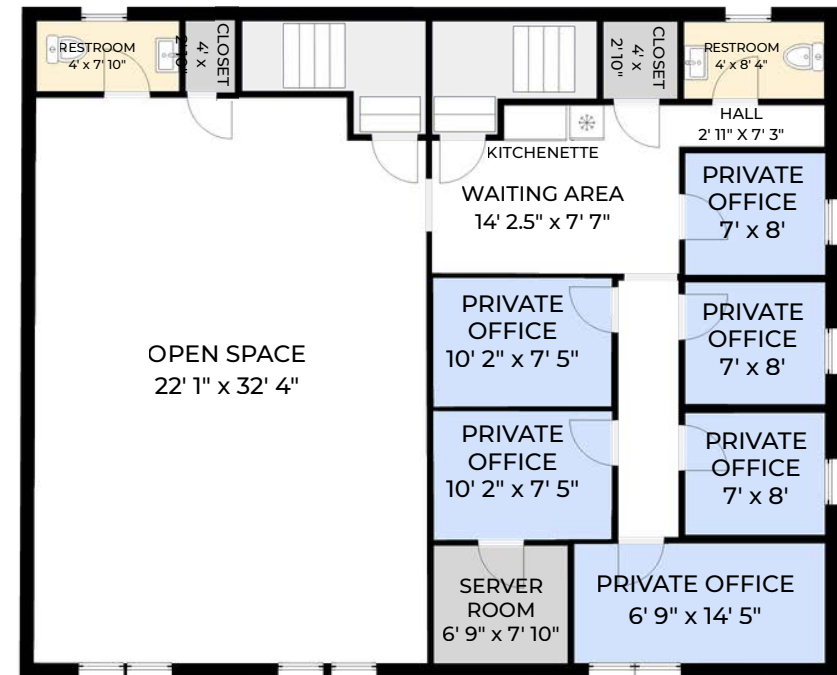
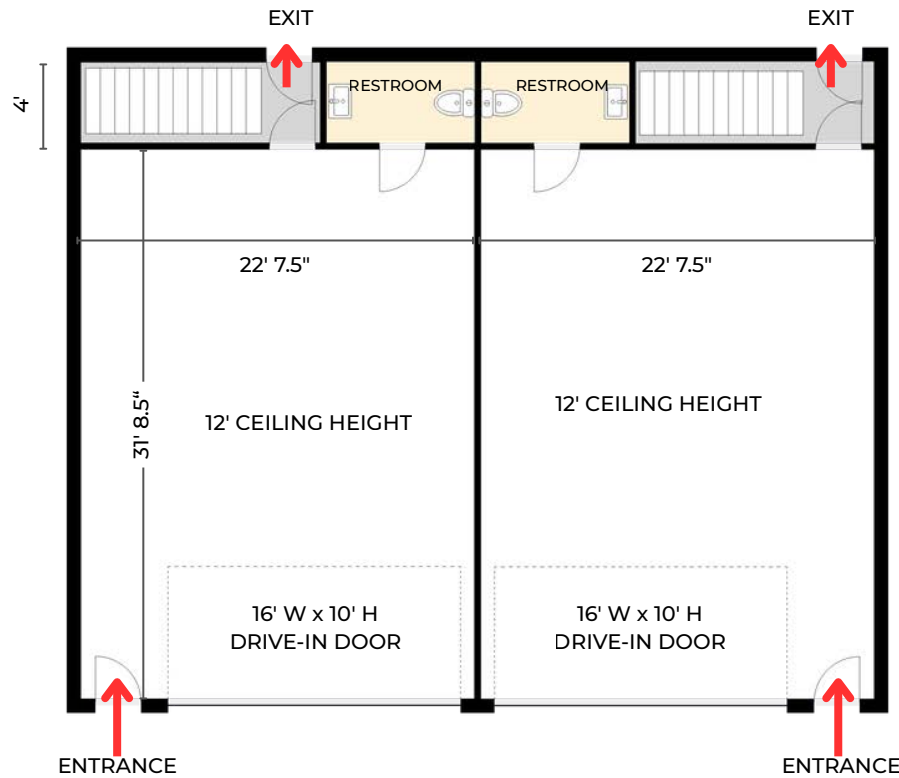


DETAILED FLOOR PLAN

3,600 SF

FIRST FLOOR

SECOND FLOOR



CLICK IMAGE TO ENLARGE

NOT TO EXACT SCALE. MEASUREMENTS ARE APPROXIMATE

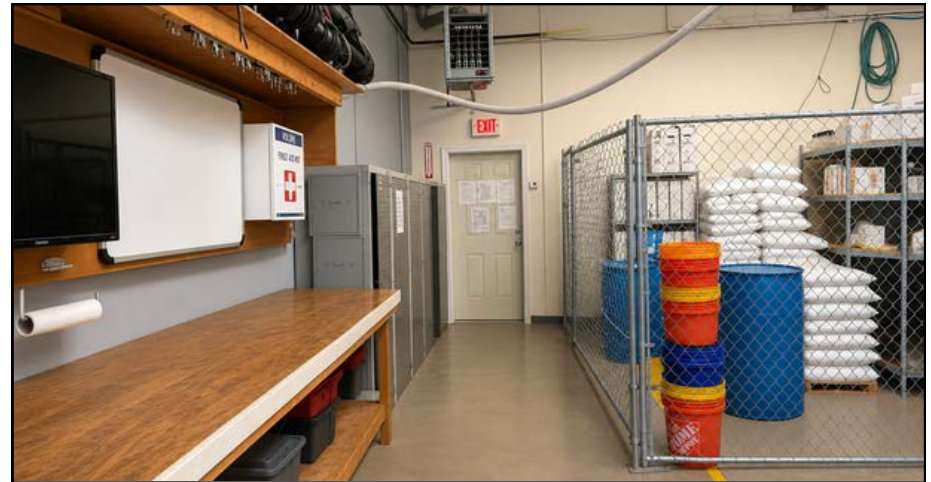
FIRST FLOOR: HIGH-CLEARANCE WAREHOUSE / GARAGE SPACE



16' W x 10' H Drive-In Doors for Easy Loading and Logistics



Spacious Flex Area With 12' High Ceilings



Garage Space with Private Restroom & Rear Access

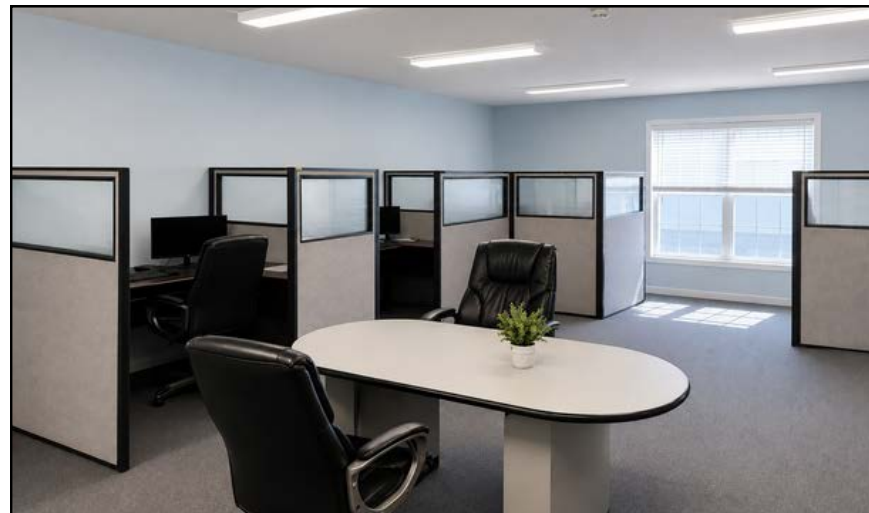
SECOND FLOOR: 1,800 SF OFFICE SPACE



Modern Kitchenette & Waiting Area



Private Office with Natural Light

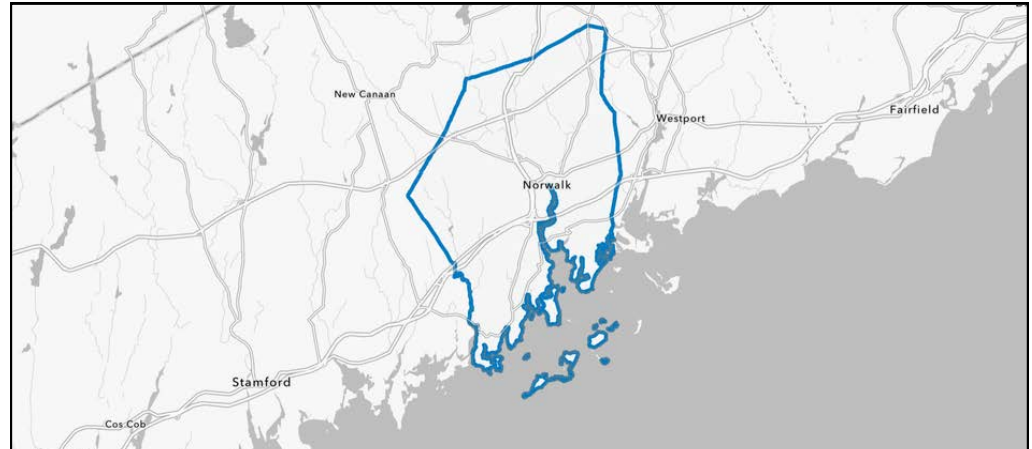


Large Open-Concept Workspace

STRATEGIC INVESTMENT ADVANTAGE: DEMOGRAPHIC & MARKET SUMMARY

Positioned at the gateway to the "Gold Coast," 15 South Street offers a premier location for businesses seeking access to an affluent, high-density population. With an **Average Household Income of \$169,796, 66.6% homeownership**, and a significant concentration of **white-collar professionals (73%)**, the area represents a deep pool of high-value residential and commercial clients requiring premium professional, retail, and property services.

- **High-Value Market Territory:** The local **average household income of \$169,796** indicates a community with significant discretionary income to invest in high-end products and professional services.
- **Optimal Daytime Accessibility:** A robust **daytime population of 29,509** ensures your business is positioned in a high-activity corridor, maximizing visibility and accessibility within the Western CT Planning Region.
- **Economic Stability:** A remarkably low **3.6% unemployment rate** reflects a thriving local economy and a stable environment for long-term business growth, investment, and talent recruitment.



Metric	Norwalk	Western CT Planning Region	CT
Population	28,306	625,143	3,608,872
Daytime Population	29,509	637,629	3,557,093
# of Households	11,549	238,601	1,451,347
Average HH Income	\$169,796	\$214,174	\$138,223
Median HH Income	\$113,609	\$123,760	\$95,275
Homeownership Rate	66.60%	65.00%	65.30%
White-Collar Workforce	73%	75%	70%
Bachelor's Degree or Higher	48%	57%	44%
Unemployment Rate	3.60%	3.40%	3.60%

NEXT STEPS

15 SOUTH STREET
NORWALK, CT
06854



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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.

ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

CONTACT

Eva Kornreich, Senior Vice President
ekornreich@angelcommercial.com
203.335.6600 Ext. 23