

**William Piccirillo**  
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[Listing](#)

**1480 Monroe Turnpike, Monroe, CT 06468**

Status: **Incomplete**  
 County: **Fairfield**  
 MLS#: **170605593**

Tax Parcel#: **178561**

List Price: **\$1,500,000**

Last Update:

Orig. List Price:  
 Days On Market:

**Commercial For Sale** Sub Property Type(s): **Industrial**



[Walkscore: Get More Info](#)

**Description of the Property Containing the Space For Sale**

Potential Short Sale:	<b>No</b>	Fronts On:	<b>State Road</b>
Location:	<b>Suburban</b>	Elevation Certificate:	
Acres:	<b>2.00</b>	In Flood Zone:	
Zoning:	<b>RF2</b>	Conforming Use:	
Year Built:	<b>1945</b>	Number of Units:	<b>1</b>
Property Tax:	<b>\$14,573</b>	Mil Rate:	<b>37.55</b>
		Assessed Value:	<b>\$388,100</b> Tax Year: <b>July 2023-June 2024</b>

**Description of the Space For Sale**

Present Use:	<b>Industrial</b>	Potential Use:	<b>Potential for residential</b>
Stories:	Ceiling Height:	Restrooms:	Overhead Doors:
Business Included:	<b>No</b>		ADA Compliant:
			ADA Compliant:

**Features**

Lot Description:	<b>Dry, Cleared, Corner Lot, Level Lot</b>	Flooring:	
Construction:	<b>Frame, Brick</b>		
Foundation:	<b>Concrete</b>		
Roof:	<b>Asphalt Shingle</b>		
Handicap Features:			
Commercial Features:			
Exterior Feat:			
Avail. Documents:	<b>None</b>		

**Utility Information**

Available Utilities:	<b>Electric</b>	Electrical Amperage:		Electrical Phases:	# of Electrical Services:
Electrical Voltage:		Electrical Amperage:			
Heat Type:	<b>Hot Water, Fueled By: Oil</b>				
Cooling:	<b>None</b>				
Water & Sewer Service:	<b>Private Well, Sewage System: Septic</b>				

**Parking Information**

Covered Spaces:	Uncovered Spaces:	Total Spaces:	
Parking Spaces Per 1000 Sq. Ft.	Parking Description:	<b>Parking Lot</b>	
Total Square Feet:	Square Foot Source:	<b>Public Records</b>	Space is Subdividable <b>Yes</b>
Industrial Square Feet:	Office Square Feet:		Residential Square Feet:
Retail Square Feet:	Warehouse Square Feet:		Additional Space Available:

**Public Remarks**

**A TOTAL OF 4 ACRES COMMERCIAL/INDUSTRIAL PROPERTY WITH RF-2 ZONING ALLOWING FOR RESIDENTIAL USE 1480 MONROE TPK HAS A 12,500 SQUARE FOOT BRICK BUILDING ON 2 ACRES WITH OFFICES AND LARGE ADAPTABLE ROOMS 1488 MONROE TPK IS AN ADJACENT 2 ACRES OF LEVEL LAND WITH IN PLACE SEPTIC SEVICING THE 2 HALF BATHS OF THE BUILDING ON 1480 MONROE TURNPIKE**

**Marketing History**

Current List Price:	<b>\$1,500,000</b>	Last Updated:		DOM:
Previous List Price:		Entered in MLS:		CDOM:
Original List Price:		Listing Date:		Expiration Date:

**Showing & Contact Information**

Showing Inst:	<b>Must use showing time</b>	Date Available:	<b>Negotiable</b>	Bank Owned:	<b>No</b>
Lockbox:	<b>Combo/Front</b>	Owners Phone:		Occupied By:	
Owner:	<b>Of record</b>				
Directions:	<b>Berkshire Rd(34) to Monroe Turnpike (111)</b>				

**Listing & Compensation Information**

Listing Contract Type:	<b>Exclusive Right to Sell/Lease</b>	Service Type:	<b>Full Service</b>	Sign:	<b>Yes</b>
Buyer's Agent Comp.:	<b>2.5% of sale price</b>				

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, Zillow Group Rentals, immoviewer**  
The List Agent has authorized distribution to: **IDX Sites, Realtor.com**

\*\* NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. \*\*

Listing Agent/Broker Information

List Agent: **William Piccirillo (19821)** Lic.#: **RES.0797071**  
Website: <http://thepiccirilogroup.com/>

Phone: **(203) 948-0428**  
Email: [wpiccirillo@gmail.com](mailto:wpiccirillo@gmail.com)

List Office: **BHGRE Gaetano Marra Homes (13558)**  
Website: [www.gaetanomarrahomes.com](http://www.gaetanomarrahomes.com)

Phone: **(203) 693-1185**

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 Photos

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**§1.8 Zoning Districts**

**§1.8.1 Districts Enumerated**

For the purpose of these Regulations, the Town of Monroe is divided into the following districts:

Residential Districts	Nonresidential Districts	Special Districts
RI-1 Residential and Farming	BI-1 Business District 1	LOR Limited Office Retail District
RI-2 Residential and Farming	BI-2 Business District 2	MOD Main Street Design District Overlay
RI-3 Residential and Farming	LOR Limited Office Retail District	SCD Special Development District
MOD Multifamily Residential District	II-1 Industrial District 1	
JAR Age Restricted Resident District	II-2 Industrial District 2	
MOD Housing Opportunity District	II-3 Industrial District 3	
RR Recreation Residence District		

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