



William Piccirillo
 Real Estate Agent at Keller Williams Realty, Ridgefield, CT
 wpiccirillo@gmail.com
 Cell: 2039480428
 Ph: 2039480428



Listing

2 Riverside Road, Newtown, CT 06482

County: **Fairfield** Neighborhood: **Sandy Hook**

Status: **Active** List Price: **\$2,400,000**
 Last Update: **09/09/2019** Orig. List Price: **\$2,600,000**
 Tax Parcel#: **208562** Days On Market: **473**

MLS#: **170085546** Sub Property Type(s): **Retail, Other**
Commercial For Sale



Walkscore is: - - 39

Car-Dependent - A few amenities within walking distance.

Description of the Property Containing the Space For Sale

Potential Short Sale: **No**
 Location: **Downtown, Urban, Other** Fronts On: **Municipal Street**
 Acres: **3.48** In Flood Zone: Elevation Certificate:
 Zoning: **SHDD** Conforming Use:
 Year Built: **1998** Number of Units: **5** Number of Tenants:
 Property Tax: **\$7,316** Mil Rate: **34.77** Assessed Value: **\$210,410** Tax Year: **July 2019-June 2020**

Utility Information

Available Utilities: **Electric, Telephone**
 Electrical Voltage: Electrical Amperage: Electrical Phases: # of Electrical Services:
 Heat Type: **Baseboard, Hot Air**, Fueled By: **Oil**
 Cooling: **Central Air**
 Water & Sewer Service: **Public Water Connected**, Sewage System: **Public Sewer Connected**

Parking Information

Covered Spaces: Uncovered Spaces: Total Spaces:
 Parking Spaces Per 1000 Sq. Ft. Parking Description: **Off Street Parking, Parking Lot**
 Square Foot Information
 Total Square Feet: **45,000** Square Foot Source: **Approximate** Space is Subdividable **Yes**
 Industrial Square Feet: Office Square Feet: Residential Square Feet:
 Retail Square Feet: Warehouse Square Feet: Additional Space Available:

Unit Descriptions & Features

Type	Unit	#	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Retail								
Retail								
Retail								
Office								
Office								

Public Remarks

This is a great opportunity for a prime location in the center of Sandy Hook, CT. This intersection hub is a 1/4 mile from Interstate I-84 via exits 10 & 11 providing very easy and quick access. The 3.48 acres of property starts at the intersection of Glen Rd/Washington Ave & Church Hill Rd/Riverside Rd. This sets the property at the center of the thriving built up shopping district. The property is zoned for multiple uses. It has approvals for 4 new buildings, an approval for expansion of an existing on premise restaurant running to approximate 45,000 sq ft. The property has great upside potential for retail, green market, day care, medical or professional offices as well as restaurants. "Sandy Hook Village is a family friendly, pedestrian oriented community, within Newtown, that has a unique historic heritage". Only 60 miles from New York City, this area provides that treasured 'small town scenic feel'.

Confidential Agent Remarks

Please contact listing agent for further potential use or leasing opportunities.

Marketing History

Current List Price: \$2,400,000	Last Updated: 09/09/19	DOM: 473
Previous List Price: \$2,600,000	Entered in MLS: 07/06/18	CDOM: 473
Original List Price: \$2,600,000	Listing Date: 07/06/18	Expiration Date: 07/31/20

Showing & Contact Information

Showing Inst: Must call listing agent Bill Piccirillo 203-948-0428	Date Available: Negotiable	Bank Owned: No
Lockbox: None/	Owners Phone:	Occupied By: Owner
Owner: Of record		
Directions: From I-84 exit 10 onto Church Hill Rd into Sandy Hook. Location begins at light / intersection on the right.		

Listing & Compensation Information

Listing Contract Type: Exclusive Right to Sell/Lease	Service Type: Full Service	Sign: Yes
Buyer's Agent Comp.: 2.50 % of sale price		

Listing Distribution Authorizations

The List Office has authorized distribution to: [RPR](#), [Homes.com](#), [Homesnap](#), [IDX Sites](#), [Realtor.com](#), [Zillow Group](#), [immoviewer](#)

The List Agent has authorized distribution to: [Homes.com](#), [Homesnap](#), [IDX Sites](#), [Realtor.com](#), [Zillow Group](#)

** 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	Phone: (203) 948-0428
Website: http://thepiccirilogroup.com/	Email: wpiccirillo@gmail.com
List Office: Keller Williams Realty (KELW120)	Phone: (203) 438-9494
Website:	

Information contained in this Smart MLS listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Report Generated on 10/22/2019 11:25:09 AM, Copyright 2019 Smart MLS, Inc. All rights reserved.

 [Public Records](#)

Public Records & Tax Report

2 Riverside Rd, Newtown, CT 06482-1219

Parcel Number: **208562**
 Census Block: **1053**
 Zoning: **SHDD**

Assessor's APN: **39 4 5**
 Census Tract: **230100**
 Latitude: **41.420268**

County: **Fairfield**
 Carrier Route: **R027**
 Longitude: **-73.281568**

Property Use Type: **Commercial / Commercial Building**

Current Ownership Information



Owner(s): 2 Riverside LLC	
How Related:	
Owner's Address: 4 Riverside Rd, Sandy Hook, CT 06482	
Owner Occupied: No	
Closing Date: 04/22/2008	Sale Price: \$530,000
Type of Deed:	Recorded: Vol: 926, Page: 6
Most Recent Mortgage	Amt. Borrowed:
Date Originated:	Lender:
Transaction Details	
Type of Sale:	
Arms Length Sale:	Nominal Sale:

Most Recent Tax & Assessment Information

Tax Amount: \$7,316.00	Base Mil Rate: 34.770	Assessed Land Value: \$110,380
Tax Year: July 2019-June 2020	<u>Tax Dist. Mil Rate:</u> N/A	<u>Assessed Building Value:</u> \$100,030
Fiscal Year: 2019	Total Mil Rate: 34.770	Total Assessed Value: \$210,410
	Municipal Tax District:	Date of Last Update: 07/08/19

Property Characteristics

Lot & Exterior		
Lot Size in Acres: 0.63	Lot Size in Sq Ft: 27,443	Common Ownership %:

Type of Parking: # of Parking Spaces:

General Construction:

of Buildings: **1** Building Style: Year Built: **1838**
Type of Construction: **Frame** Building Condition: **Average** Last Major Renovation:
Exterior Covering: **Wood Side/Shing** Type of Roof: **Gable** Roofing Material: **Shingles**
Type of Basement: **Full** Heating System: **Forced HW** Heating Fuel: **Oil**

Building Size Information

Gross Building Sq Ft: **7,509** # of Units: **1** Unit is on Floor #:
Living Area in Sq Ft: **4,129** First Floor Sq Ft: Attic Area in Sq Ft:
Basement Area in Sq Ft: **2,488** Unfinished Bsmt Sq Ft: **2,488** # of Floors: **2**
of Rooms: **3** # of Bedrooms: **1** # of Full Baths: **1**
of Half Baths: **1**

Property Amenities

Number of Fireplaces: **1** Additional Amenity: **Outbuildings** Additional Amenity: **Air Conditioned**

Recent Public Notices

Public Notice: None

Property Lien History

2 Riverside Rd, Newtown, CT 06482-1219

Parcel Number: **208562**

1. Lien Against Property

Lien Recorded: **Vol: 1119, Page: 529**
Document Reference #: **400659**
Date Filed: **11/14/2018**

Lien Type: **Release of Municipal Tax Lien** Amount: **\$2,249**
Defendant(s): **2 Riverside LLC**
Plaintiff(s): **Newtown Town Of**

2. Lien Against Property

Lien Recorded: **Vol: 1113, Page: 704**
Document Reference #: **39459**
Date Filed: **06/25/2018**

Lien Type: **Release of State Tax Lien** Amount: **\$0**
Defendant(s): **Mccollum Paul E Est**
Plaintiff(s): **Connecticut State Of**

3. Lien Against Property

Lien Recorded: **Vol: 1113, Page: 92**
Document Reference #: **394037**
Date Filed: **06/14/2018**

Lien Type: **Municipal Tax Lien** Amount: **\$2,249**
Defendant(s): **2 Riverside LLC**
Plaintiff(s): **Newtown Town Of**

Sale & Mortgage Origination History

1. Mortgage Origination

Mortgage Recorded: Vol: 711, Page: 929

Lender: **Wachovia Bk**
Borrower(s): **K M C Inv LLC**
Amount: **\$350,000** Term: **5 Years**
Origination Date: **06/06/2002** Mortgage Type:
Commercial. Mtg: **No**

Interest Rate:

2. Property Transfer

Sale Recorded: Vol: 709, Page: 485

Buyer(s): **KMC Inv Corp**
Seller(s): **Erwin N Potter & National Mtg Co**
Sale Date: **05/17/2002** Sale Price: **\$365,000**
Sale Type: **Foreclosure Sale** Deed Type: **Committee**
Multi Parcels? **No**

Nominal Sale: **No**
Arms Length Sale: **No**

3. Property Transfer

Sale Recorded: Vol: 684, Page: 553

Buyer(s): **KMC Investment Corp**
Seller(s): **Erwin N Potter & National Mtg Co**

How Related: **and Others**

Sale Date: 11/06/2001 **Sale Price:** \$365,000 **Nominal Sale:** No
Sale Type: Foreclosure Sale **Deed Type:** Committee **Arms Length Sale:** No
Multi Parcels? No

4. Mortgage Origination

Mortgage Recorded: Vol: , Page:

Lender: Peoples United Bank
Borrower(s): Erwin Potter
Amount: \$340,000 **Term:**
Origination Date: 06/16/1989 **Mortgage Type:** **Interest Rate:**
Commercial. Mtg:No

5. Mortgage Origination

Mortgage Recorded: Vol: , Page:

Lender: CT Natl Bk
Borrower(s): Erwin Potter
Amount: \$104,155 **Term:**
Origination Date: 10/11/1990 **Mortgage Type:** **Interest Rate:**
Commercial. Mtg:No

6. Mortgage Origination

Mortgage Recorded: Vol: , Page:

Lender: Peoples United Bank
Borrower(s): Erwin Potter
Amount: \$250,000 **Term:**
Origination Date: 02/10/1988 **Mortgage Type:** **Interest Rate:**
Commercial. Mtg:No

Property Transfer

Buyer(s): Erwin Potter **Sale Recorded:** **Vol: , Page:**
Seller(s): Richard Fasanella **How Related:** **and Spouse**
 How Related: **and Others**
Sale Date: 02/10/1988 **Sale Price:** \$290,000 **Nominal Sale:** No
Sale Type: **Deed Type:** **Arms Length Sale:**
Multi Parcels? No

Tax Assessment History

<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>
2018:	\$210,410	2017:	\$244,240	2016:	\$244,240	2015:	\$244,240	2014:	\$244,240
2013:	\$370,830	2012:	\$447,770	2011:	\$447,770	2010:	\$447,770	2009:	\$447,770

NOTICE: The public records information contained herein is provided AS IS, without any warranty or guarantee as to its accuracy. Neither the data provider nor the SMARTMLS, Inc. shall be liable for the accuracy or utilization of such data. This report was generated on 10/22/2019 11:25:10 AM