



179 Cherry Street is an existing office building with 2 existing on-site parking spaces, on the corner of Cherry Street and Cross Street. The building has 5,227 sf of rentable space. The site is .12 acres. The Zone is "BA" (Business-A).

0 Cherry Street is a parking lot across the street from 179 Cherry Street with 20 existing parking spaces used exclusively by 179 Cherry Street tenants. The Zone is "BA" (Business-A). The parking lot has excellent redevelopment potential and visibility with 60 feet of frontage on Cherry Street and 110 feet of frontage on Cross Street.

Please call to set up a showing.

PRICE: \$1,900,000

EXCLUSIVE BROKER:

GREG ROMANO

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DOMINICK MUSILLI

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179 Cherry Street



0 Cherry Street

PRICE:	\$1,900,000
TYPE:	Commercial / Office Building
YEAR CONSTRUCTED:	1936
ZONING:	"BA" (Business-A)
REAL ESTATE TAXES:	\$18,291.36 (total for both parcels)
SEWER TAX:	\$2,600.00 per year
OCCUPANTS:	Month to Month Leases
WATER:	Public
SEWER:	Public

179 CHERRY STREET, NEW CANAAN, CT**PERMITTED USES IN THE BA ZONE INCLUDE:**

- Medical and Professional Offices
- Beauty Salons and Spas
- Dry Cleaning and Shoe Repair
- Faith-Based Organizations and Social Clubs
- Contractors (Construction, Electrical, Plumbing, HVAC, Septic, Fencing)
- Auto Services (Repair, Wash, Rental, Limo, Parts)
- Limited Service Restaurants and Catering
- Veterinary Hospital and Dog Grooming
- Publishers and Advertising
- Driving School, Gym, Personal Training, Karate Studio

BUSINESS A ZONE (VILLAGE DISTRICT)**A. Purpose**

The Business A Zone is intended to provide areas for single-purpose shopping and services which require on-site parking facilities. Retail sales of large or bulky items which would be difficult to carry any distance, automotive services, drive-in banking and certain professional and personal services which often represent a special-purpose trip are appropriate uses in this area. Residential uses may also be permitted under certain conditions to provide a greater variety of use alternatives for large lots, to include uses which generate less traffic and contribute to the housing resources for smaller households, thereby providing for diversity in housing choices and opportunity.



