



Wilton, CT

23 Hubbard Road A&B
Wilton, CT 06897

FOR SALE



OFFERING SUMMARY

ADDRESS	23 Hubbard Road A&B Wilton, CT 06897
COUNTY	Fairfield
BUILDING SF	17,000± SF
LAND SF	1.2± ACRES

FINANCIAL SUMMARY

OFFERING PRICE	\$4,500,000
PRICE PSF	\$369.52

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	2,645	22,069	84,051
2020 Median HH Income	\$175,790	\$218,422	\$195,477
2020 Average HH Income	\$262,675	\$315,064	\$291,753

Summary

- TRUE Commercial has been retained as the exclusive agent to sell **23 Hubbard Road A&B**. The subject property consists of approximately 17,000 square feet of mixed use space in the heart of Wilton, CT. The property is leased to six tenants and has an owner-occupied office.

The Tenants

- There are five office tenants in the buildings and two residential apartments. The office tenants include Wilton Physical Therapy, Law Offices of Nathaniel Shipp, Esq. et. al., Children's Health Market, A.P. Construction Company, and Kovak-Likly Communications / Live Cloud TV (Owner-Occupant).

Vacancies

- There are no vacancies at the moment, other than the 3,000 SF basement which can be leased to one of the occupants of the building.

The Opportunity

- This is a rare opportunity for either an owner-occupant or a developer of residential projects to acquire a well-positioned property in the heart of Wilton Center. Its convenient location, with easy access to restaurants, shops, and grocery stores, makes it highly desirable. Wilton is a very stable market with significant upside potential.
- This property is ideally situated adjacent the Wilton Post Office, which generates significant traffic and provides excellent visibility.
- Wilton Center Overlay District, which this property is situated allows for mixed-use, pedestrian friendly developments.

Financial Summary

- NOI of \$249,976

Sales Details

- All offers will be reviewed when submitted. There is no offer deadline.

For More Information:

Dominick Musilli

Managing Partner
(203) 529-4629
dm@truecre.com

Greg Romano

Vice President, Investment Sales
(203) 667-1277
gr@truecre.com

PROPERTY FEATURES

GLOBAL

BUILDING SF	17,000± SF
LAND SF	1.2± ACRES

BASIC

TOPOGRAPHY	Slightly Graded
YEAR BUILT	1988
NUMBER OF STORIES	Three plus Basement
BUILDING STYLE	Mixed-use – Office/Residential
ZONING DISTRICT	WC - Wilton Center Overlay District
UTILITIES	All Available
CURRENT TAX YEAR	2025-2026
TAXABLE ASSESSMENT (70%)	\$1,570,030
CURRENT TAX LIABILITY	\$40, 364
PARKING	57 Spaces*

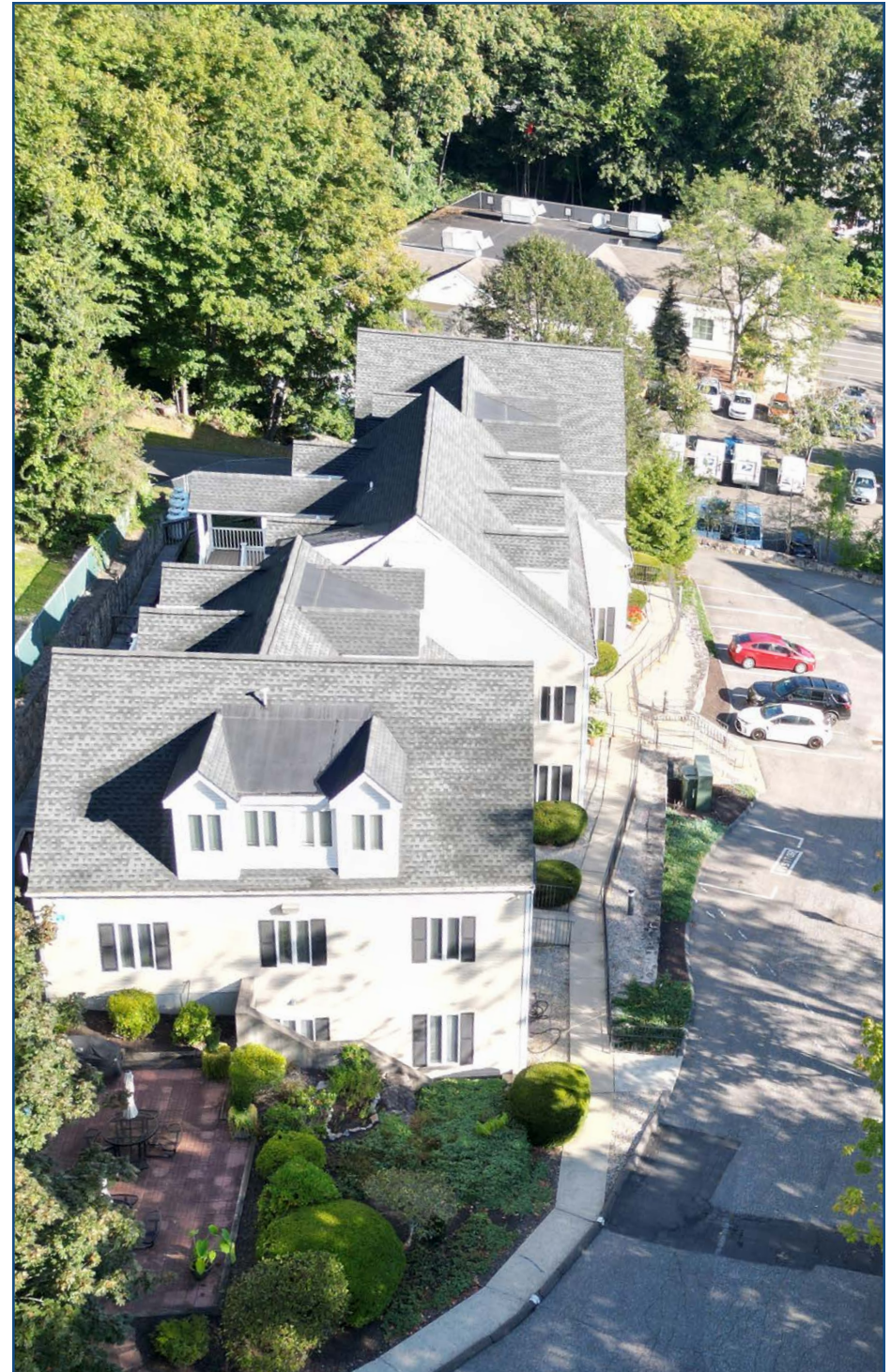
COMMERCIAL VITALS

HVAC	Central Air / Forced Hot Air
HEATING FUEL	Oil & Propane
SPRINKLER COVERAGE	Yes

CONSTRUCTION

BASEMENT	Full
EXTERIOR WALLS	Wood Siding
ROOF STRUCTURE	Wood Frame
INTERIOR WALLS	Drywall
INTERIOR FLOORS	Carpet & Hardwood

*An abutter has a parking easement for eight parking spaces.



WILTON CENTER



SITE