

68 Water Street, Norwalk, CT

Office / Retail

SPACE AVAILABLE



This premier mixed-use property, poised on the picturesque Norwalk River in the Historic SoNo District of South Norwalk, presents an exceptional leasing opportunity at 68 Water Street. The property features a generous 4,500 SF of office space on the upper floor, offering panoramic views and a flood of natural light to ensure a welcoming work atmosphere, complete with a full kitchen to cater to the culinary needs of your staff and clients. An adaptable 1,400 SF space on the middle level is available to cater to a variety of business requirements, whether for additional offices, retail expansion, or specialized services.

Set within walking distance of an array of shops, tempting dining establishments,

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and the celebrated Maritime Aquarium, the location promises a dynamic balance between work and leisure, enhancing the appeal for potential employees and clientele alike. The property also provides coveted water access, with the capacity to dock large vessels, presenting a distinct advantage for enterprises that would benefit from such proximity to the river.

Situated with strategic foresight, the property is conveniently located near I-95 Exits 15 and 16, facilitating effortless travel for both staff and customers. The building's architecture, a distinctive yellow brick facade with elegant green trim, captures the essence of SoNo's historic charm while standing out as a landmark in its own right.

Combining easy access, versatile space, a full kitchen, and a prime spot in the lively and picturesque South Norwalk, this property is an attractive proposition for any business aiming to secure a significant location or broaden its regional influence.

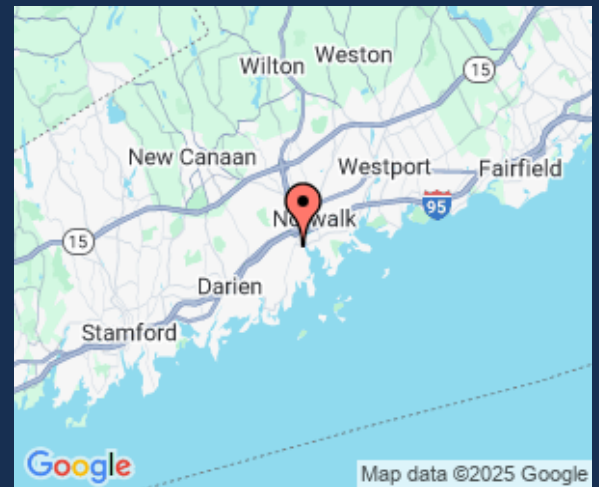
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Lot Size :	0.888 Acre(s)
Net SF :	9,000
Zoning :	Commercial
Number of Stories :	2
Ceiling Height :	10'
Building Frame :	Wood
Exterior Walls :	Brick
Roof Structure :	Flat
Roof Cover :	Rubber
Year Built :	1910
Year Renovated :	2004
Parking :	Private Lot
Property Taxes :	\$22,812.15

Sprinklers :	No
Heat :	Forced Air
Fuel :	Gas
A/C :	Yes
Water :	Municipal
Sewer :	Municipal





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 4,500 SF Upper Floor Office Space



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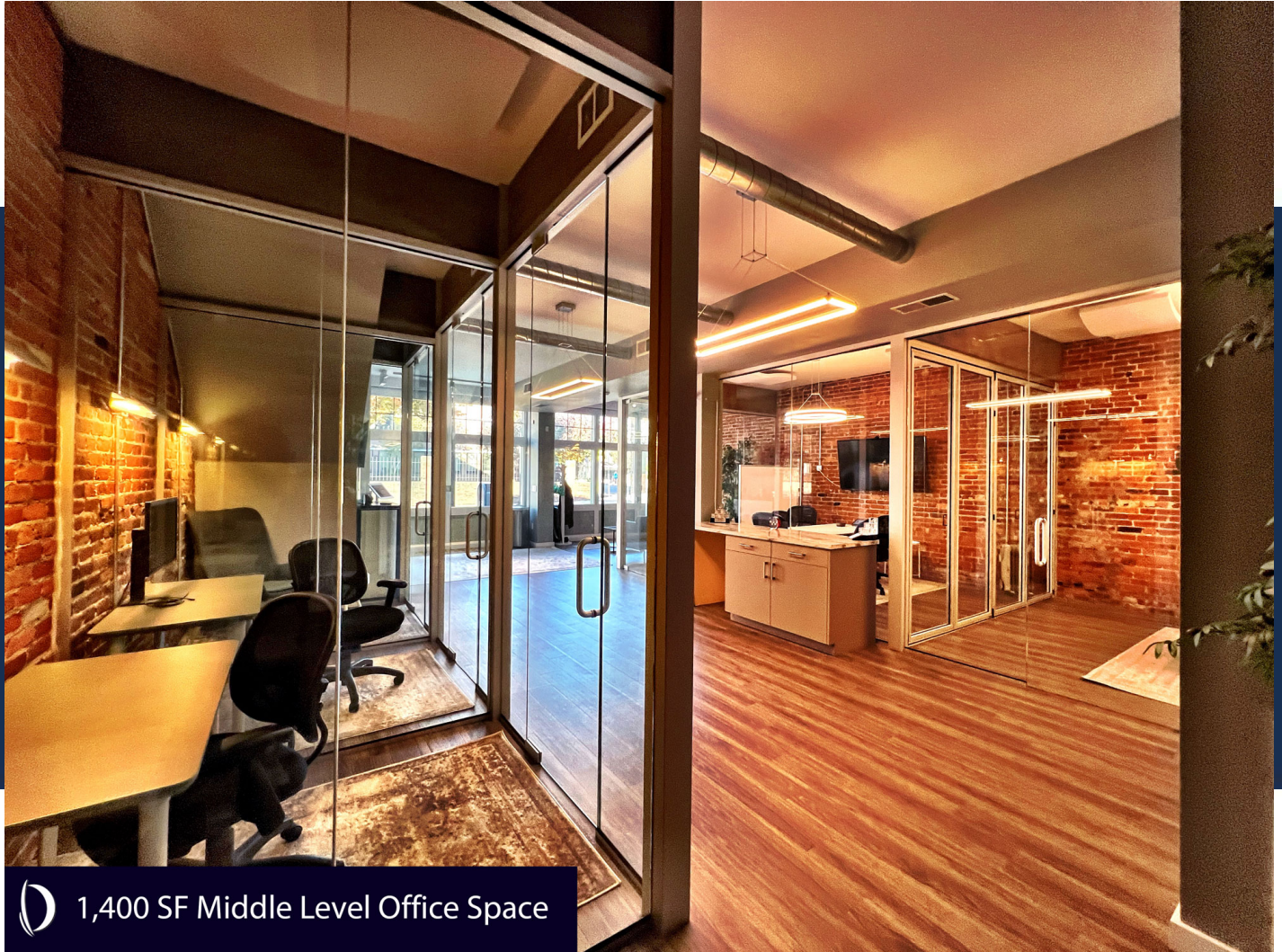
 1,400 SF Middle Level Office Space



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