



**47 ARCH STREET
GREENWICH, CONNECTICUT**



BOUTIQUE OFFICE BUILDING OFFERED FOR SALE

PRICE: \$3,299,000

Award Winning Historic Renovation and Conversion of 1912 Victorian Home

PREMIER LOCATION:

TWO BLOCKS TO METRO NORTH TRAIN STATION
AND ONE BLOCK TO GREENWICH AVENUE

3,159 SQ. FT., THREE STORY BUILDING

.015 ACRES

ON-SITE PRIVATE PARKING LOT FOR 10 CARS
SITUATED IN THE HEART OF THE DOWNTOWN COMMERCIAL DISTRICT

Possession: Flexible, may be Delivered Vacant

For Additional Details, Please Contact Exclusive Listing Broker:

Belinda Scanlon
bwscanlon@gmail.com

Matt Bernard
mattrlc@aol.com

(203) 622-1636

71 Arch Street

Greenwich, CT 06830

Phone 203-622-1636

Fax 203-622-1981

Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time



PROPERTY DESCRIPTION AND LOCATION:

47 Arch Street was originally constructed as a stick style Victorian residence in 1912. The current Owner renovated and converted the property to a commercial office building in 1983. It contains three stories, a private parking lot for 10 cars and is located at the intersection of Arch and Grigg Street on its Northeast Corner.

SITE AND ZONE:

0.1542 Acres in the CGB Zone. (Central Greenwich Business District)

GROSS BUILDING AREA:

3,159 sq. ft. (Approx.)

B: Utility Storage	934 SF
1: General Office	934 SF
2: General Office	950 SF
3: Storage	341 SF*

*Third Floor does not have a second means of egress, but has been used as a studio apt.

OCCUPANCY:

Currently occupied by a Single Tenant. Multi Tenanted prior to existing lease. The floor plans and egress/access allow the building to be divided by floor and leased to two separate Tenants.

TENANCY:

Currently Occupied by Single Entity
Lease expires: 8/31/15
Option to terminate with 90 day notice after 3/1/15

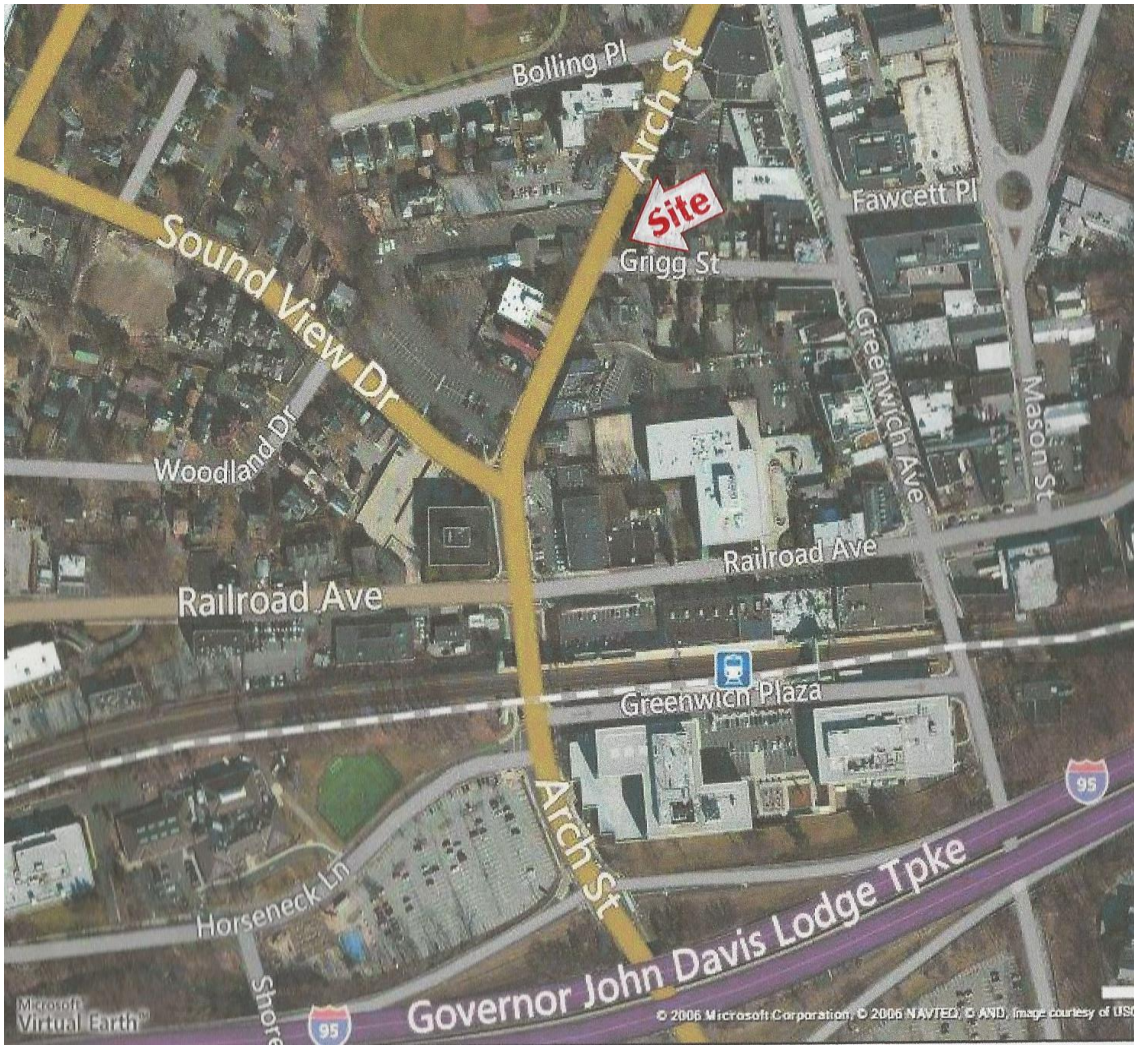
SUMMARY HIGHLIGHTS:

- *Prime Location in the heart of one of the nation's most affluent business districts.
- *Rarely Available Boutique Office Property perfectly situated to provide privacy and convenience for Family Office, Private Equity, Hedge Funds or Wealth Management Concerns or General Offices.
- *Strategically located two blocks to I 95 and the Metro-North Train Station.

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Location Map



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Eastern Elevation:



South/West Elevation



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Interior: First Floor Views:

Office One



Conference Room



Office Two



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Interior: Second Floor Views:

Partner Office: One



Partner Office: Two



GROUND FLOOR PLAN

