

BOUTIQUE OFFICE BUILDING FOR SALE

**123 MASON STREET
GREENWICH, CONNECTICUT**



PRICE: \$3,250,000

Office Building Condo, known as Unit #2, of 115 Mason Street
Located in the Historic Village Square Complex

Three stories, plus basement with three individual full floor office suites containing:

4,200 Sq.Ft.

In the heart of the Downtown Commercial Corridor:

ONE BLOCK TO GREENWICH AVENUE
THREE BLOCKS TO METRO NORTH TRAIN STATION

ON-SITE PARKING FOR 10 CARS

Ground Floor unit of 2,018 sf plus basement of 854 sf is vacant and available for Owner/User
Second and third floors currently leased

For Additional Details, Please Contact Exclusive Listing Broker or Agent:

Matt Bernard: (203) 273-2883 — Colin Bernard: (203) 536-0740

71 Arch Street Greenwich, CT 06830 Phone: (203) 622-1636 Fax: (203) 622-1981



PROPERTY DESCRIPTION AND LOCATION:

123 Mason Street, known as 115 Mason, Unit #2 is part of the Village Square Condo Association and was originally constructed as a Colonial residence in 1868. The property was redeveloped as part of the Village Square Condo Assoc in 1976. The building was most recently renovated in 2022. It contains three stories with a full basement and a shared parking lot with 10 allocated spaces in the rear of the building which is located just south of the intersection of Lewis and Mason Street.

SITE AND ZONE:

Unit # 2 is part of an overall Association Property containing a parcel of approximately .75 acres which is located in the CGB Zone. (Central Greenwich Business District)

Permitted Uses: Use Group 1, 2a, 3, 4

(See Greenwich Zone Usage Attachment for Details)

GROSS BUILDING AREA:

4,200 sq. ft.

1: General Retail or Office	2,018 SF	— Ceiling Height: 8.3 FT
2: General Office	866 SF	— Ceiling Height: 7.25 FT
3: General Office	462 SF	— Ceiling Height: 8 FT
B: Storage	854 SF	— Ceiling Height: 7.66 FT

Including the yard in front of and in back which is a Limit Common Element assigned to Unit 2

TENANCY:

1st floor: Vacant

2nd floor Occupied: Lease expires: 4/30/26 (Option to renew twice for 1 year each)

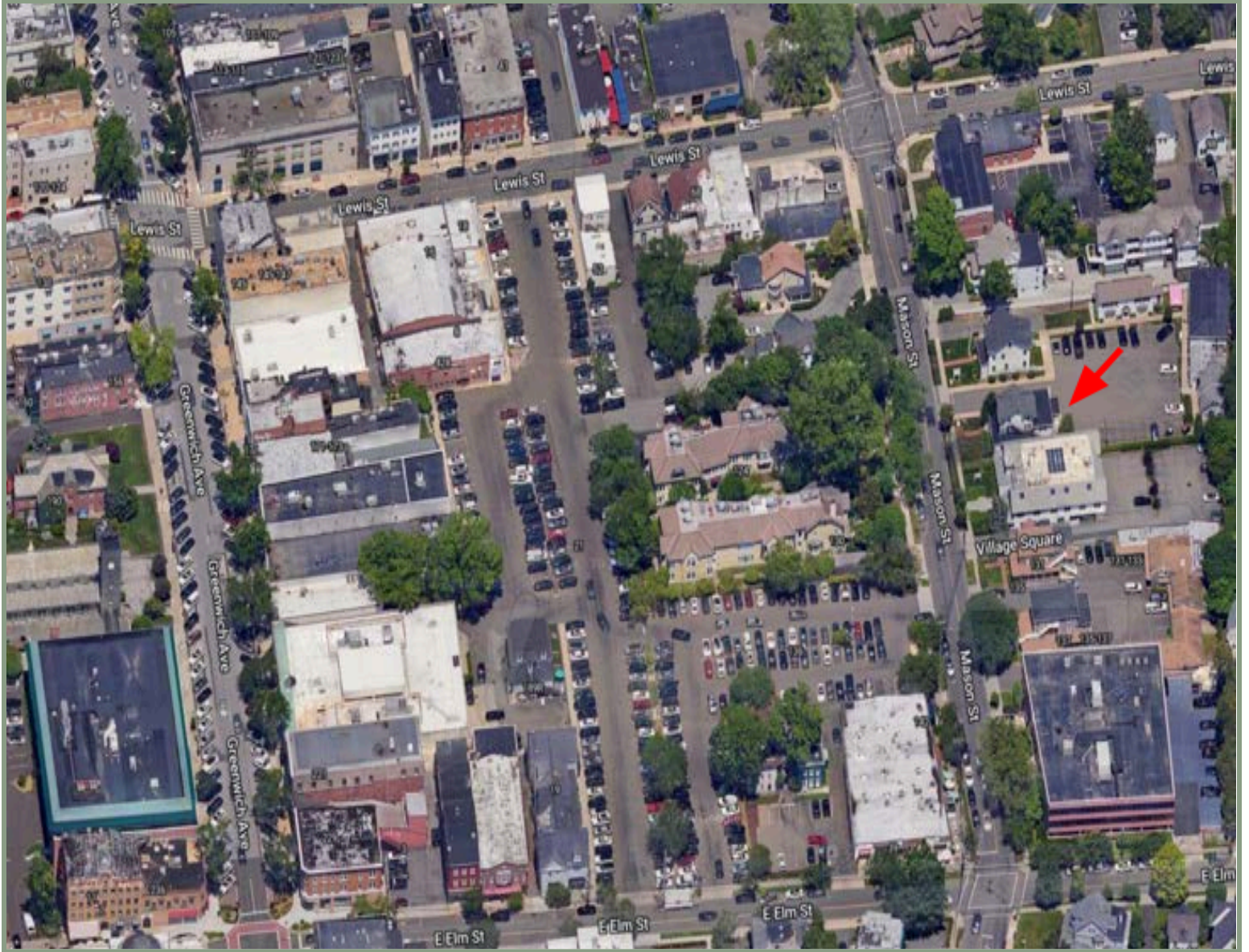
3rd floor Occupied: Lease expires: 9/8/25 (Option to renew for 3 years)

Basement: Vacant

SUMMARY HIGHLIGHTS:

Prime Investment Opportunity in the heart of one of the nation’s most affluent business districts
Rarely Available Boutique Office Property perfectly situated to provide privacy & convenience for a Family Office, Private Equity, Hedge Fund, or Wealth Management firm
Strategically located one block off Greenwich Ave and three blocks from the MTA Station
First Floor offers possible Retail conversion opportunity (Currently Vacant)

Location Map



71 Arch Street

Greenwich, CT 06830

Phone: (203) 622-1636

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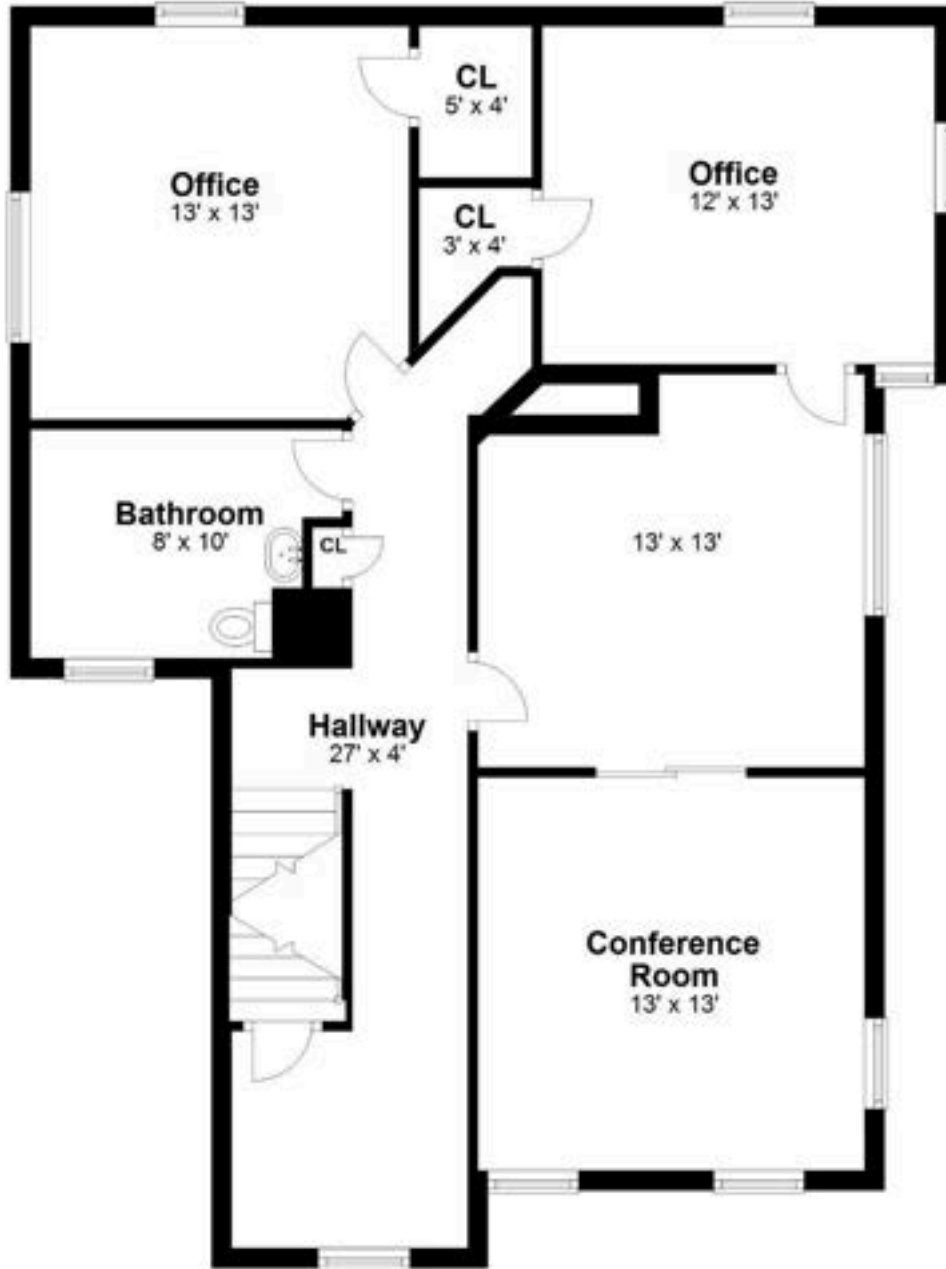
FLOOR PLANS



Interior: First Floor



Second Level



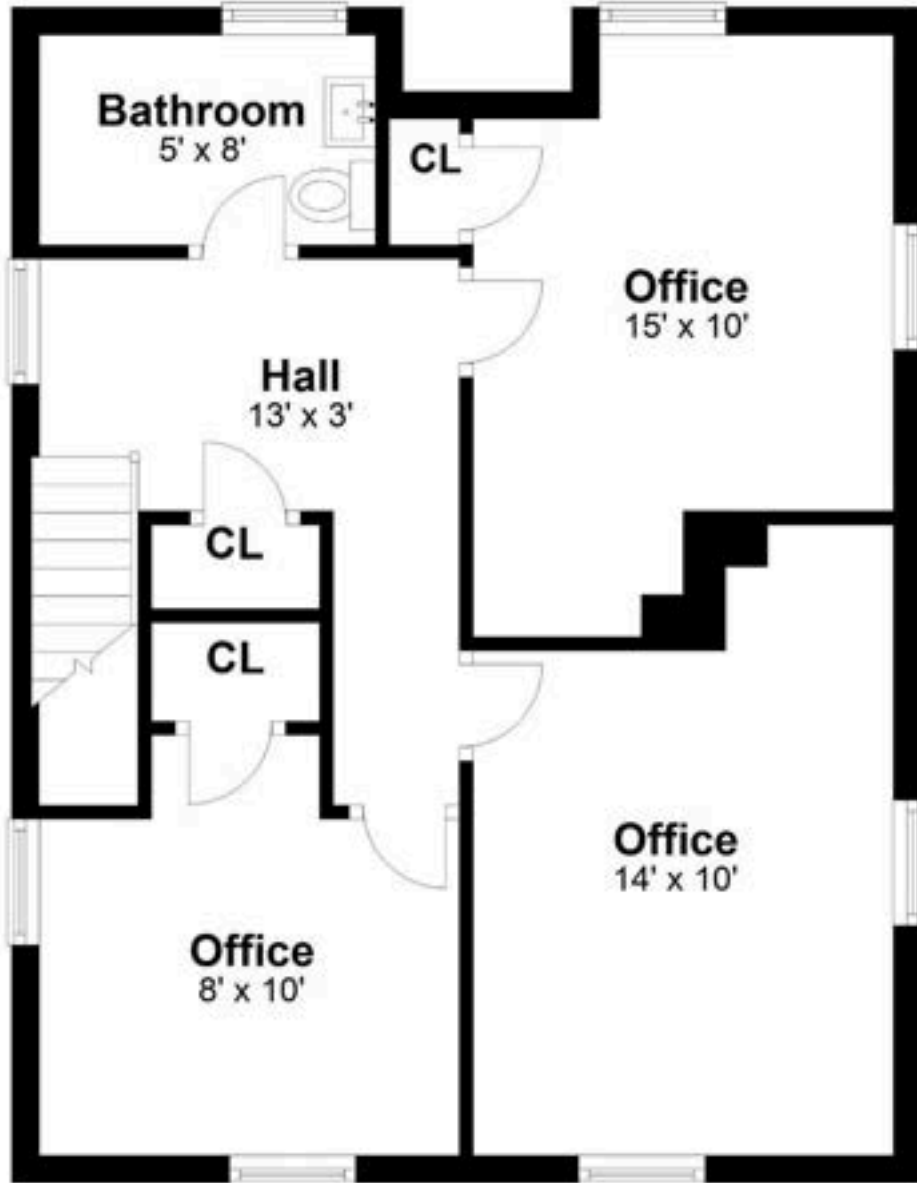
Interior: Second Floor



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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

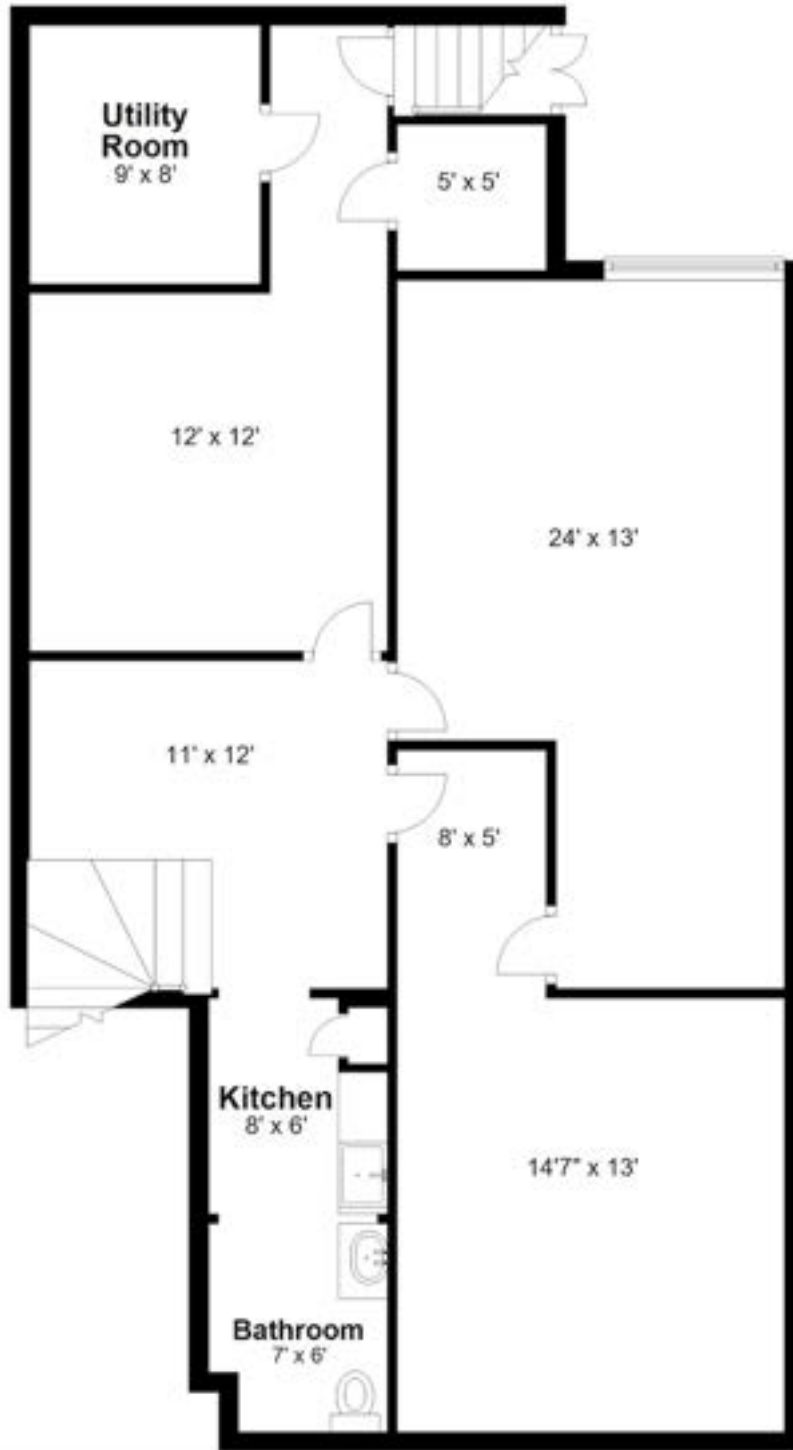
Third Level



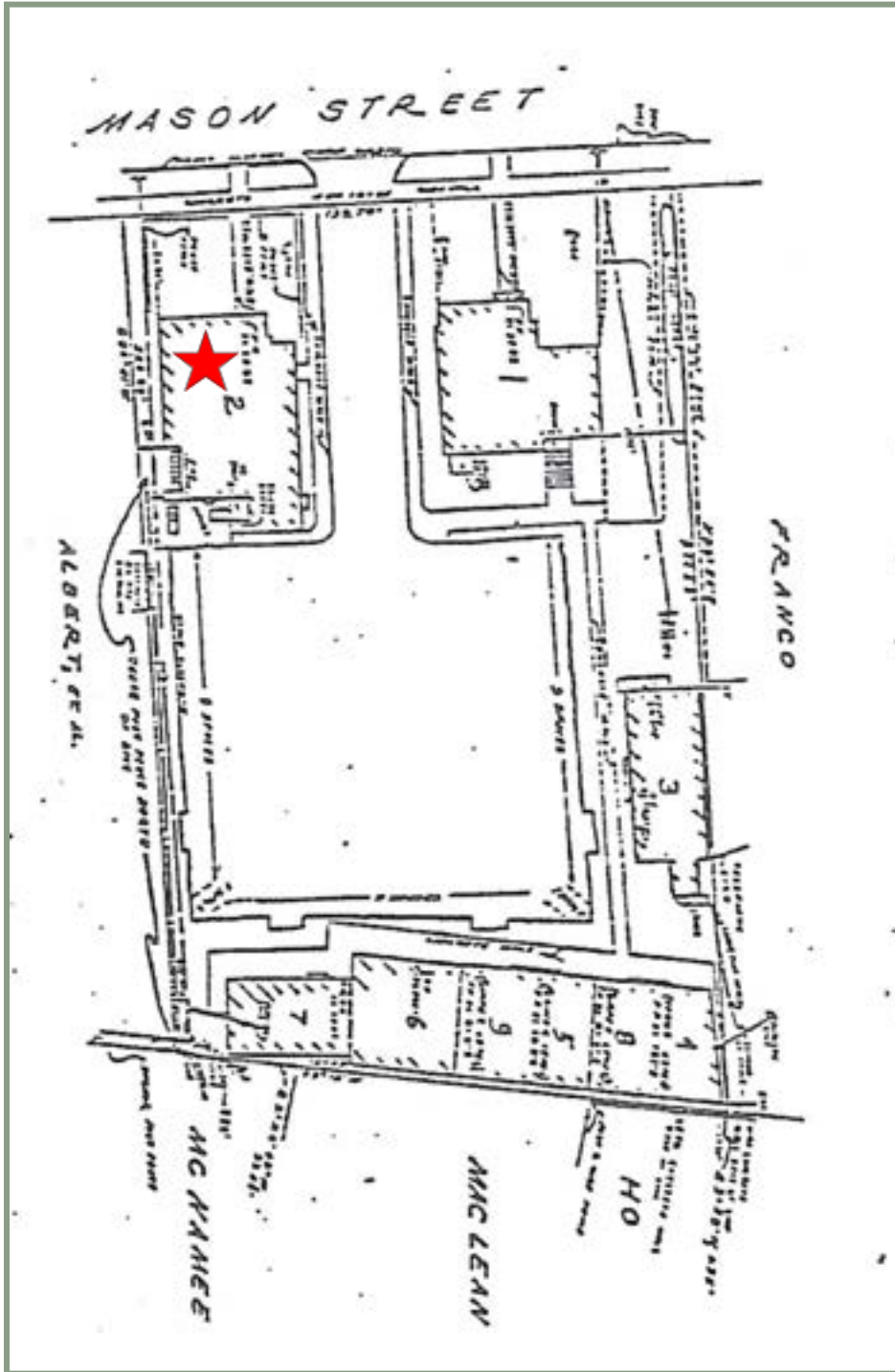
Interior: Third Floor



Lower Level



VILLAGE SQUARE COMPLEX SURVEY



TOWN TAX CARD

01-2856/S HVOLBECK BRADLEY'S

ADMINISTRATIVE IMPROVATION

PAULINE MOSEBE
01-2856/S
WATER (PARCEL) NUMBER

PROPERTY ADDRESS
MASON STREET 0115 UN2
Neighborhood
2115 CBD-RETRIAL

Property Class
240 Condominium Commercial
TAXING DISTRICT IMPROVATION

Jurisdiction ST Greenwich, CT
Area 021

Corporation 031
District 01
Section & Plat 145
Rolling number 01800017A

Site Description
Type/Category
Public Utilities,
sewer, electric
street or road
Right-of-way
Zoning:
CBD Central Greenwich Business
Legal Acres:
6.0908

MASON STREET 0115 UN2

OWNER/LESSEE
REVOCABLE TRUSTEE
111 MASON STREET
GREENWICH, CT 06830
LOT NO. 13-13A MASON ST. UN 2 RT-1

TAX ID 284/W02

TRANSFER OF OWNERSHIP

DATE
6/21/2018 VILLAGE SQUARE DEVELOPMENT CO
6/21/2018 UN 2/79-1435, 241
6/21/2018 UN 2/79-1436, 5

Printed 07/29/2024 Card No. 1 of 1

280

COMMERCIAL

Assessment Year	10/01/2018	10/01/2019	10/01/2020	10/01/2021	10/01/2022	10/01/2023
Reason for Change	2018 LIST	2019 LIST	2022 LIST	2021 FINAL	2022 LIST	2023 LIST
VALUATION	0	0	0	0	0	0
Mortgage	2690200	2690200	2690200	2701500	2701500	2701500
VALUATION	2690200	2690200	2690200	2701500	2701500	2701500
Tax Assessed	0	0	0	0	0	0
Tax Assessed	1883140	1883140	1883140	1891050	1891050	1891050
VALUATION	1883140	1883140	1883140	1891050	1891050	1891050

LAND DATA AND CALCULATIONS

RAILING	Measured	Table	Area	Depth	Factor	Base	Adjusted	extended	1st/2nd	Value
Area	Area	Area	Factor	Factor	Area	Area	Area	Area	Factor	Area
Actual	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective	Effective
Proportion	Proportion	Proportion	Proportion	Proportion	Proportion	Proportion	Proportion	Proportion	Proportion	Proportion

1525, Servo, Memo
This card operation whole building that includes the 191-1814/91
and UN2 (State P20)
8929, 18-2315, Employee Stock Fraction \$9,500
284- Village Square Condo
148 FT, Vacant
2nd FT, Vacant
3rd FT, Green & Company
020/ area 127 Mason St, Town 4200 st, 3rd FT, 482 st
27 12 area

Parcel Number: _____ File/Plate: _____ Est. Cost: _____
Type: _____ Est. Field: _____

Supplemental Card
TOTAL LAND VALUE

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TOWN TAX CARD

PHYSICAL CHARACTERISTICS			
Roof Type	Year	Year	Year
Shingle	1962	1962	1962
Exterior Wall	Brick	1962	1962
Interior Wall	Brick	1962	1962
Foundation	Brick	1962	1962
Driveway	Asphalt	1962	1962
Garage	Attached	1962	1962
Front Porch	Brick	1962	1962
Back Porch	Brick	1962	1962
Deck	Brick	1962	1962
Pool	None	1962	1962
Other	None	1962	1962

IMPROVEMENT DATA		
Description	Year	Value
Shed	1962	10,000
Deck	1962	5,000
Front Porch	1962	5,000
Back Porch	1962	5,000
Garage	1962	20,000
Driveway	1962	5,000
Pool	None	0
Other	None	0

SPECIAL FEATURES		
Description	Value	Year
City	100	1962
Use	100	1962
Typ	100	1962
Grade	100	1962
Count	100	1962
Year	100	1962
Cost	100	1962
Rate	100	1962
Area	100	1962
Value	100	1962
Dep	100	1962
Year	100	1962
Adj	100	1962
Comp	100	1962
Value	100	1962

SUMMARY OF IMPROVEMENTS		
Item	Value	Year
Shed	10,000	1962
Deck	5,000	1962
Front Porch	5,000	1962
Back Porch	5,000	1962
Garage	20,000	1962
Driveway	5,000	1962
Pool	0	1962
Other	0	1962

Description	Instal	Cost	Total	Per
Base Cost	3587	124.35	3587	100.00
Shed	3587	10,000	13,587	379.01
Deck	3587	5,000	18,587	518.52
Front Porch	3587	5,000	23,587	658.63
Back Porch	3587	5,000	28,587	798.74
Garage	3587	20,000	48,587	1354.25
Driveway	3587	5,000	53,587	1495.76
Pool	0	0	53,587	1495.76
Other	0	0	53,587	1495.76
Depreciated Cost	3587	331.24	3919.01	109.83
Adjusted Total	0	6.09	3919.01	109.83
Total Exterior Features Value			48,338.84	1329.57
Depreciated Exp Features			3919.01	109.83
Total Before Adjustments			52,257.85	1439.40
Adjustment			46608.50	1281.80
Total Value			138189.35	3721.20

Year	Value	Year	Value
1962	100	1962	100
1962	100	1962	100
1962	100	1962	100
1962	100	1962	100

SPECIAL FEATURES		
Description	Value	Year
City	100	1962
Use	100	1962
Typ	100	1962
Grade	100	1962
Count	100	1962
Year	100	1962
Cost	100	1962
Rate	100	1962
Area	100	1962
Value	100	1962
Dep	100	1962
Year	100	1962
Adj	100	1962
Comp	100	1962
Value	100	1962

SUMMARY OF IMPROVEMENTS		
Item	Value	Year
Shed	10,000	1962
Deck	5,000	1962
Front Porch	5,000	1962
Back Porch	5,000	1962
Garage	20,000	1962
Driveway	5,000	1962
Pool	0	1962
Other	0	1962

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Description	Value	Year
City	100	1962
Use	100	1962
Typ	100	1962
Grade	100	1962
Count	100	1962
Year	100	1962
Cost	100	1962
Rate	100	1962
Area	100	1962
Value	100	1962
Dep	100	1962
Year	100	1962
Adj	100	1962
Comp	100	1962
Value	100	1962



BUILDING & ASSOCIATION NOTES

123 MASON STREET CAPITAL IMPROVEMENT HISTORY

- 2015 Building exterior painted
- 2018 Kitchenette installed on basement level
- 2019 2nd Floor painted, new carpet, updated bathroom
- 2022 1st Floor floors refinished
- 2022 First Floor Renovation
- 2022 Basement waterproofing & installation of Triplesafe pump system
- 2023 New Payne furnace (one of two HVAC) HVAC serviced semi-annually

VILLAGE SQUARE CAPITAL IMPROVEMENT HISTORY

- 2022 New Pylon Signage at entrance for all tenants (new tenants pay for their identification insert)
- 2023 Repaired catch basin, added dumpster pad, sealed & striped parking lot
- 2024 Improved lighting for security

UTILITIES

The building is serviced by Town Sewer, Water and Natural Gas

ASSESSMENT AND TAX INFORMATION:

Assessment Date: 2024

Market Valuation: Building Total: \$2,701,500

Assessed Valuation: Building Total: \$1,891,050

Town Property Tax: Annual: \$22,572.00 Mill Rate @ 11.936