

FOR SALE

246-248 West Putnam Avenue

Greenwich, CT 06830



Generational Redevelopment Opportunity

- 9,280/SF Max GLA ● Prime Signalized Corner Lot ● 21,000+ Vehicles Per Day ●
- Existing Curb Cuts on West Putnam Avenue & Prospect Street ● DELIVERED VACANT ●

AREA:	
18,561	0.426
SQ. FEET	ACRES

Call For Details:

Colin Bernard: 203.536.0740 | Matt Bernard: 203.273.2883 | Steve Archino: 203.618.3144

71 Arch Street

Greenwich, CT 06830

Phone: (203) 622-1636

Fax: (203) 622-1981

PROPERTY DESCRIPTION AND LOCATION:

High-profile property positioned at the signaled intersection of West Putnam Avenue & Prospect Street, 246-248 West Putnam Avenue presents a rare opportunity to acquire a highly-visible commercial property at one of Greenwich's most traveled intersections.

Originally established in 1922, the historic Freccia Brothers Garage has stood along West Putnam Avenue for over a century, serving generations of Greenwich residents and becoming one of the Town's most recognizable landmarks.

This offering represents a true generational opportunity to acquire and reimagine an iconic corner Property in one of the most desirable markets in the Northeast.

SITE AND ZONE:

.426 acres in the General Business Zone (GB)

Existing Building sq. ft. is 5,850 (per Tax Card)

Permitted Uses :

- Use Group 1
- Use Group 2a
- Use Group 3
- Use Group 4
- Use Group 5, provided that a Special Permit is obtained pursuant to Section 6-19 to 6-21 inclusive of these Regulations.
- Use Group 6

(See Division 9. Use Regulations Document for Details // pages 9-13 to 9-17)

FAR Ratio: .5

Land Area: .426 Acres

Zone: General Business Zone (GB)

FAR Calculation:

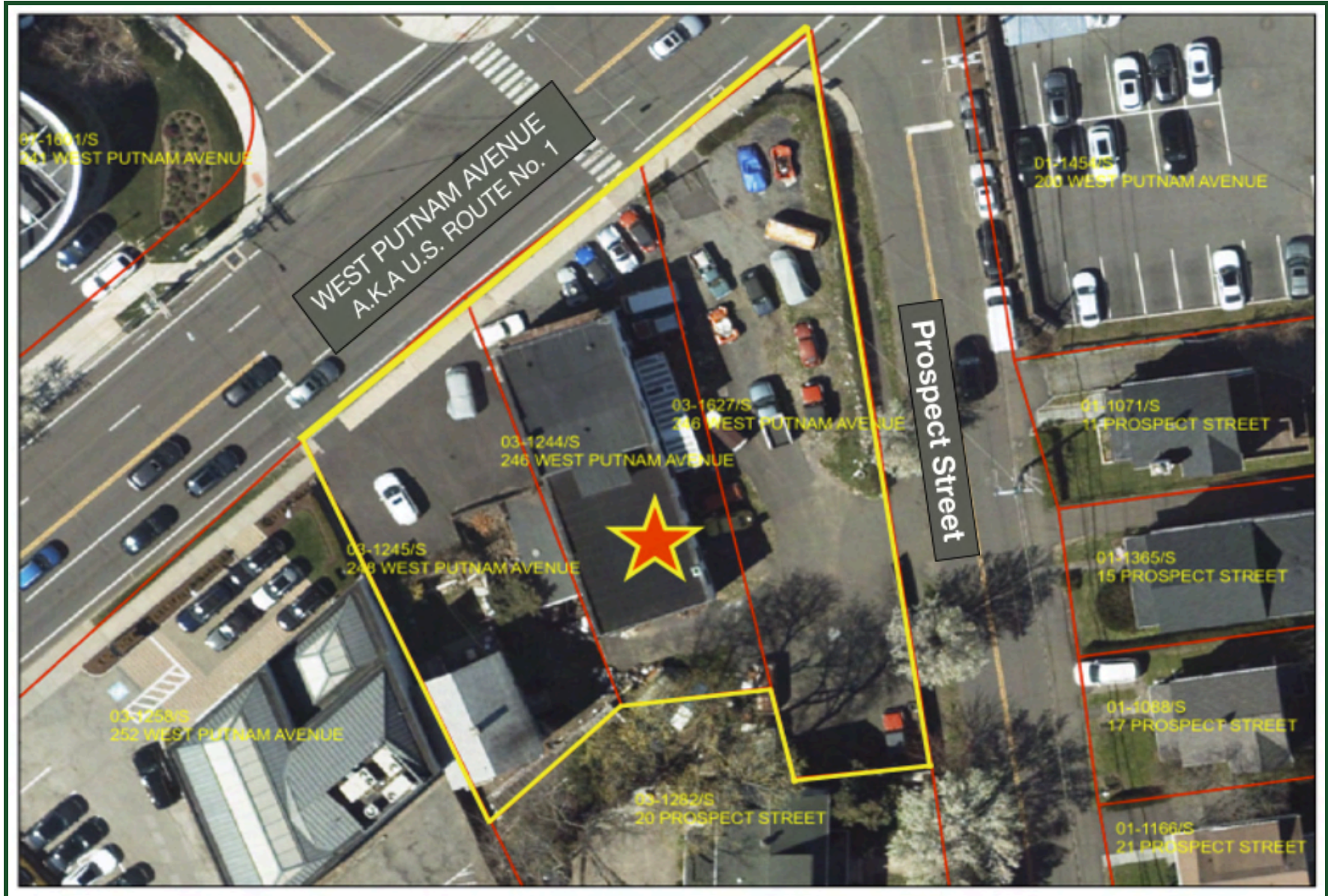
43,650 x .426 = 18,561.00 SF

18,561 x .5 = 9,280.05 SF (Max FAR / Proposed 2-Story Building GLA)

18,561 x .25 = 4,640.25 SF (Max Building Area / Lot Coverage)







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

PRELIMINARY SURVEY

PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

ZONING TABLE, ZONE "OS" (LOT 15)
 MAXIMUM BUILDING AREA: 25% ALLOWED
 5,352 X 0.25 = 1,338 SQ. FT. ALLOWED
 RESIDENCE 800
 ROOF OVER 538
 TOTAL 1,338 SQ. FT.
 1,338 - 1,103 = 235 SQ. FT. ALLOWED
 (1,103 / 5,352 X 100 = 20.6%)
 MAXIMUM LOT COVERAGE: 60% ALLOWED
 5,352 X 0.60 = 3,211 SQ. FT. ALLOWED
 RESIDENCE 800
 ROOF OVER 303
 DRIVE/PARKING 1,660
 TOTAL 3,063 SQ. FT.
 3,211 - 3,063 = 148 SQ. FT. ALLOWED
 (3,063 / 5,352 X 100 = 57.2%)

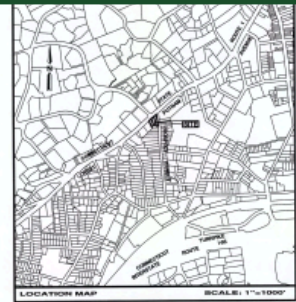
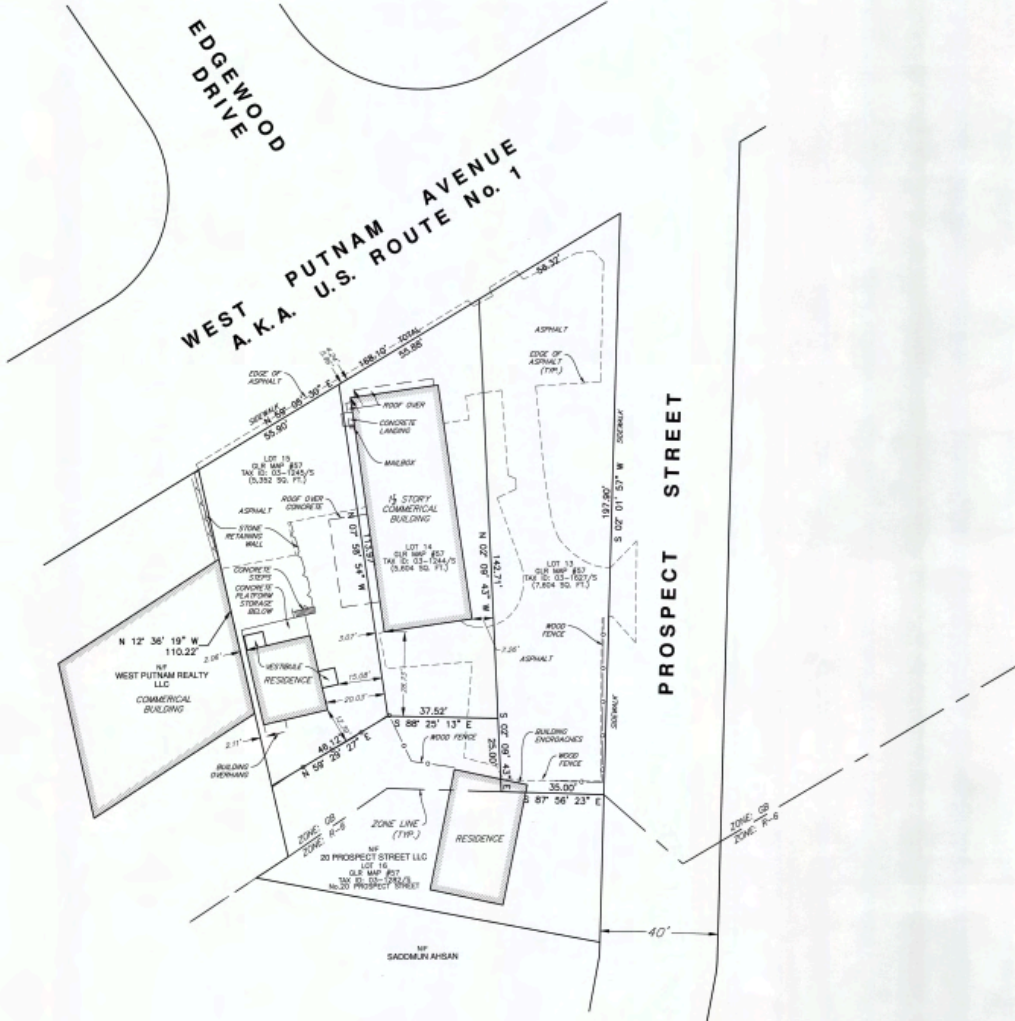
ZONING TABLE, ZONE "OS" (LOT 14)
 MAXIMUM BUILDING AREA: 25% ALLOWED
 5,604 X 0.25 = 1,401 SQ. FT. ALLOWED
 1-1/2 STORY BUILDING 2,597
 TOTAL 2,597 SQ. FT.
 1,401 - 2,597 = ((1,196)) OVER SQ. FT. ALLOWED
 (2,597 / 5,604 X 100 = 46.3%)
 MAXIMUM LOT COVERAGE: 60% ALLOWED
 5,604 X 0.60 = 3,362 SQ. FT. ALLOWED
 1-1/2 STORY BUILDING 2,597
 DRIVE/PARKING 1,633
 TOTAL 4,230 SQ. FT.
 3,362 - 4,230 = ((868)) SQ. FT. OVER ALLOWED
 (4,230 / 5,604 X 100 = 75.5%)

ZONING TABLE, ZONE "OS" (LOT 13)
 MAXIMUM BUILDING AREA: 25% ALLOWED
 7,604 X 0.25 = 1,901 SQ. FT. ALLOWED
 BUILDING ENCROACHING 30
 TOTAL 1,931 SQ. FT.
 1,901 - 30 = 1,871 SQ. FT. BUILDING COVERAGE REMAINING
 (30 / 7,604 X 100 = 0.4%)
 MAXIMUM LOT COVERAGE: 60% ALLOWED
 7,604 X 0.60 = 4,562 SQ. FT. ALLOWED
 BUILDING ENCROACHING 30
 DRIVE/PARKING 4,978
 TOTAL 5,008 SQ. FT.
 4,562 - 5,008 = ((446)) OVER SQ. FT. ALLOWED
 (5,008 / 7,604 X 100 = 65.9%)

- NOTES:**
- ENTIRE PROPERTY IS IN ZONE X, AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH COMBINARY No. 090008, PANEL No. 494 G, EFFECTIVE DATE: JULY 8, 2013.
 - THE BOUNDARY LINES DEPICTED HEREON ARE THE TITLE LINES AS RECORDED IN THE TOWN OF GREENWICH LAND RECORDS.
 - THE RESIDENCE LOCATED AT 28 PROSPECT STREET (PARCEL TAX ID 03-1282) ENCRDACHES ON TO (PARCEL TAX ID 03-1627(S)) AS DEPICTED HEREON.
 - PROPERTY IS SERVICED BY TOWN SEWER AND MUNICIPAL WATER SUPPLY.
 - EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
 - THE PLANIMETRIC INFORMATION DEPICTED HEREON WAS ACQUIRED BY FIELD SURVEY ON SEPT. 26, 2025.
 - BOUNDARY DETERMINATION / OPINION IS BASED ON A DEPENDENT RESURVEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-309B-1 THROUGH SECTION 20-309B-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996, (COSA) AMENDED OCTOBER 26, 2018.

TYPE OF SURVEY: ZONING LOCATION SURVEY
 BOUNDARY DETERMINATION: DEPENDENT RESURVEY
 CLASS OF ACCURACY: A-2



- MAP REFERENCES:**
- REFERENCE IS MADE TO TOWN OF GREENWICH TAX MAPS No. 249 VOL. 3 ON FILE IN THE TOWN OF GREENWICH ASSESSORS OFFICE.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS No. 87, 1274, 7864, 7985 AND 8820 ON FILE IN THE TOWN OF GREENWICH LAND RECORDS.
 - REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "PROPERTY OF ALFRED & MARGARET OSWALD GREENWICH, CONN. NOV. 6, 1966 REVISED, SEPT. 15, 1967" BY S.E. MINOR & CO., INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.
 - REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "MAP SHOWING LAND TRANSFERS BETWEEN COMPLETE ESTATES, INC. AND PUTN HILLS INCLIAN GREENWICH, CONN. DATE: NOV. 15, 1965 REVISED, DEC. 4, 1967" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
 - REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "SURVEY OF PROPERTY FOR JOHN KESMAN GREENWICH, CONN. DATE: NOV. 8, 1968 REVISED THRU SEPT. 24, 1969" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
 - REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "ZONING LOCATION SURVEY PROJECT AUTOMOBILE FACILITY PREPARED FOR WATSON ENTERPRISES, INC. LOCATION 252 WEST PUTNAM AVENUE GREENWICH, CONNECTICUT DATE: JULY 29, 1987" BY ROCCO V. DANFREA, INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.



TOTAL AREA = 18,560 SQ. FT.
LOT 15: AREA = 5,352 SQ. FT.
LOT 14: AREA = 5,604 SQ. FT.
LOT 13: AREA = 7,604 SQ. FT.
ZONE: GB

**ZONING LOCATION SURVEY
 OF PROPERTY FOR THE
 ESTATE OF
 FRANK J. FRECCIA, JR.**
 246 & 248 WEST PUTNAM AVENUE
 A.K.A. CONNECTICUT STATE ROUTE 1
 GREENWICH, CONNECTICUT
 TAX ACCOUNT No. 03-1627/S, 03-1244/S & 03-1245/S



TOWN TAX CARDS

03-1244/S FRECCIA FRANK J JR ETAL WEST PUTNAM AVENUE 0246 201

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
03-1244/S
Parent Parcel Number

Property Address
WEST PUTNAM AVENUE 0246
Neighborhood
2200 WEST PUTNAM
Property Class
201 Auto Repair/Body Shop
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 03
Section & Plat 138
Routing Number 9073S0024

OWNERSHIP

FRECCIA FRANK J JR ETAL
18 ORCHARD LANE
BATH, ME 04530
LOT NO 14 WEST PUTNAM AVES 24

Tax ID 249/099

Printed 01/14/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
02/13/2006	FRECCIA EMILY EST ETAL	\$0
	Bk/Pg: 5116, 161	
05/03/2004	FRECCIA EMILY EST ETAL	\$0
	Bk/Pg: 4620, 347	
11/06/2002	FRECCIA C EMILY ETAL	\$0
	Bk/Pg: 4018, 225	
10/30/1986	NA	\$0
	Bk/Pg: 1638, 90	

COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change	2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L 783300	783300	783300	783300	783300	789600	789600
Market	B 282500	282500	282500	282500	282500	709900	709900
	T 1065800	1065800	1065800	1065800	1065800	1499500	1499500
VALUATION	L 548310	548310	548310	548310	548310	552720	552720
70% Assessed	B 197750	197750	197750	197750	197750	496930	496930
	T 746060	746060	746060	746060	746060	1049650	1049650

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor					
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Influence	
-or-	-or-		Depth Factor	Rate	Rate	Value	Factor	Value
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
Land Type	1 Primary Commercial		5850.10	89.98	89.98	526400	1 50%	789600

APV: 03-1244/S & 03-1627/S
DBA: Freccia Bros.
GEN: 2nd flr offices not rented, used for strg.
O/O: Owner-Occupied Commercial

Supplemental Cards

TRUE TAX VALUE 789600

Permit Number FilingDate Est. Cost Field Visit
Type Est. SqFt

Supplemental Cards

TOTAL LAND VALUE 789600

03-1244/S

Property Class: 201
WEST PUTNAM AVENUE 0246

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

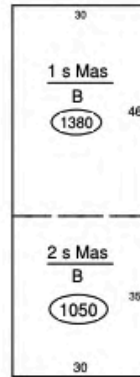
Frame	B	1	2	U
Brick	Yes	Yes	Yes	
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
F Res	0	2430	1050	0
	2430	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2430	1050	0



01

Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 04/2025				
Base Cost	3480	129.63	451106	
Exterior Walls	3480	30.07	104630	
Heating, Cooling & Venti	3480	26.71	92963	
Basic Structure Cost	3480	186.41	648699	
Basement Base Cost	2430	58.53	142228	
Building Cost New	2430	325.48	790927	
Physical Depreciation	0	0.00	319218	40.36
Depreciated Cost	3480	135.55	471709	
Rounded Total	0	0.00	471700	
Total Exterior Features				
Depreciated Ext Features				
Total Before Adjustments			471700	
Neighborhood Adjustment			235900	50.00
TOTAL VALUE			707600	

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	Comp	Value
C AUTOSERV	0.00			0.00	Good		1922	2000	TP	0.00	N	0.00	2430	0	0	0	150	100	707600
01 PAVING	0.00		85		Avg		1960	1965	PR	2.90	N	4.35	3500	15230	85	0	100	100	2300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

BM 04/05/2024

TOG 10/01/2021

Neigh 2200 AV

TOTAL IMPROVEMENT VALUE

709900

03-1245/S

FRECCIA FRANK J JR ETAL

WEST PUTNAM AVENUE 0248

102

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
03-1245/S
Parent Parcel Number

Property Address
WEST PUTNAM AVENUE 0248
Neighborhood
122030 CHICKAHOMINY [2]
Property Class
102 Two Family
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 03
Section & Plat 138
Routing Number 9073S0025

OWNERSHIP

FRECCIA FRANK J JR ETAL
18 ORCHARD LANE
BATH, ME 04530
LOT NO 15 WEST PUTNAM AVE S25

Tax ID 249/100

Printed 01/14/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
02/13/2006	FRECCIA EMILY EST ETAL Bk/Pg: 5116, 155	\$0
05/03/2004	FRECCIA EMILY EST ETAL Bk/Pg: 4620, 347	\$0
11/06/2002	FRECCIA C EMILY ETAL Bk/Pg: 4018, 225	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change	2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L 384500	384500	384500	384500	384500	423500	423500
Market	B 39600	39600	39600	39600	39600	35000	35000
	T 424100	424100	424100	424100	424100	458500	458500
VALUATION	L 269150	269150	269150	269150	269150	296450	296450
70% Assessed	B 27720	27720	27720	27720	27720	24500	24500
	T 296870	296870	296870	296870	296870	320950	320950

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	-or-	-or-	Rate	Rate	Value	Factor	
-or-	-or-	Effective	Depth Factor					
Actual	Effective	Depth	-or-					
Frontage	Frontage	Depth	Square Feet					
Zoning: GB General Business	1 Residential Land	0.1170	1.00	4468376.00	4468376.00	522800 A	-10% I -10%	423500
Legal Acres: 0.1170								

Supplemental Cards
TRUE TAX VALUE 423500

Permit Number FilingDate Est. Cost Field Visit
Type Est. SqFt

Supplemental Cards
TOTAL LAND VALUE 423500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 2-Family Duplex
Occupancy: Duplex
Story Height: 2.0
Finished Area: 1572
Attic: Finished
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 2.0, A
Base Allowance B, 1.0, 2.0, A

EXTERIOR COVER
Composition 1.0, 2.0
Wood Siding A

INTERIOR FINISH
Normal for Class B, 1.0, 2.0, A

ACCOMMODATIONS
Finished Rooms 7
Bedrooms 2

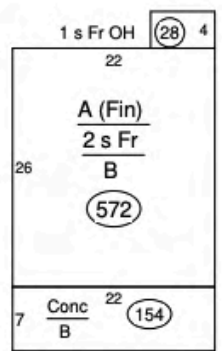
HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 2 6
Kit Sink 2 2
TOTAL 8

REMODELING AND MODERNIZATION
Amount Date

WO 26



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood Frame	600	1.0	600	93000	
1 Wood Frame	572	2.0	572	84230	
1 Wood Frame	572	Attic	400	7530	
4 Concrete block	726	Bsmt	0	25530	
		0 Crawl	----	600	

TOTAL BASE	Value
TOTAL BASE	210890
Row Type Adjustment	1.00%
SUB-TOTAL	210890
0 Interior Finish	62580
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	3350
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 8	22450
Other Features	6400

Sub-TOTAL ONE UNIT	Value
SUB-TOTAL ONE UNIT	305670
SUB-TOTAL 0 UNITS	305670
Exterior Features	
Description Value	
CONCP 1480	
Garages	
0 Integral	0
0 Att Garage	0
0 Att Carports	0
0 Bsmt Garage	0
Ext Features	1480
SUB-TOTAL	307150
Quality Class/Grade	Avg-
GRADE ADJUSTED VALUE	245720

(LCM: 100.00)

SPECIAL FEATURES

Description	Value
D :BASIC	6400

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Grade	Eff Const	Year Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
D :BASIC	6400	D	DWELL	0.00		Avg-	1891	1891	PR	0.00	Y	0.00	2470	245720	85	0	95	100	35000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
03-1627/S
Parent Parcel Number
Property Address
WEST PUTNAM AVENUE 0000
Neighborhood
2200 WEST PUTNAM
Property Class
287 Parking Lot
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 03
Section & Plat 138
Routing Number 9073S0023

OWNERSHIP

FRECCIA FRANK J JR ETAL
18 ORCHARD LANE
BATH, ME 04530
LOT NO 13 W PUTNAM AVE & PROSPECT ST S 23

Tax ID 249/098

Printed 01/14/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
02/13/2006	FRECCIA EMILY EST ETAL Bk/Pg: 5116, 157	\$0
05/03/2004	FRECCIA EMILY EST ETAL Bk/Pg: 4620, 347	\$0
11/06/2002	FRECCIA C EMILY ETAL Bk/Pg: 4018, 225	\$0
10/30/1986	FRECCIA FRANK J ET AL Bk/Pg: 1638, 090	\$0
09/26/1944	NA Bk/Pg: 397, 75-88	\$0

COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change	2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L 915600	915600	915600	915600	915600	999000	999000
Market	B 13200	13200	13200	13200	13200	5600	5600
	T 928800	928800	928800	928800	928800	1004600	1004600
VALUATION	L 640920	640920	640920	640920	640920	699300	699300
70% Assessed	B 9240	9240	9240	9240	9240	3920	3920
	T 650160	650160	650160	650160	650160	703220	703220

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-						
-or-	-or-		Depth Factor						
Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value	
Land Type									
Zoning:									
GB General Business	1 Primary Commercial			7400.84	89.99	89.99	666000 0	50%	999000
Legal Acres:									
0.1699									

AD: Situs address change from 246 West Putnam Ave per P & Z 5/15/25
 APV: 03-1627/S & 03-1244/S
 BP25: 25-2360: \$2,300, remove and dispose of all inactive components
 assoc w/ underground fuel oil tank syst, 100% Q4C 2025, nvc.
 DBA: Parking Lot
 GEN: Supports Freccia Bros Garage (03-1244/S)
 O/O: Owner-Occupied Commercial
 P: 15

Permit Number	FilingDate	Est. Cost	Field Visit
Type		Est. SqFt	

Supplemental Cards
 TRUE TAX VALUE 999000

Supplemental Cards
TOTAL LAND VALUE 999000

03-1627/S

Property Class: 287
WEST PUTNAM AVENUE 0000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Item Description	Units	Cost	Total	Pct
------------------	-------	------	-------	-----

01

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		01	PAVING	0.00	82	Avg	1960	1985	TP	1.70	N	2.55	4000	10200	45	0	100	100	5600

Data Collector/Date
BM 12/01/2025

Appraiser/Date
TOG 10/01/2021

Neighborhood
Neigh 2200 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

5600

FEASIBILITY STUDY (AUTO SALES & SERVICE)

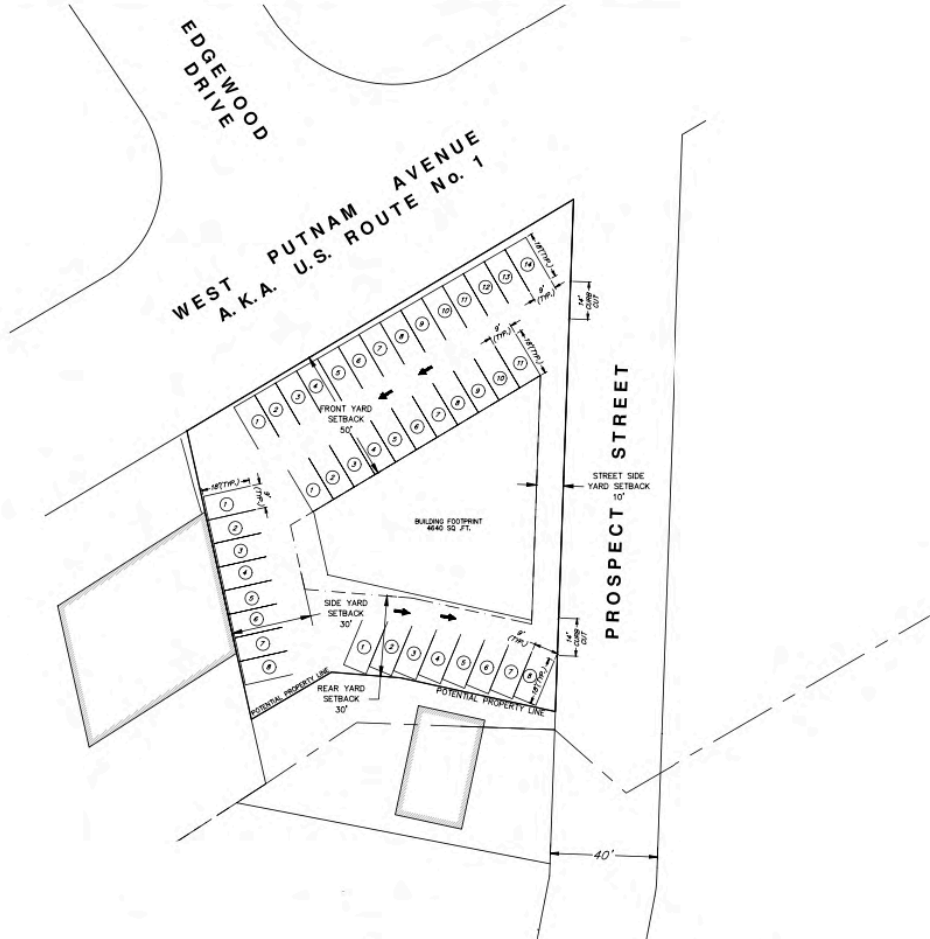
PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



ZONING CHART	
TOTAL AREA:	18561.01 SQ. FT./0.426 ACRES
LOT COVERAGE:	60%
BUILDING COVERAGE:	52% = 4,640 SF
FAR:	0.5
MAX. G.F.A.:	6,280
MAX. U.F.A.:	6,960
SETBACKS:	
•FRONT:	50'
•SIDE:	30'
•REAR:	10% OF LOT DEPTH BUT NOT LESS THAN 30'

ON-SITE PARKING SUMMARY	
REQUIRED	PROPOSED
1 SPACE PER 7,000 SQ.FT. OF OUTDOOR DISPLAY AREA	ON-SITE PARKING
1 SPACE PER 250 SQ.FT. OF USABLE INDOOR SPACE	28 9'x18' PARKING SPACES FOR INDOOR AREA
3 SPACES FOR EACH SERVICE BAY	5 9'x18' PARKING SPACES FOR SERVICE BAY
	2 9'x18' PARKING SPACES FOR CUSTOMERS
	41 TOTAL 9'x18' PARKING SPACES

41 Parking Spaces



MAP REFERENCES:

- REFERENCE IS MADE TO TOWN OF GREENWICH TAX MAPS No. 249 VOL. 3 ON FILE IN THE TOWN OF GREENWICH ASSESSORS OFFICE.
- REFERENCE IS MADE TO THE FOLLOWING MAPS No. 57, 1274, 7984, 7985 AND 8520 ON FILE IN THE TOWN OF GREENWICH LAND RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "PROPERTY OF ALFRED & MARGARET DIMARCO GREENWICH, CONN. NOV. 5, 1959 REVISED SEPT. 15, 1959" BY S.E. MINOR & CO., INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "MAP SHOWING LAND TRANSFERS BETWEEN COMPLETE ESTATES, INC. AND PUTH HILLS MCCLAIN GREENWICH, CONN. DATE: NOV. 5, 1961 REVISED DEC. 4, 1961" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "SURVEY OF PROPERTY FOR JOHN KEESMAN GREENWICH, CONN. DATE: NOV. 8, 1988 REVISED THRU SEPT. 24, 1996" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "ZONING LOCATION SURVEY PROJECT AUTOMOBILE FACILITY PREPARED FOR WATSON ENTERPRISES, INC. LOCATION 252 WEST PUTNAM AVENUE GREENWICH, CONNECTICUT DATE: JULY 22, 1997" BY ROCCO V. DIANGELO, INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.

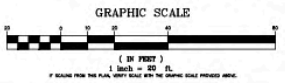
NOTES:

- ENTIRE PROPERTY IS IN ZONE X. AREA OUTSIDE 5% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP #IRM FOR THE TOWN OF GREENWICH COMMUNITY No. 09008, PANEL No. 494 G. EFFECTIVE DATE: JULY 9, 2013.
- EASEMENTS, DEED AND OTHER RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
- ANY SETBACK LINES PROVIDED HEREON ARE FOR DISCUSSION PURPOSES ONLY. FINAL DETERMINATION OF ZONING SETBACKS SHALL BE MADE BY THE TOWN'S ZONING ENFORCEMENT OFFICER.
- THE PURPOSE OF THIS MAP IS TO EXPLORE THE POSSIBILITY OF A THREE-Lot SUBDIVISION. THIS MAP IS NOT AN APPROVED SUBDIVISION NOR DOES IT GUARANTEE AN APPROVAL.
- ALL REQUIRED PERMITS AND APPROVALS ARE SUBJECT TO THE REVIEW AND APPROVAL OF ALL APPLICABLE TOWN OF GREENWICH DEPARTMENTS AND AGENCIES.
- THIS MAP IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY CONTAIN ERRORS AND/OR OMISSIONS. IT SHOULD NOT BE SOLELY RELIED UPON ANY CONSTRUCTION, DESIGN, OR PERMITTING PURPOSES.

PROGRESS PRINT

AUTO SERVICE & SALES

AREA: 18,561.01 SQ. FT./0.426 ACRES



FEASIBILITY STUDY ON PROPERTY FOR THE ESTATE OF
FRANK J. FRECCIA, JR.
 246 & 248 WEST PUTNAM AVENUE
 A.K.A. CONNECTICUT STATE ROUTE 1
 GREENWICH, CONNECTICUT
 TAX ACCOUNT No.s 03-1627/S, 03-1244/S & 03-1245/S

S.E. MINOR & CO., INC.
 ESTABLISHED 1887
 Engineering • Land Surveying
 Environmental Sciences
 33 West Elm Street
 Greenwich, Connecticut 06830
 203-866-0138
 www.semncor.com

740/6162 67x39

FEASIBILITY STUDY (QSR // FOOD)

PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

ZONING CHART

TOTAL AREA: 18561.01 SQ. FT./0.426 ACRES
 LOT COVERAGE: 65%
 BUILDING COVERAGE: 25% = 4,640 SF
 FAR: 0.5
 MAX GFA: 9,280
 MAX UFA: 6,960
 SETBACKS:
 • FRONT: 50'
 • SIDE: 30'
 • REAR: 10% OF LOT DEPTH BUT NOT LESS THAN 30'

ON-SITE PARKING SUMMARY

REQUIRED	PROPOSED
1 SPACE PER 3 PERSONS FOR SEATED AND STANDING DINING CAPACITY	ON-SITE PARKING 50 8'X18' PARKING SPACES
1 SPACE PER 2 PERSONS FOR SEATED AND STANDING DINING CAPACITY	
20% FOR EMPLOYEE PARKING	

49 Parking Spaces

MAP REFERENCES:

- REFERENCE IS MADE TO TOWN OF GREENWICH TAX MAPS No. 249 VOL. 3 ON FILE IN THE TOWN OF GREENWICH ASSESSORS OFFICE.
- REFERENCE IS MADE TO THE FOLLOWING MAPS No. 37, 1274, 7984, 7985 AND 850 ON FILE IN THE TOWN OF GREENWICH LAND RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "PROPERTY OF ALFRED & MARGARET DIMARCO GREENWICH, CONN. NOV. 5, 1959 REVISED: SEPT. 15, 1967 BY S.E. MINOR & CO., INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "MAP SHOWING LAND TRANSFERS BETWEEN COMPLETE ESTATES, INC. AND RUTH HILLS MCLAIN GREENWICH, CONN. DATE: NOV 15, 1961 REVISED: DEC. 4, 1961" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "SURVEY OF PROPERTY FOR JOHN KEESMAN GREENWICH, CONN. DATE: NOV. 8, 1968 REVISED THRU SEPT. 24, 1999" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "ZONING LOCATION SURVEY PROJECT AUTOMOBILE FACILITY PREPARED FOR WATSON ENTERPRISES, INC. LOCATION 252 WEST PUTNAM AVENUE GREENWICH, CONNECTICUT DATE: JULY 25, 1987 BY RICCO V. DIAMBERA, INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.

NOTES:

- ENTIRE PROPERTY IS IN ZONE X. AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH COMMUNITY No. 500008, PANEL No. 494-G, EFFECTIVE DATE: JULY 8, 2013.
- EASEMENTS, DEED AND OTHER RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
- ANY SETBACK LINES PROVIDED HEREON ARE FOR DISCUSSION PURPOSES ONLY. FINAL DETERMINATION OF ZONING SETBACKS SHALL BE MADE BY THE TOWN'S ZONING ENFORCEMENT OFFICER.
- THE PURPOSE OF THIS MAP IS TO EXPLORE THE POSSIBILITY OF A THREE-LOT SUBDIVISION. THIS MAP IS NOT AN APPROVED SUBDIVISION NOR DOES IT GUARANTEE AN APPROVAL.
- ALL REQUIRED PERMITS AND APPROVALS ARE SUBJECT TO THE REVIEW AND APPROVAL OF ALL APPLICABLE TOWN OF GREENWICH DEPARTMENTS AND AGENCIES.
- THIS MAP IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND MAY CONTAIN ERRORS AND/OR OMISSIONS. IT SHOULD NOT BE SOLELY RELIED UPON ANY CONSTRUCTION, DESIGN, OR PERMITTING PURPOSES.

PROGRESS PRINT

RESTAURANT

AREA: 18,561.01 SQ. FT./0.426 ACRES

GRAPHIC SCALE

1 INCH = 20 FT.

IF DIMENSIONS NOT PLAIN, VERIFY SCALE WITH THE GRAPHIC SCALE PROVIDED ABOVE.

S.E. MINOR & CO., INC. ENGINEERS & LAND SURVEYORS
 33 WEST ELM STREET GREENWICH, CONN. 06830 (203) 869-0136

DATE: APRIL 9, 2026 (FEASIBILITY) - 1F.G.

SCALE: 1 IN. = 20 FT.

FEASIBILITY STUDY ON PROPERTY FOR THE ESTATE OF FRANK J. FRECCIA, JR.
 246 & 248 WEST PUTNAM AVENUE
 A.K.A. CONNECTICUT STATE ROUTE 1
 GREENWICH, CONNECTICUT
 TAX ACCOUNT No. 03-1627/S, 03-1244/S & 03-1245/S

S.E. MINOR & CO., INC.
 ESTABLISHED 1887
 Engineering • Land Surveying
 Environmental Sciences
 33 West Elm Street
 Greenwich, Connecticut 06830
 203-869-0136
 www.seminor.com

FEASIBILITY STUDY (MIXED USE | RETAIL & RESIDENTIAL)

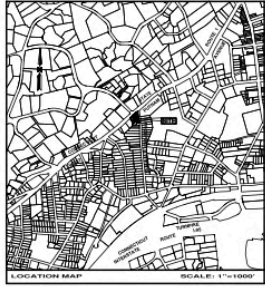
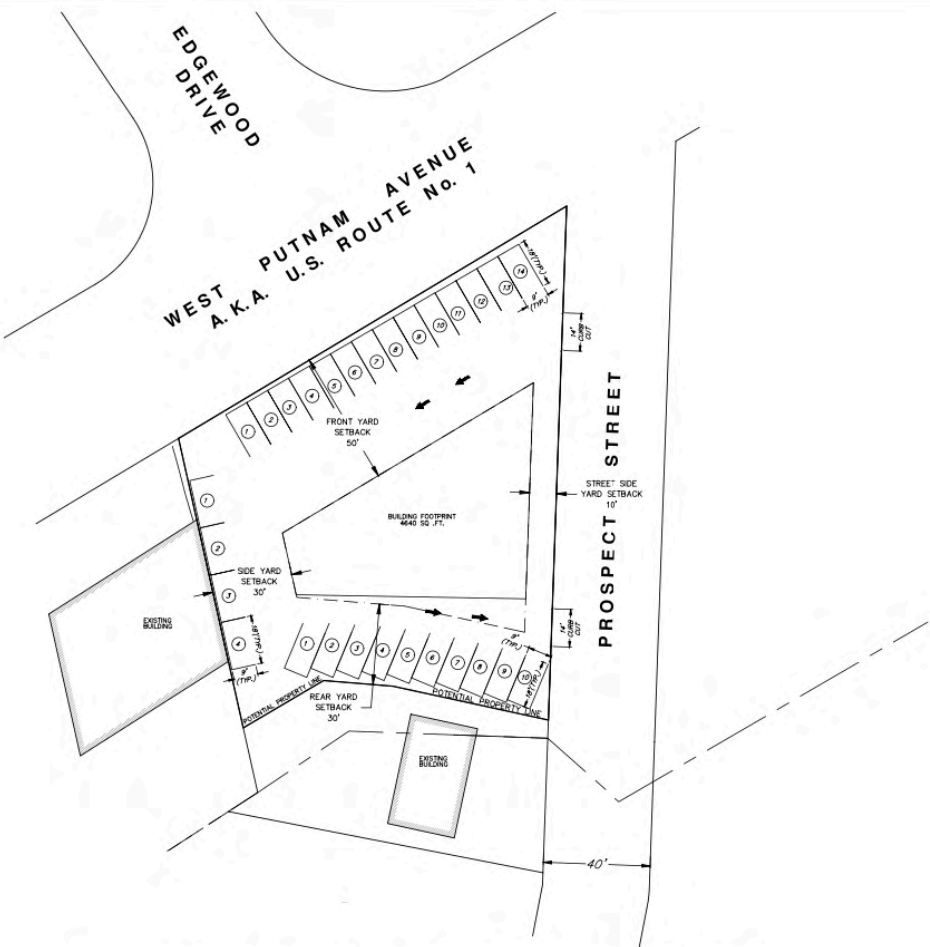
PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



ZONING CHART	
TOTAL AREA:	18561.01 SQ. FT./0.426 ACRES
LOT COVERAGE:	60%
BUILDING COVERAGE:	25% = 4,640 SF
FAR:	0.5
MAX. U.F.A.:	9,290
MAX. U.F.A.:	6,960
SETBACKS:	
•FRONT:	50'
•SIDE:	30'
•REAR:	10% OF LOT DEPTH BUT NOT LESS THAN 30'

ON-SITE PARKING SUMMARY	
REQUIRED	PROPOSED
RETAIL = 1 SPACE PER 1500 SQ. FT. OF USABLE FLOOR AREA	ON-SITE PARKING 28 '9'x18' PARKING SPACES
RESIDENTIAL = 14 SPACE PER UNIT	

28 Parking Spaces



MAP REFERENCES:

- REFERENCE IS MADE TO TOWN OF GREENWICH TAX MAPS No. 249 VOL. 3 ON FILE IN THE TOWN OF GREENWICH ASSESSORS OFFICE.
- REFERENCE IS MADE TO THE FOLLOWING MAPS No. 57, 1274, 7984, 7985 AND 8520 ON FILE IN THE TOWN OF GREENWICH LAND RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "PROPERTY OF ALFRED & MARGARET DIMARCO GREENWICH CONN. NOV. 5, 1959 REVISED: SEPT. 15, 1983" BY S.E. MINOR & CO., INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "MAP SHOWING LAND TRANSFERS BETWEEN COMPLETE ESTATES, INC. AND RUTH HILLS MACLAIN GREENWICH, CONN. DATE: NOV. 15, 1961 REVISED: DEC. 4, 1961" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "SURVEY OF PROPERTY FOR JOHN KEESHAN GREENWICH, CONN. DATE: NOV. 8, 1988 REVISED THRU SEPT. 24, 1996" BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "ZONING LOCATION SURVEY PROJECT AUTOMOBILE FACILITY PREPARED FOR WATSON ENTERPRISES, INC. LOCATION 232 WEST PUTNAM AVENUE GREENWICH, CONNECTICUT DATE JULY 23, 1997" BY ROCCO V. D'ANDREA, INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.

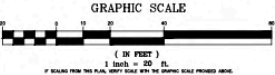
NOTES:

- ENTIRE PROPERTY IS IN ZONE X AREA OUTSIDE 9.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH COMMUNITY No. 090036, PANEL No. 494 G. EFFECTIVE DATE: JULY 8, 2013.
- EASEMENTS, DEED AND OTHER RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
- ANY SETBACK LINES PROVIDED HEREON ARE FOR DISCUSSION PURPOSES ONLY. FINAL DETERMINATION OF ZONING SETBACKS SHALL BE MADE BY THE TOWN'S ZONING ENFORCEMENT OFFICER.
- THE PURPOSE OF THIS MAP IS TO EXPLORE THE POSSIBILITY OF A THREE-COT SUBDIVISION. THIS MAP IS NOT AN APPROVED SUBDIVISION NOR DOES IT GUARANTEE AN APPROVAL.
- ALL REQUIRED PERMITS AND APPROVALS ARE SUBJECT TO THE REVIEW AND APPROVAL OF ALL APPLICABLE TOWN OF GREENWICH DEPARTMENTS AND AGENCIES.
- THIS MAP IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY CONTAIN ERRORS AND/OR OMISSIONS. IT SHOULD NOT BE SOLELY RELIED UPON ANY CONSTRUCTION, DESIGN, OR PERMITTING PURPOSES.

PROGRESS PRINT

MIXED USE (RETAIL & RESIDENTIAL)

AREA: 18,561.01 SQ. FT./0.426 ACRES



FEASIBILITY STUDY ON PROPERTY FOR THE ESTATE OF
FRANK J. FRECCIA, JR.
 246 & 248 WEST PUTNAM AVENUE
 A.K.A. CONNECTICUT STATE ROUTE 1
 GREENWICH, CONNECTICUT
 TAX ACCOUNT No.s 03-1627/S, 03-1244/S & 03-1245/S

S.E. MINOR & CO., INC.
 ESTABLISHED 1887
 Engineering • Land Surveying
 Environmental Sciences
 33 West Elm Street
 Greenwich, Connecticut 06830
 203-868-0136
 www.seminor.com

BUILDING NOTES

UTILITIES

The building is serviced by Town Sewer, Town Gas Available, & Municipal Water Supply

APPRAISAL // TAX INFORMATION:

246 West Putnam Ave (Parking Lot)

Tax ID: 249/098

Appraisal Date:	2025
Appraised Land:	\$999,000
Total Appraised:	\$1,004,600
Town Property Tax:	\$8,035.34/year — Mill Rate @ 12.041

246 West Putnam Ave (Freccia Bro's Garage)

Tax ID: 249/099

Appraisal Date:	2025
Appraised Land:	\$789,600
Total Appraised:	\$1,499,500
Town Property Tax:	\$9,220.56/year — Mill Rate @ 12.041

248 West Putnam Ave (House Lot)

Tax ID: 249/100

Appraisal Date:	2025
Appraised Land:	\$423,500
Total Appraised:	\$458,500
Town Property Tax:	\$3,669.04/year — Mill Rate @ 12.041

TOTAL ANNUAL TAX:	\$20,924.94
TOTAL APPRAISED LAND:	\$2,212,100.00
TOTAL APPRAISED:	\$2,962,600.00

COMPARABLE SALE #1

DATE SOLD: February 2025

LOCATION: 366 West Putnam Ave, Greenwich CT 06830
& 0 Columbus Ave, Greenwich, CT 06830

USE: Automotive

LOT SQUARE FOOTAGE: 19,602/SF

PARCEL SIZE: .45

ZONING: GB

SALE PRICE: \$4,937,500

Price/SF — LAND: \$251.89/SF

