

32-36 Wall Street

NORWALK, CT



 **7,334**
SQUARE FEET

 **0.13**
ACRES

 **2**
STORY BUILDING

 **9**
COVERED PARKING SPACES

Mixed-use retail property for sale

CONFIDENTIAL OFFERING MEMORANDUM

**AVISON
YOUNG**

The offering

Avison Young, as exclusive broker, is pleased to offer for sale 32-36 Wall Street, a two-story 7,334 square foot mixed-use building with ground floor retail and commercial space on the second floor, with nine dedicated garage parking spaces accessible through the rear of the building.

The property is a few minutes' drive to I-95 New England Thruway and Route 15 Merritt Parkway via the Route 7 Connector, providing easy access by car from points north and south. Metro North railroad's East Norwalk and South Norwalk stations are only 1.2 and 1.8 miles away further enhancing the property's accessibility.

The building is situated in Norwalk's art and cultural center district on a 0.13-acre lot between Main Street and River Street with views of the Norwalk River. Neighborhood amenities include restaurants, taverns, coffee shops, The District Music Hall, The Pottery Factory, and The Norwalk Conservatory of the Arts.

The property is fully leased with in-place income with the potential for vacant delivery upon closing. This provides both investors seeking immediate upside potential in rental income and the owner-operator the ability to occupy part or all of the property for their own business.

An additional opportunity exists as a 'covered land play' that would include redevelopment of the site into a residential mixed-use asset. The recently formed Wall Street Neighborhood Association is seeking a zoning pilot for the district that would allow for more housing, support of local businesses and strengthen the role of the district arts and cultural center.

PROPERTY INFORMATION	
Address	32-36 Wall St. Norwalk, CT 06851
Stories	2
Building Size (SF)	7,334
Year Built	1956
Property Size (Acres)	0.13
Property Size (SF)	5,663
Real Estate Taxes	\$14,908
Sewer Use Tax	\$1,120
Covered Parking	9

PROPERTY HIGHLIGHTS

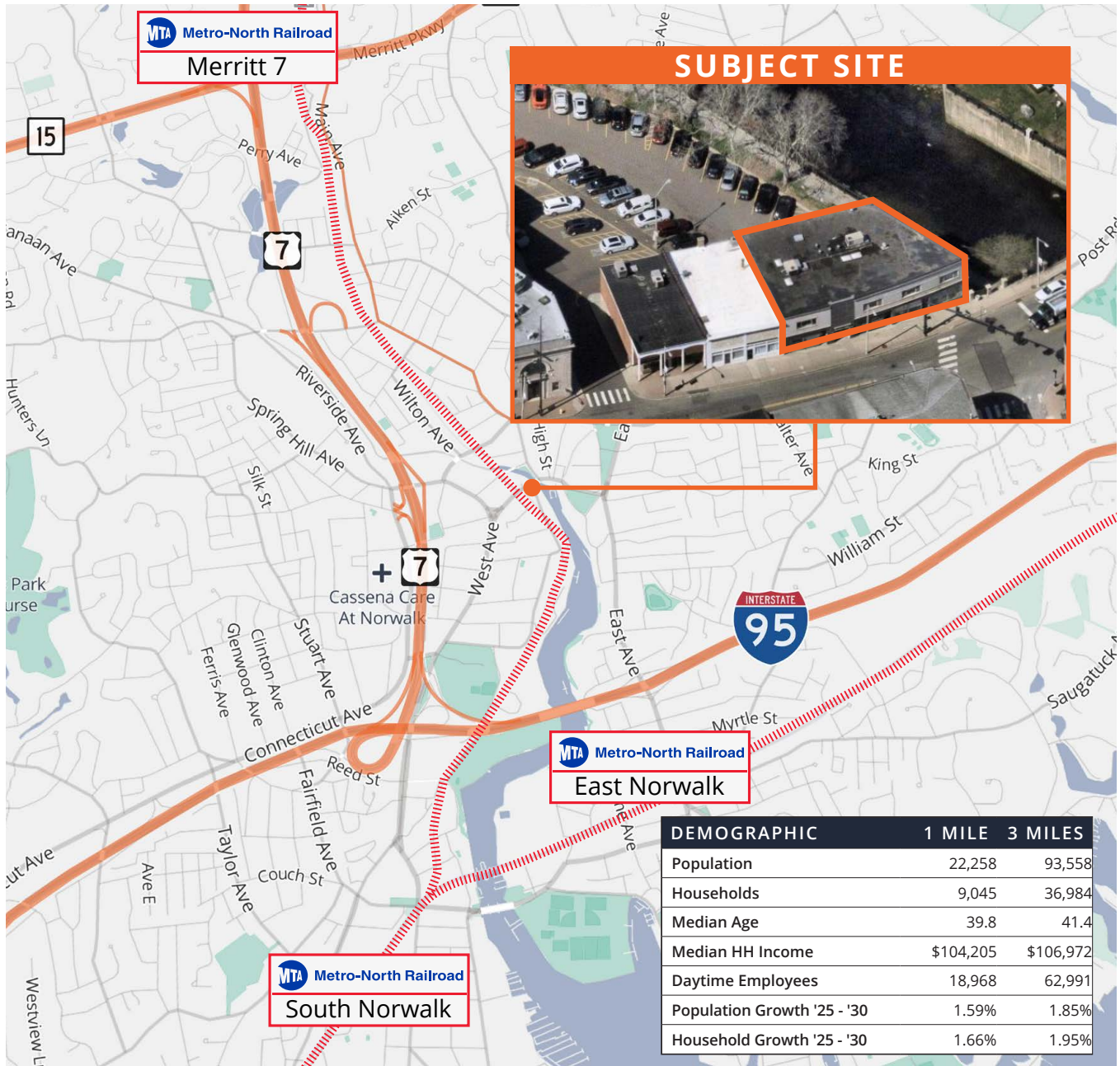
- 7,334 sf fully-leased building with nine dedicated covered parking spaces
- Centrally located in historic downtown Norwalk
- Corner building well-maintained and partially occupied by the original owner-builder
- Scenic river views with light filtering into the building on three sides
- Surrounded by restaurants and retail stores
- Vacant delivery on closing negotiable

NEIGHBORHOOD ATMOSPHERE AND CULTURE

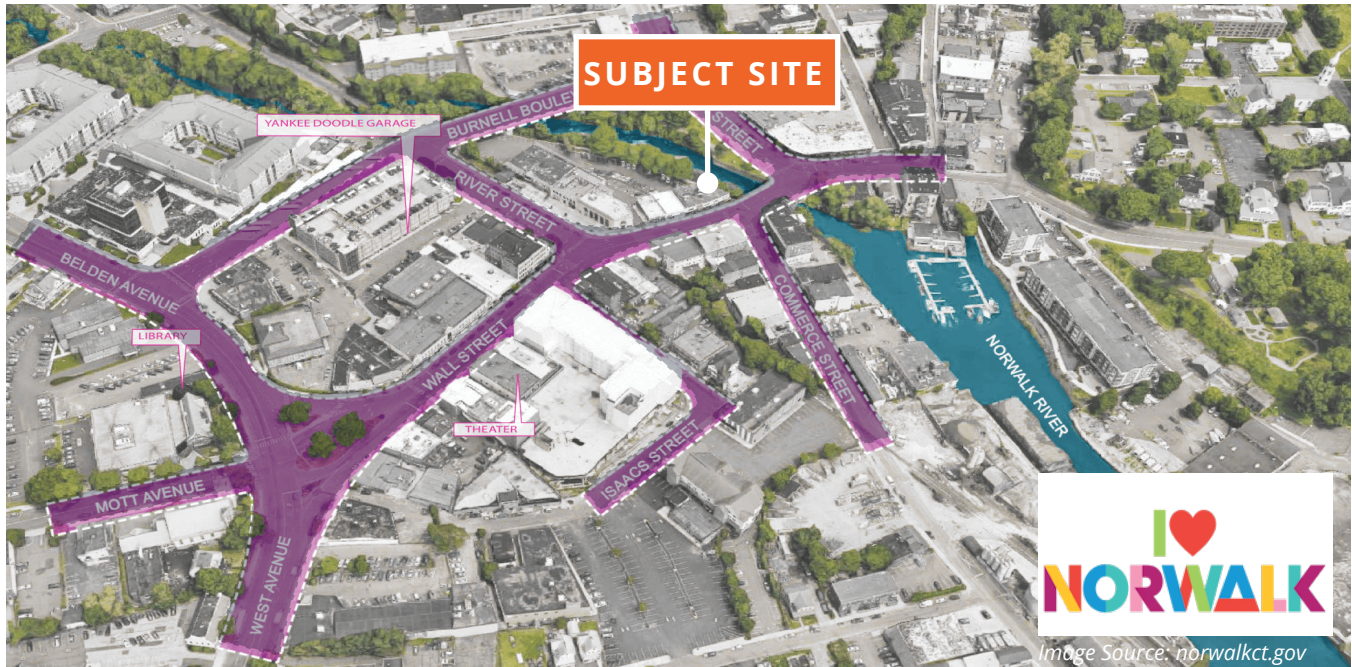
Historic charm - The district is defined by its preserved 19th-century architecture, the historic Mill Hill Historic Park (home to a schoolhouse and museum), and proximity to the Norwalk River.

Walking & community - The area is designed to be walkable, connecting directly to the Harbor Loop Trail. It is a center for community events, including the Wall Street Wonderland holiday event.

Arts-driven economy - The area has seen an influx of creatives due to its unique, older buildings and proximity to new residential developments.



Wall Street revitalization



- The Wall Street revitalization initiative in Norwalk is a long-term downtown redevelopment effort focused on transforming the historic district into a more walkable, pedestrian-friendly, and economically vibrant destination. Planned upgrades include wider sidewalks, safer intersections, outdoor dining areas, public plazas, landscaping, lighting, and improved bike/transit access.
- The project is one of the city's largest infrastructure investments, with total projected funding estimated between \$25 million and \$30 million.
- The revitalization extends beyond streetscape improvements and serves as a broader economic development strategy for downtown Norwalk. Increasing foot traffic, supporting local restaurants and businesses, encouraging redevelopment and housing investment, and strengthening Wall Street as Norwalk's central downtown district.
- Construction is being implemented in multiple phases over several years, with completion expected closer to the end of the decade.

For additional information and/or pricing guidance, let's connect.

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