

Greenwich (Riverside)- For Sale

PRIME CORNER - 1.14 ACRE - 7.24% RETURN MIXED USE INVESTMENT



1116 - 1130 EAST PUTNAM AVENUE

8 LOCKWOOD LANE

Greenwich (Riverside). CT USA

Opportunity: A rare opportunity to acquire a prime 1.14-acre property in the prestigious Riverside section of Greenwich. This asset offers strong current income.

Future use options are to continue the existing use or to repurpose the commercial building as a boutique retail center. The rear of the property presents an outstanding opportunity for a multi-unit residential development.

Improvements: 12,956 SF of total buildings consisting of a one story commercial building with on grade lower level plus two houses and a detached two car garage.

Site: 1.1420 Acres in the LB and R-12 Zones. (Local Business and Residential).



Price Upon Request



Please call: Michael Tedesco
(203) 531-5939

View our listings online:
TedescoRealty.com
E-mail: Mike@TedescoRealty.com
P.O. Box 31066 Greenwich, CT 06831

The information contained herein, was assembled from various sources of varying degrees of reliability. Any information that is critical to your buying/leasing decision should be independently verified.

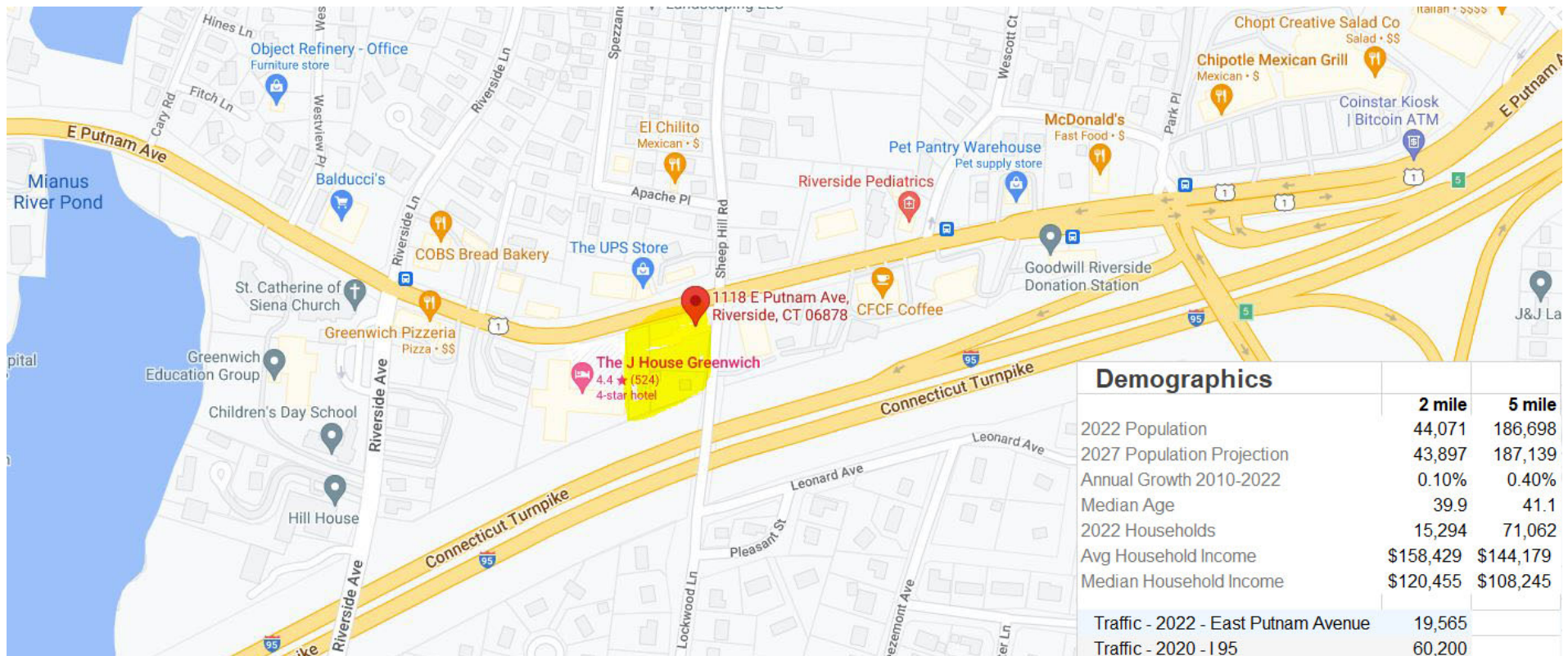
LOCATION DESCRIPTION

1116–1130 East Putnam Avenue and 8 Lockwood Lane occupy a prime 1.14-acre corner lot in the Riverside section of Greenwich. Positioned along the vibrant Route 1 corridor, this high-traffic location is surrounded by retail and office properties and sits directly adjacent to the acclaimed J House hotel and restaurant.

Ideally located between Riverside Avenue and Sound Beach Avenue, the property lies at the center of one of Greenwich’s most active commercial stretches—an area characterized by a thriving mix of boutique shops, national retailers, offices, and residential developments.

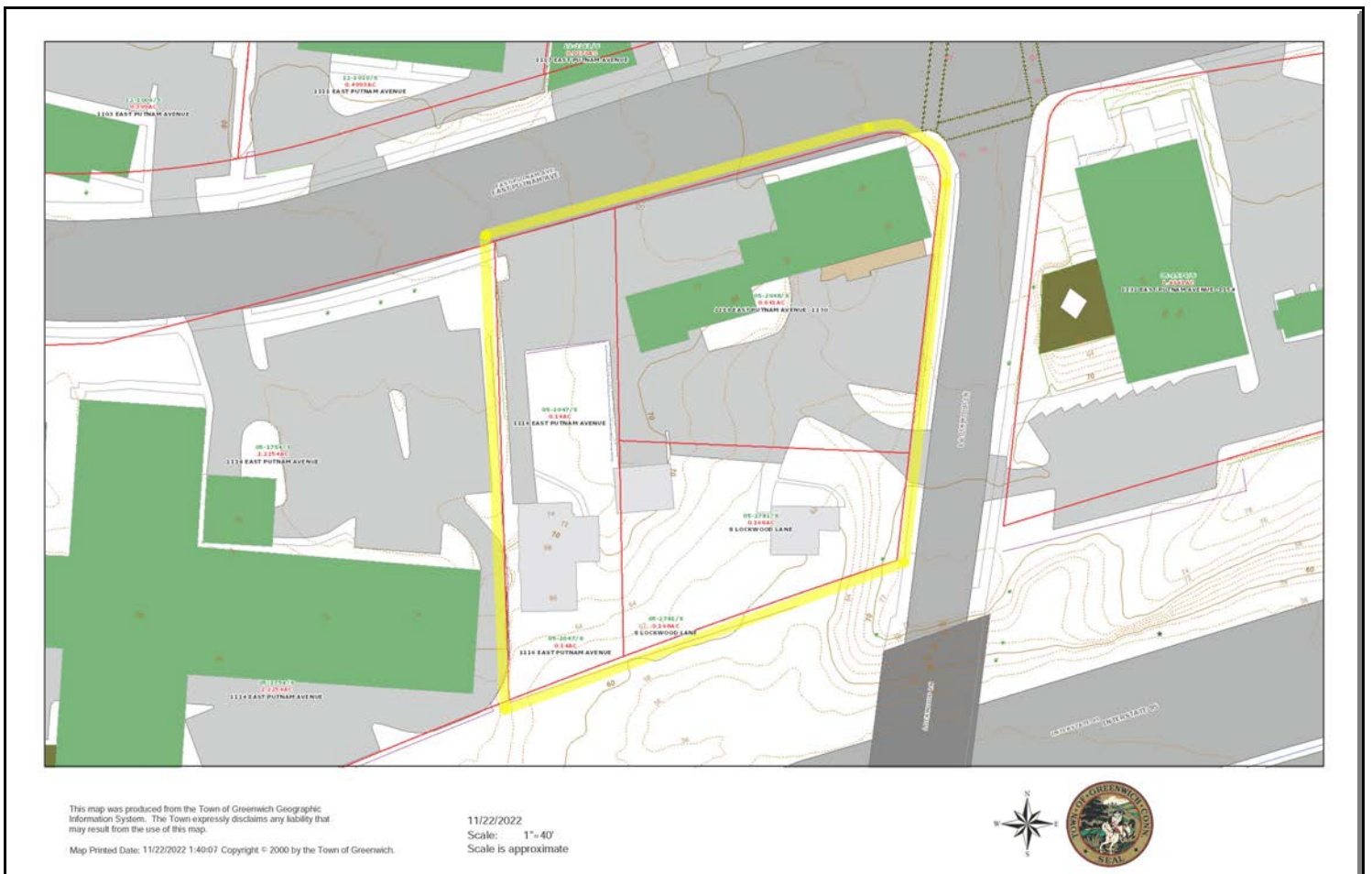
The Riverside corridor along East Putnam Avenue (U.S. Route 1), just a few blocks from the I-95 Exit 5 interchange, experiences exceptional traffic counts, with over 25,000 vehicles per day on Route 1 and 130,000 vehicles daily on I-95—ensuring consistent visibility and easy access.

Area demographics reflect the strong economic profile of Greenwich, showcasing exceptional buying power and household income levels. (See chart below for detailed demographic insights.)



SITE INFORMATION

- Site:** **1.1420 Acres** with 235+/- approximate feet of frontage on East Putnam Avenue (US Route 1) and 280+/- approximate feet of frontage on Lockwood Lane.
- Zone:** **LB** - Local Business Low density commercial and / or multi-family developments.
R-12 - Residential.
- Utilities:** The site is served by municipal water, town sewer, electric and natural gas.
- Environmental Disclosure:** A spill from a former dry cleaner tenant was previously identified, and significant soil removal has been performed. Limited impacts remain. As a result of the presence of the dry cleaner, the corner parcel of the property had been subject to the Connecticut Transfer Act.
Another prior use of the property was a gas station. Certain underground storage tanks have been removed, although additional tanks may remain on-site. This portion of the property is now operated as an automobile services business. Buyer is responsible for performing its own environmental due diligence. A summary of the work performed to address these conditions plus recent environmental field testing reports are available for review by qualified buyers upon execution of a Non-Disclosure Agreement (NDA).



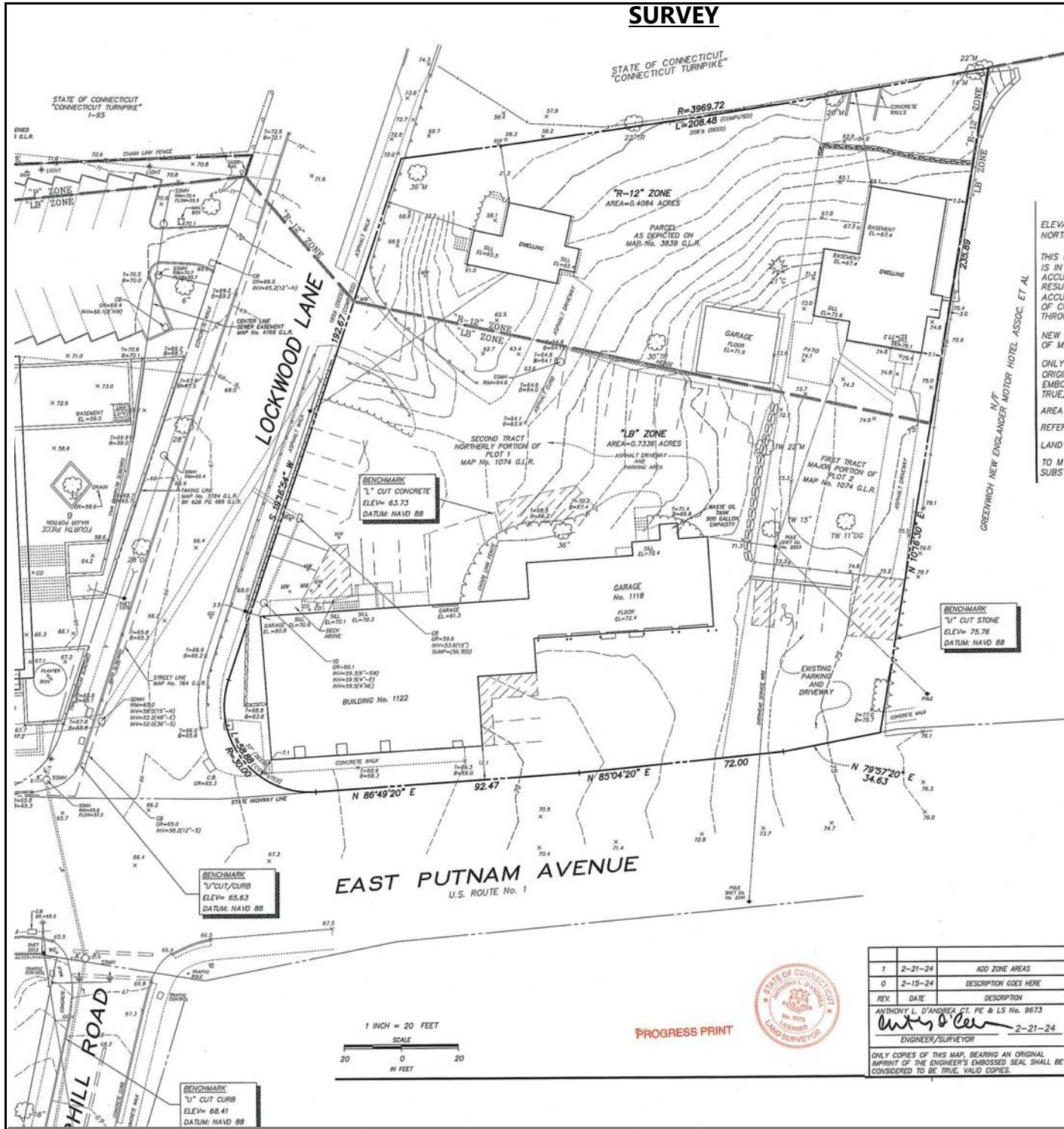
This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map.

Map Printed Date: 11/22/2022 1:40:07 Copyright © 2000 by the Town of Greenwich.

11/22/2022
Scale: 1"=40'
Scale is approximate



SURVEY



ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T-2" TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 1.1420 ACRES (TOTAL)

REFER TO MAPS No. 1074, 3759, AND 3938 G.L.R.

LAND LIES IN "LB" AND "R-12" ZONES

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.
 • LAND PLANNERS
 • ENGINEERS
 • SURVEYORS

P.O. BOX 549
 RIVERSIDE, CT 06878

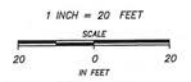
6 HILL LANE
 TEL. 637-1779

PROJECT	
PREPARED FOR	
LOCATION	1118 EAST PUTNAM AVENUE GREENWICH, CONNECTICUT
1 OF 1	EXISTING CONDITIONS

1	2-21-24	ADD ZONE AREAS
0	2-15-24	DESCRIPTION GOES HERE
REV	DATE	DESCRIPTION
		ANTHONY L. D'ANDREA ET. PE & LS No. 9673
		<i>Anty & Co</i> 2-21-24
		ENGINEER/SURVEYOR



PROGRESS PRINT



BENCHMARK
 "U" CUT CURB
 ELEV= 68.41
 DATUM: NAVD 88

BENCHMARK
 "U" CUT/CURB
 ELEV= 65.63
 DATUM: NAVD 88

BENCHMARK
 "U" CUT STONE
 ELEV= 75.76
 DATUM: NAVD 88

BENCHMARK
 "L" CUT CONCRETE
 ELEV= 63.73
 DATUM: NAVD 88

IMPROVEMENTS

COMMERCIAL - 1118-1130 East Putnam Avenue

Year Built: 1960
Remodeled: 2006

GARAGE BUILDING

Floor Area: 1,800 SF on front grade.
Construction and
Facade Masonry
Roof: Flat with built up bitumen
HVAC: Heat only - Gas.

RETAIL BUILDINGS

A) Floor Area: 536 SF on front grade.
B) Floor Area: 3,700 SF on front grade over lower level.
C) Floor Area: 3,700 SF on rear grade.
Construction and
Facade Masonry and store front.
Roof: Flat with built up bitumen

RESIDENTIAL

1116 East Putnam Avenue

Year Built: 1900
Size: 2,164 SF on 2 floors over a full basement.
Construction Wood frame
Roof: Asphalt shingle

Garage: 2 car, 336 SF, wood frame.

8 Lockwood Lane

Year Built: 1956
Size: 1,056 SF on 2 floors over a full basement.
Construction: Wood frame
Roof: Asphalt shingle



FINANCIAL MODEL 1116-1130 East Putnam Avenue 8 Lockwood Lane Greenwich (Riverside), CT	Prep Date: 4/9/26
	By: MJT

NOTES & ASSUMPTIONS
1) Actual rents and estimated market rents. Rentable sizes are measured estimates. At each automatic renewal, the Mavis annual rent increases \$10,000 fixed for the renewal term.
2) The apportionment of the Mavis rent is to illustrate their effective rent in comparison with market rates. The on-grade lower level space is currently used for storage.
3) Mavis pays a percentage of real estate taxes. The lease also provides for a percentage of insurance.
4) Expenses are from owner's experience.
No warranty or representation is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals. Buyers and Lessees should conduct their own validation of the facts hereof.
(C) 2026 TEDESCO

Tenant Schedule (1)	Rentable Size (SF)	Lease Expiration	Renewal Option(s)	PM/PSF	Annual
8 Lockwood - house	1,056	M-M		\$2,400.00	\$28,800
1116 E Putnam - house	2,164	vacant		\$5,500.00	\$66,000
1116 E Putnam - garage	336	vacant		\$20.00	\$6,720
1118-1130 East Putnam					
Mavis Tire - Street	3,786	7/31/2028	2-5yr	\$38.56	\$146,000
Mavis Tire - Rear Level (2)	3,700	"	"	\$20.00	\$74,000
** vacant	750	vacant		\$50.00	\$37,500
** vacant	750	vacant		\$50.00	\$37,500
CT Gold & Silver	750	6/30/2028		\$51.77	\$38,825
	9,736				
Column Totals -	12,956				\$435,345
				Avg. Rent / SF	\$33.60
			Vacancy Factor	3%	\$13,060
				Sub-Total	\$422,285
Expense Pass Throughs (3)					
				Real Estate Taxes - Mavis	\$17,896
				Total Pass Throughs	\$17,896
				Effective Gross Income	\$440,181
Expense Schedule (4)					
				Rate/SF	
Repairs, Maintenance & Cleaning				\$0.36	\$4,607
Insurance				\$0.88	\$11,422
Taxes - R/E				\$3.28	\$42,502
Utilities - Water, Gas, Electric & Oil				\$0.41	\$5,356
Refuse				\$0.34	\$4,356
Landscaping and Snow Removal				\$0.92	\$11,972
Management		3.0%			\$12,669
				Total Expenses	\$92,884
				Rate/SF	\$7.17
				Net Operating Income	\$347,298
				Rate/SF	\$26.81

Tax Assessor's Field Card 1.1 of 3

05-2047/S

ETTEPA INC

EAST PUTNAM AVENUE 1116

101

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
 05-2047/S
 Parcel Number
 Property Address
 EAST PUTNAM AVENUE 1116
 Neighborhood
 130126 NORTH RIVERSIDE/OLD GMCH 131
 Property Class
 101 Single Family
 TAXING DISTRICT INFORMATION
 Jurisdiction 57 Greenwich, CT
 Area 001
 Corporation 057
 District 05
 Section & Plat 352
 Routing Number 235590073

OWNERSHIP

ETTEPA INC
 C/O NINA KONE
 7521 YUCKER WILLIAM ST
 LAS VEGAS, NV 89149
 LOT NO 2 EAST PUTNAM AVE S-73

Tax ID 407052

TRANSFER OF OWNERSHIP

Printed 07/18/2025 Card No. 1 of 1

Date		
08/30/1950	1122 EAST PUTNAM AVENUE T Bk/Pg: 3324, 144	\$0
03/07/1951	GAROFALO JOHN & BERGA S Bk/Pg: 2106, 225	\$0
05/13/1946	NA Bk/Pg: 411, 366 68	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year		10/01/2019	10/01/2020	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024
Reason for Change		2019 List	2020 List	2021 Prelim	2021 Final	2022 List	2023 List	2024 List
VALUATION	L	532400	532400	628500	628500	628500	628500	628500
Market	M	350200	350200	287000	287000	287000	287000	287000
	F	882600	882600	915500	915500	915500	915500	915500
VALUATION	L	372680	372680	439950	439950	439950	439950	439950
Not Assessed	D	245140	245140	200900	200900	200900	200900	200900
	F	617820	617820	640850	640850	640850	640850	640850

LAND DATA AND CALCULATIONS

Site Description
 Topography:
 Public Utilities:
 Water, Sewer, Electric
 Street or Road:
 Neighborhood:
 Zoning:
 LB Local Business
 Legal Acres:
 5.1400

Land Type	Rating Soil ID or Actual Frontage	Measured Acres or Effective Frontage	Table or Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Residential Land		0.1400		1.00	560399.00	560999.00	785400		785400

CKXP: 1074

Supplemental Cards

TRUE TAX VALUE 785400

Permit Number Filing Date Est. Cost Field Visit
 Type Date Per SqFt

Supplemental Cards

TOTAL LAND VALUE 785400

Tax Assessor's Field Cards 1.2 of 3

PHYSICAL CHARACTERISTICS

Style: Conventional
 Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2164
 Attics: None
 Basement: 3/4

ROOFING

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

FLOORING

Slab: S. I.
 Sub and joists: 1.0, 2.0
 Base Allowance: B, L, 1.0, 2.0

EXTERIOR COVER

Vinyl: 1.0
 Wood Siding: 2.0

INTERIOR FINISH

Normal for Class: B, L, 1.0

ACCOMMODATIONS

Finished Rooms: 11
 Bedrooms: 5
 Formal Dining Rooms: 1
 Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Hot water - oil
 Lower: Full Part
 /Bas: 1 Upper Upper

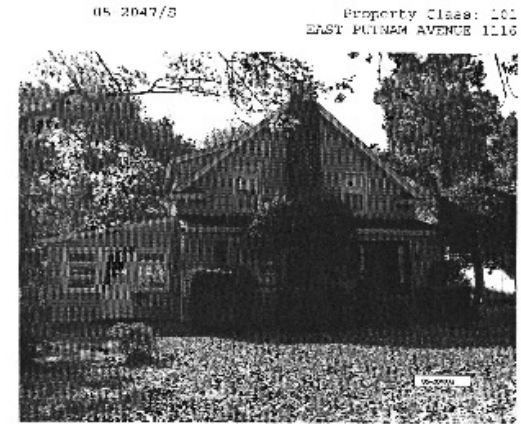
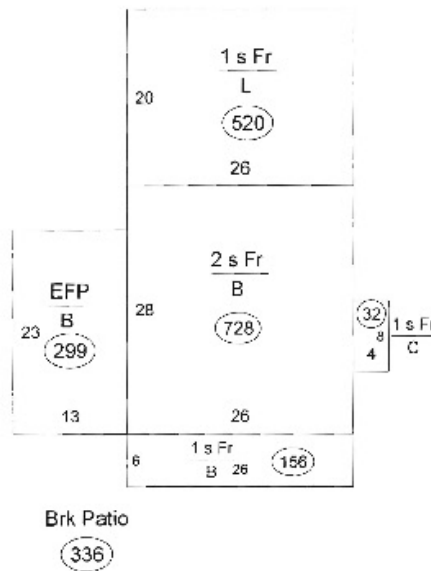
PLUMBING

 3 Fixt. Baths: 3 0
 Kt Sink: 1 1
 TOTAL: 10

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



02

116M: 100.001

SPECIAL FEATURES

Description	Value
PHASFC	6400
RAS STK	5000

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Const		Year Bff		Basa	Peak	Adj	Size or	Computed	PhysObsol		Market &		Value			
				Hgt	Type	Grade	Const						Year	Cond	Rate	Area		Value	Depr	Depr
PHASFC	6400	01	PHASFC	0.00			Avg:	1900	1900	TP	0.00	Y	0.00	3887	548180	35	0	100	100	246700
RAS STK	5000	02	RPTCAR	0.00	1		Avg	2001	2001	TP	43.84	N	43.84	25x 23	26040	30	0	100	100	18200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

GS 10/04/2019

TOG 10/01/2021

Neigh 130120 AV

TOTAL IMPROVEMENT VALUE

204900

Tax Assessor's Field Cards 2.1 of 3

05-2048/S

ETTEPA INC

EAST PUTNAM AVENUE 1118-1130

232

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
 05 2048/S
 Parent Parcel Number
 Property Address
 EAST PUTNAM AVENUE 1118 1130
 Neighborhood
 2300 EAST PUTNAM
 Property Class
 212 Strip Retail
 TAXING DISTRICT INFORMATION
 Jurisdiction 05 Greenwich, CT
 Area 001
 Corporation 057
 District 05
 Section & Plat 342
 Routing Number 21650074

OWNERSHIP

ETTEPA INC
 C/O NENA KENN
 7501 NUMBER WILLIAM ST
 LAS VEGAS, NV 89149
 LOT NO 36E PUTNAM AVE & LOCKWOOD LA 9-74

Tax ID 407/051

Printed 07/18/2025 Card No. | of |

TRANSFER OF OWNERSHIP

Date		
08/30/1999	1122 EAST PUTNAM AVENUE 1	50
	Kk/Pg: 3324, 144	
03/07/1997	GAROFALO, JOHN & BERGA S	50
	Kk/Pg: 2136, 225	
07/11/1998	GAROFALO JOHN & BERGA S	50
	Kk/Pg: 593, 376	
05/11/1946	NA	50
	Kk/Pg: 411, 366 58	

COMMERCIAL

VALUATION RECORD

Assessment Year	12/31/2019	12/31/2020	10/31/2021	10/31/2021	10/31/2022	10/31/2023	10/31/2024
Reason For Change	2019 List	2020 List	2021 Prelim	2021 Final	2022 List	2023 List	2024 List
VALUATION	1	2273800	2273800	2273800	2273800	2273800	2273800
Market	2	1027800	1027800	1048000	1048000	1048000	1267200
	3	3301600	3301600	3321800	3321800	3321800	3541000
VALUATION	1	1591660	1591660	1591660	1591660	1591660	1591660
70% Assessed	0	719460	719460	733600	733600	733600	887040
	7	2311120	2311120	2325260	2325260	2325260	2478400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor					Influence	Value
Soil ID	Areaage	or	-Sq-	Depth Factor	Base	Adjusted	Extended	Factor	
-or-	Actual	Effective	-Sq-	Square Feet	Rate	Rate	Value		
Frontage	Frontage	Depth							
Land Type	1 Primary Commercial			27921.96	109.59	109.59	3031700.0	-250	2273800

REZ4: 21-2002: Foot replacement, \$117,920, 100% Q1 2024.
 CKM: 1074

DBA: Mavin Tire Company of Greenwich (1116); Vacant (1130); Shiny Star
 Boutique (1128); Gold & Silver Brokers (1130)

GEN: Mavin modernized, 6 boys, mixed curb curb area

Permit Number - Piling/Date Est. Cont Field Visit
 Type

Supplemental Cards

TOTAL TAX VALUE 2273800

Supplemental Cards

TOTAL LAND VALUE 2273800

Tax Assessor's Field Cards 2.2 of 3

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

	B	1	2	C
Frame	Yes			
Brick		Yes		
Metal				
Chard				

FRAMING

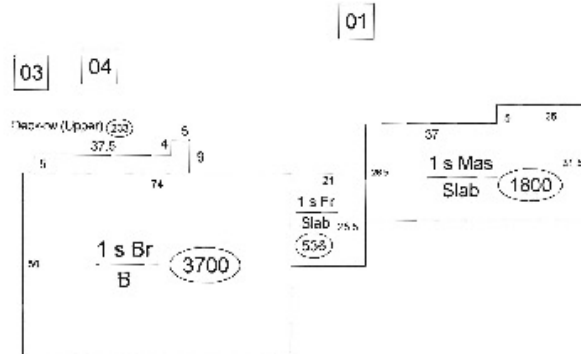
	B	1	2	C
Wd Jct	0	5035	0	0
F Res	3700	0	0	0

HEATING AND AIR CONDITIONING

	R	1	2	C
Fuel	680	5035	0	0
R/C	0	1400	0	0

05-2018/S

Property Class: 242
 EAST PUTNAM AVENUE 1116-1130



TRC: 150.001

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Year	Est	Base	Rest	Adj	Size or	Computed	PhysCosol	Market	%	Value	
			Use	Grd	Rate	Area	Area	Area	Value	Lepr	Adj	Comp		
C : Remod 2006		C	GENCOM	0.00	Avg	1920	1995	GD	0.00	0	0	0	100	102500
		01	PAVING	0.00	85	Avg	1999	1998	WD	2.90	0	0	100	6600
		03	FENCE	7.00	F10	Good	1950	1985	TP	25.25	0	0	100	3000
		04	RTWC29C	10.00	6D	Avg	1950	1985	TP	27.90	0	0	100	2700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TOTAL IMPROVEMENT VALUE 109800

EX 05/31/2014

T06 10/01/2021

Neigh 2300 AV

Tax Assessor's Field Cards 3.1 of 3

05-2781/S

ETTEPA INC

LOCKWOOD LANE 0008

101

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
05 2781/S
 Former Parcel Number
 Property Address
LOCKWOOD LANE 0008
 Neighborhood
130120 NORTH RIVERSIDE/OLD GRCH [1]
 Property Class
101 Single Family
TAKING DISTRICT INFORMATION
 Jurisdiction BY Greenwich, CT
 Area 001
 Corporation 00V
 District 05
 Section & Plot 352
 Routing Number 4051W0002

OWNERSHIP

ETTEPA INC
 C/O NINA KANE
 7501 YUCKER WILLIAM STREET
 LAS VEGAS, NV 89149
 LOT NO 1 LOCKWOOD LA W-2

Tax ID 40752A

TRANSFER OF OWNERSHIP

Date		
08/30/1999	1122 EAST PUTNAM AVENUE INC	80
03/07/1991	JOHN S HELOA MARIANO	80
08/09/1996	JOHN S HELOA MARIANO	80
08/09/1996	NA	80

Printed 07/18/2025 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	10/01/2019	10/01/2020	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024
Reason for Change	2019 List	2020 List	2021 Prelim	2021 Final	2022 List	2023 List	2024 List
VALUATION	1 244900	244900	336100	336100	336100	336100	336100
Market	4 102500	102500	104900	104900	104900	104900	104900
	1 347400	347400	441000	441000	441000	441000	441000
VALUATION	1 171430	171430	235270	235270	235270	235270	235270
70% Assessed	0 71750	71750	73430	73430	73430	73430	73430
	1 243180	243180	308700	308700	308700	308700	308700

LAND DATA AND CALCULATIONS

Neighborhood	Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
		Soil ID	Acresage	Depth	-or-	Rate	Rate	Value	Factor	
		or	or	Factor	-or-					
		Actual	Effective	Effective	Square Feet					
		Frontage	Frontage	Depth						
Zoning: R 13 Single Fam 12,000 sq ft	1 Residential Land		0.1880		1.00	4922023.00	4922023.00	810100 A	-10% I -10% O -20%	420000
Legal Acres: 0.1663										

LAND:
 0 HIGHWAY ADJACENT
 A TRAFFIC
 1 COMMERCIAL ADJACENT
 V SUB-NEIGHBORHOOD

Supplemental Cards
 TRUE TAX VALUE 420000

Permit Number Filing Date Est. Cost Field Visit Type Es. Sq Ft

Supplemental Cards
 TOTAL LAND VALUE 420000

Tax Assessor's Field Cards 3.2 of 3

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Conventional
 Occupancy: Single Family
 Story Height: 2.0
 Finished Area: 1225
 Attic: Unfinished
 Elevation: Full

ROOFING
 Material: Asphalt shingles
 Type: Gable
 Framing: Spf 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
 Brick: 1.0, 2.0, A

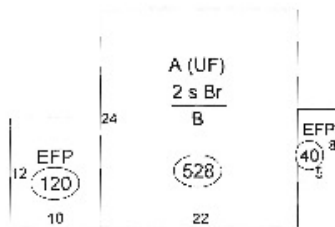
INTERIOR FINISH
 Normal for Class: B, 1.0, 2.0, A

ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Formal Dining Rooms: 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-gas
 Lower / Room: Full Part
 Upper / Room: 1 Upper Upper

PLUMBING
 #
 3 Fixt. Baths: 3
 Hot Sink: 1
 TOTAL: 4

REMODELING AND MODERNIZATION
 Amount: None



05-2781/S

Property Class: 101
 LOCKWOOD LANE 0009



(LCM: 100.00)

SPECIAL FEATURES

Description	Value
0 :BASIC	\$400

SUMMARY OF IMPROVEMENTS

Use	Story Hgt	Const Type	Grade	Year Const	Est Year Cond	Base Rate	Fast-ness	Adj Rate	Size or Area	Computed Value	Phys Depr	Obso Depr	Market Adj	Market Comp	Value			
0		WELL		1.00	Avg	1936	1936	50	0.00	Y	0.00	2112	21935	50	0	100	100	100000

Data Collector/Date
 GS 05/09/2024

Appraiser/Date
 TGG 10/01/2021

Neighborhood
 Neigh 110120 AV

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

109500

SITE VIEWS



SITE VIEWS

