

# Greenwich - Dental / Medical Condo For Sale

## 4 DEARFIELD DRIVE UNIT #3, GREENWICH, CT USA

# 1,687 RSF

CURRENT DENTAL OFFICE

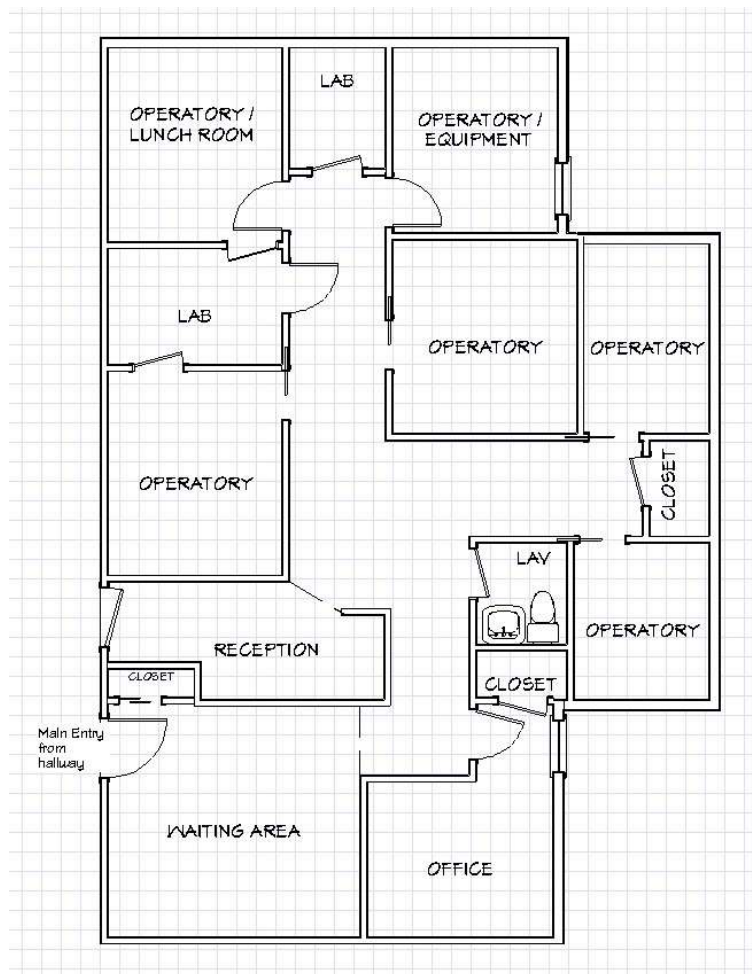


**T**houghtfully designed 1,687 RSF dental/medical office in a medical building. This offering is available under two distinct acquisition structures tailored to your investment strategy:

**Option A - Vacant:** Turnkey Vacant Possession - Perfect for an owner-operator seeking immediate occupancy. Avoid the massive capital expense of a raw dental/medical build-out.

**Option B - Occupied with Income:** Stabilized Sale-Leaseback - Purchase the real estate with a guaranteed lease. Secure \$100,000 in annual net rental income backed by a premier, credit-worthy dental group.

- Six (6) fully plumbed operatories
- Two (2) laboratory/sterilization areas
- Reception with spacious waiting area
- Private office
- Staff lounge/break room
- Restroom and multiple storage areas
- Functional circulation designed for efficient patient and staff workflow.



**Price: Upon Request**



Please call Michael Tedesco  
(203) 531-5939

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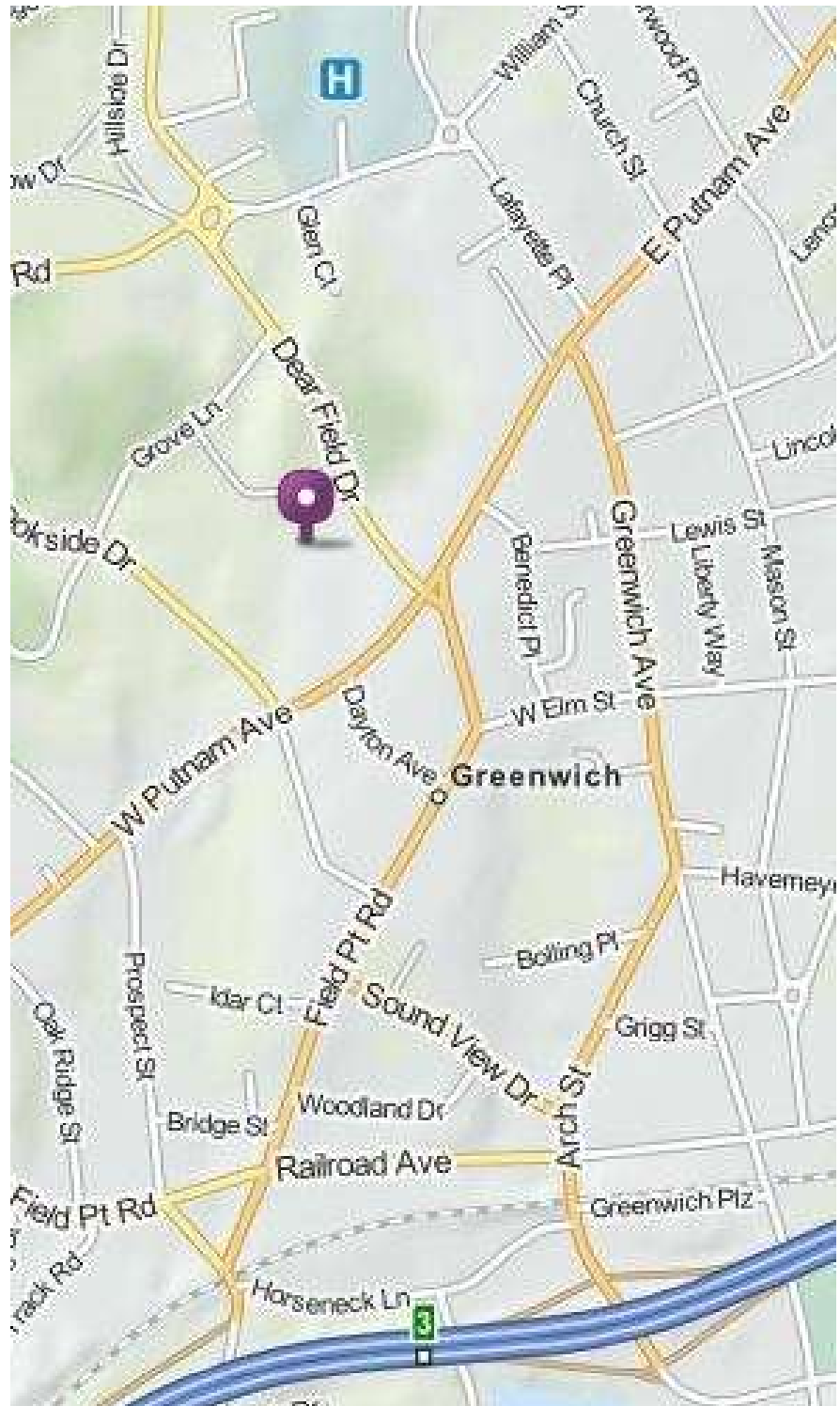
## LOCATION

4 Dearfield Drive is a purpose-built medical office building prominently located in the heart of downtown Greenwich, Connecticut. Originally constructed in 1969, the property has long served the healthcare community and continues to offer an exceptional location for medical and professional office users.

Ideally situated at the intersection of West Putnam Avenue (U.S. Route 1) and Dearfield Drive, the property benefits from outstanding accessibility and a prestigious business address. It is less than one-half mile from Greenwich Hospital, and only three blocks from the renowned retail, dining, financial, and professional services district along Greenwich Avenue and directly across from the Greenwich Public Library's main branch, .

The property's central location provides convenient access to the Greenwich Metro-North Railroad station, Interstate 95 (Exit 3), and the Merritt Parkway, allowing efficient travel throughout Fairfield County, Westchester County, and the greater New York metropolitan area. Patients, clients, physicians, and employees alike benefit from the property's exceptional connectivity and ease of access.

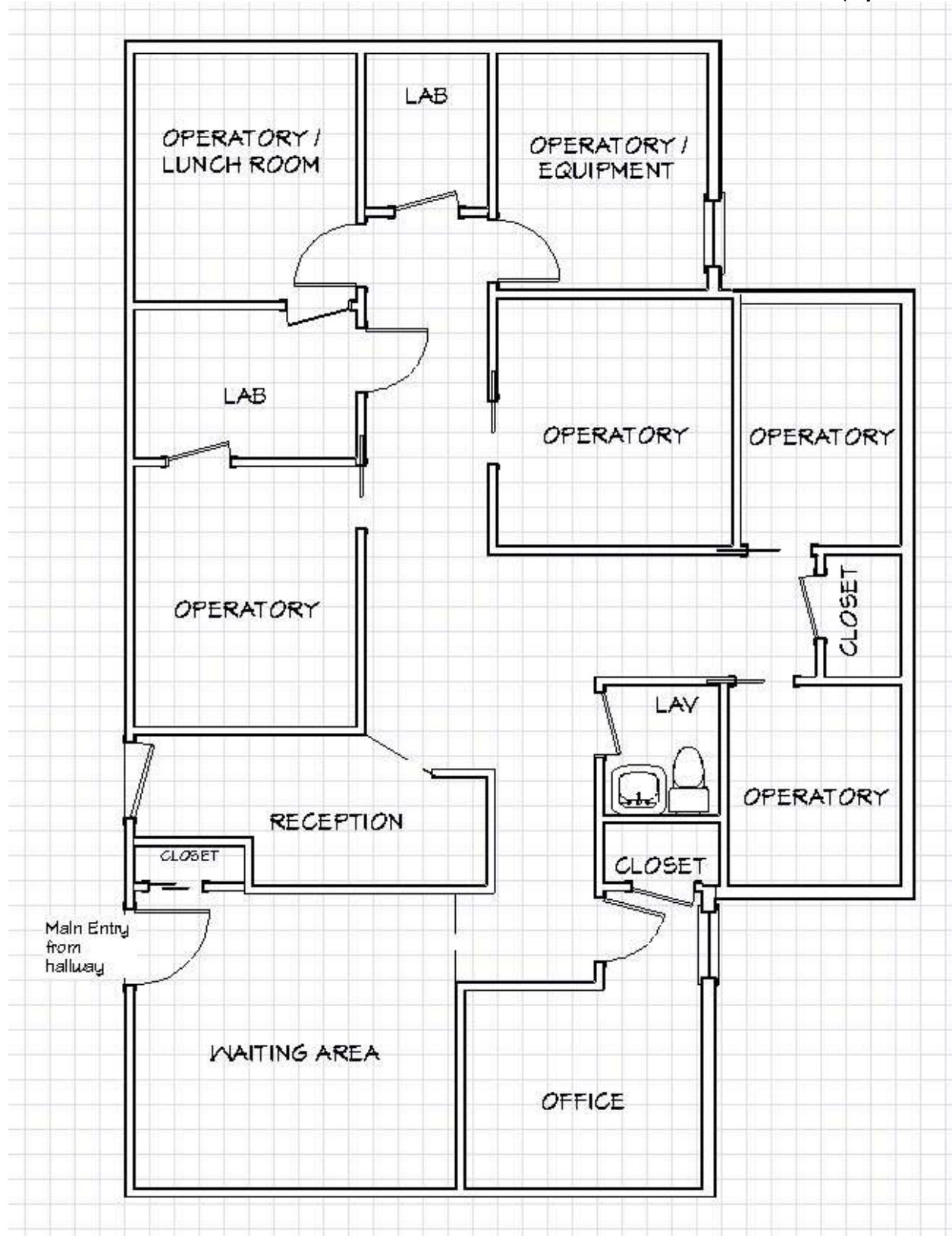
With its established medical identity, premier downtown location, and proximity to one of Fairfield County's leading healthcare institutions, 4 Dearfield Drive represents a rare opportunity to own space in one of the region's most desirable medical and professional office environments.



**UNIT #3 FLOOR PLAN & DETAILS**

**Size:** 1,687 Rentable SF  
1,350 Useable SF  
**Share:** 6.95%

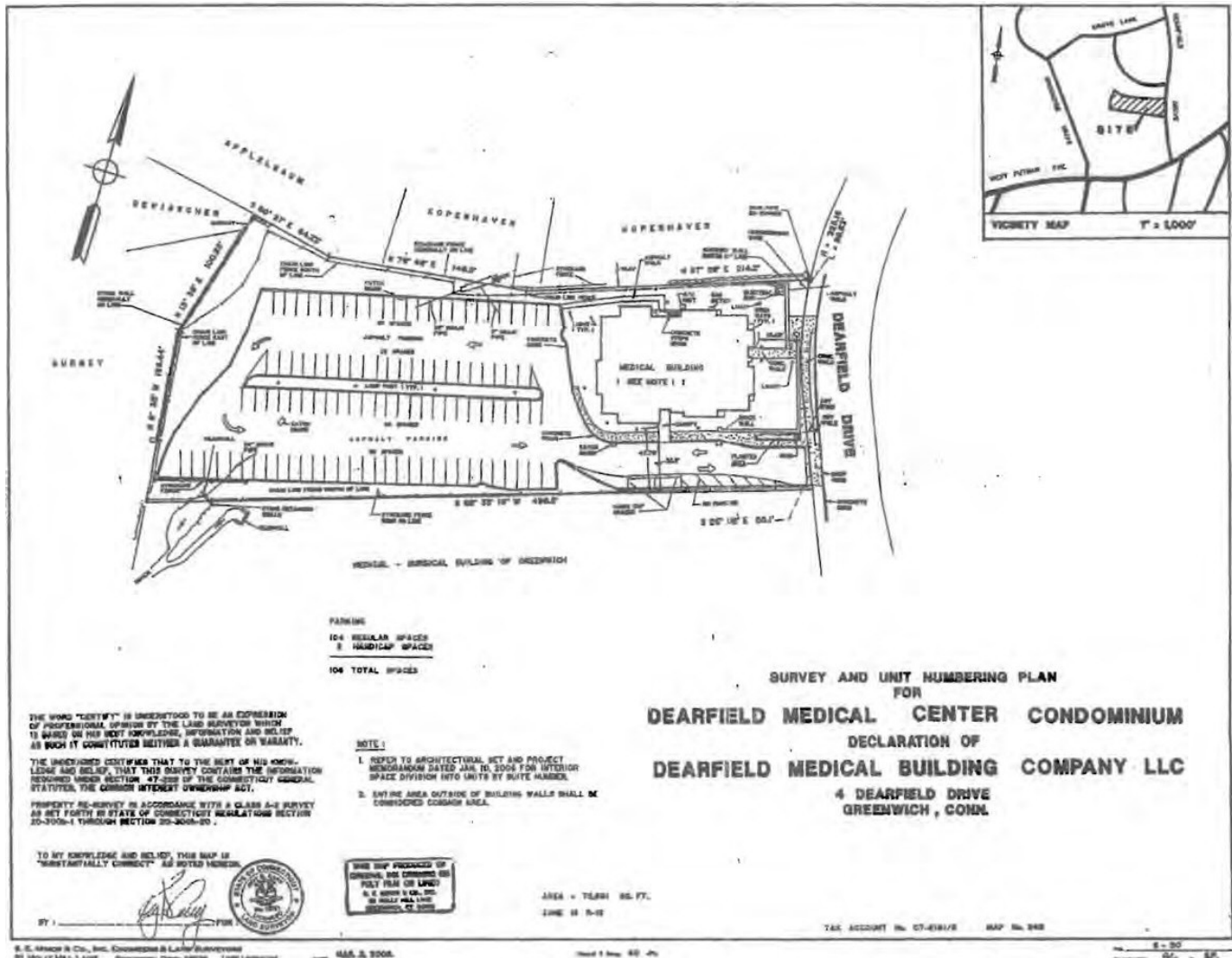
**Expenses (Utilities and HVAC included.):**  
**2025 Common charges - \$19,104**  
**2026-27 Real Estate Taxes - \$6,668**



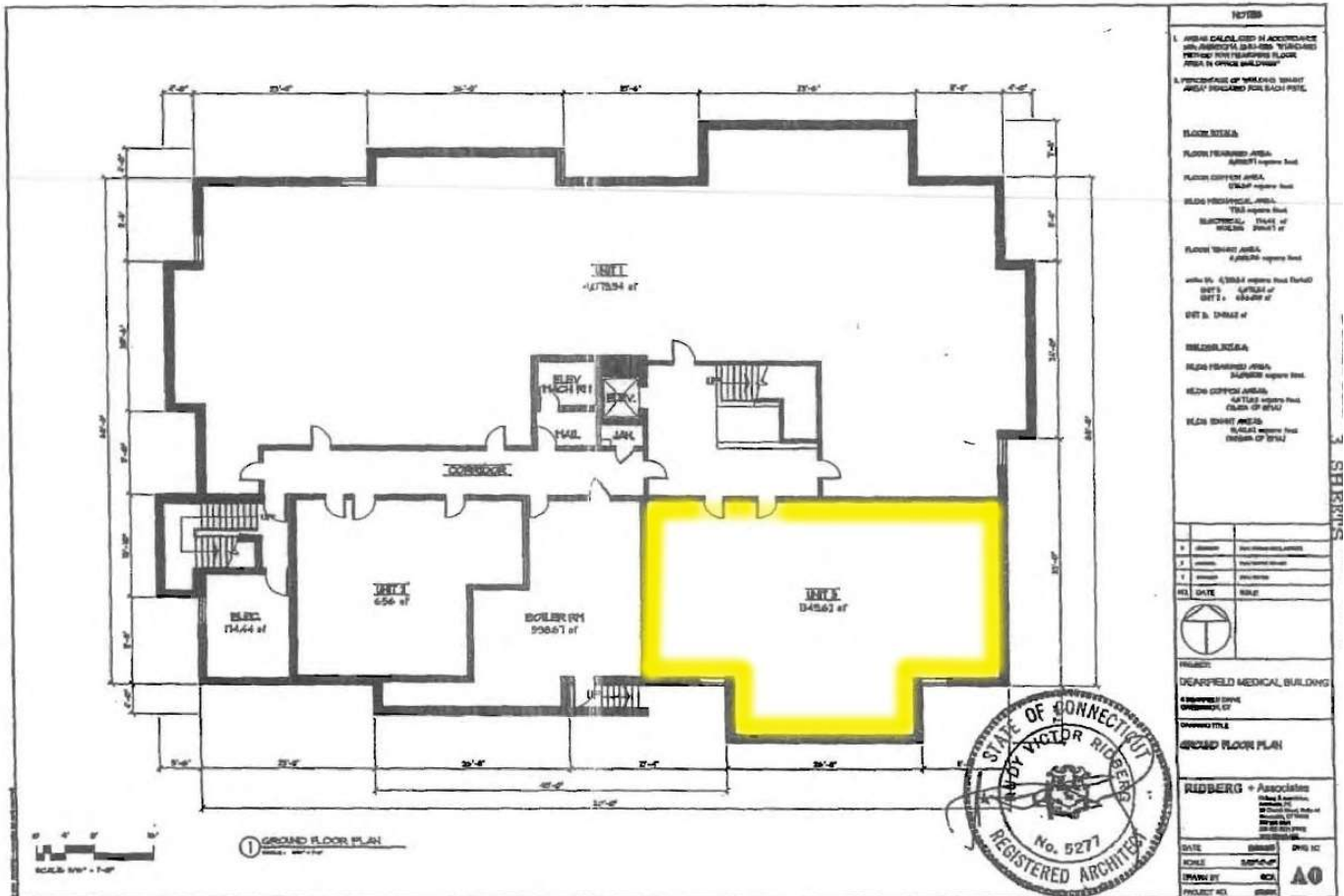
## SITE AND IMPROVEMENTS

Site: 1.738 acres  
Zone: R-12 - Residential  
Topography: Relatively level  
Parking: Generous On-site  
Utilities: Electric, gas, water  
Year Built: 1969  
Total Size: 33,750 SF  
Floors: 3  
Footprint: 11,250 SF

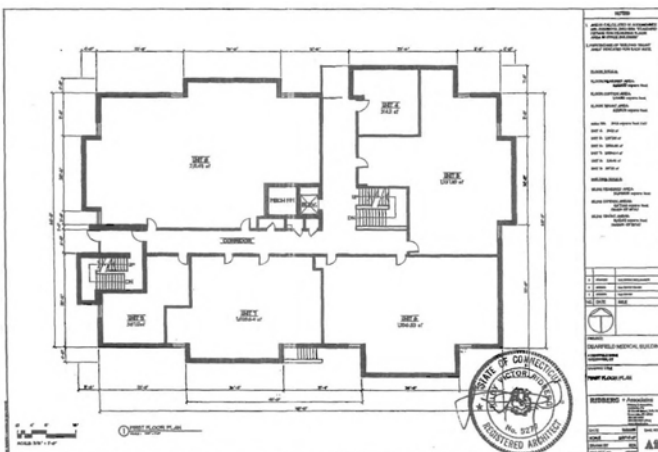
Construction: Steel frame  
Roof: Flat Bitumen  
Facade: Brick  
Windows: Single casement - operable  
Electrical: One service for the building  
Gas: One service for the building  
Heat / AC: Multi-zone system  
Elevator: Handicap Accessibility



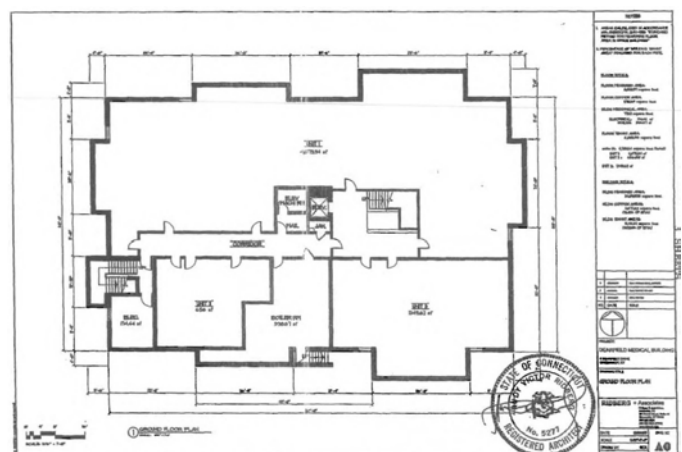
## BUILDING PLANS



1<sup>st</sup> Floor / Lower Level  
(Premises outlined in yellow)



## 2<sup>nd</sup> Floor / Main Level

3<sup>rd</sup> Floor / Upper Level

**FIELD TAX CARD**

07-3222/S

PICCARO CHRISTOPHER

DEARFIELD DRIVE 0004 UN03

280

**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER  
07-3222/S  
Parent Parcel Number  
07-2191/S  
Property Address  
DEARFIELD DRIVE 0004 UN03  
Neighborhood  
2200 WEST PUTNAM  
Property Class  
280 Condominium Commercial  
TAXING DISTRICT INFORMATION  
Jurisdiction 57 Greenwich, CT  
Area 001  
Corporation 057  
District 07  
Section & Plat 136  
Routing Number 2002W0004B

**OWNERSHIP**

PICCARO CHRISTOPHER  
35 BEACH DR  
DARIEN, CT 06820  
LOT NO 13B (UNIT 3) DEARFIELD DR W4B

Tax ID 248

**TRANSFER OF OWNERSHIP**

Date  
07/06/2010 DEARFIELD MEDICAL BUILDING \$0  
Bk/Pg: 5974, 93

Printed 07/24/2026 Card No. 1 of 1

**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 0         | 0          | 0          | 0          | 0          | 0           | 0          |
| Market            | B 876900    | 876900     | 876900     | 876900     | 876900     | 908600      | 908600     |
|                   | T 876900    | 876900     | 876900     | 876900     | 876900     | 908600      | 908600     |
| VALUATION         | L 0         | 0          | 0          | 0          | 0          | 0           | 0          |
| 70% Assessed      | B 613830    | 613830     | 613830     | 613830     | 613830     | 636020      | 636020     |
|                   | T 613830    | 613830     | 613830     | 613830     | 613830     | 636020      | 636020     |

**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 | Rate     | Value    | Factor    | Value |
| Land Type |           |           |              |      |      |          |          |           |       |

Zoning:  
R-12 Single Fam 12,000 sf  
Legal Acres:  
0.0000

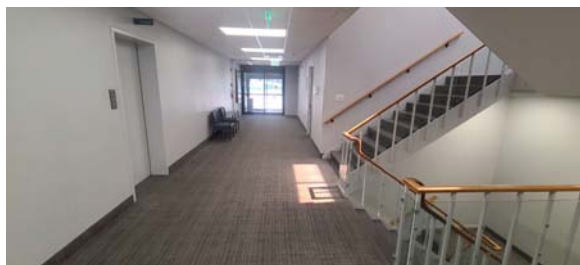
CKMP: 8479  
DBA: Greenwich Cosmetic & Family Dentistry (George Tsangaroulis, DDS)  
GEN: LL. aka Suite G2, containing 1350 sf (four operatories, three offices, 2-2F lavatories, and reception room.)  
SPLT: Split from 07-2191/S per Vol 5952, Pg 89 condo declaration. (16 units). Parent parcel 07-9801. RCS - 5/27/10. Other units w/in 07-3221/s thru 07-3235/s range plus 07-2191/s.  
VI: Based on declared area of 1,350 sf.

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

Supplemental Cards  
TOTAL LAND VALUE

908600

**PICTURES**



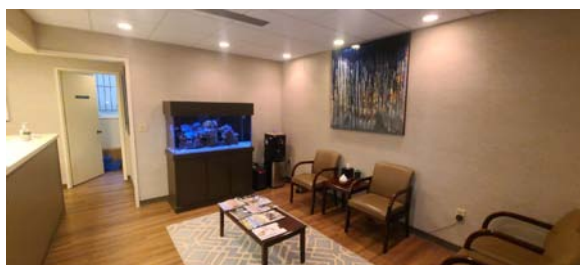
Main entrance, lobby, stairs and elevator



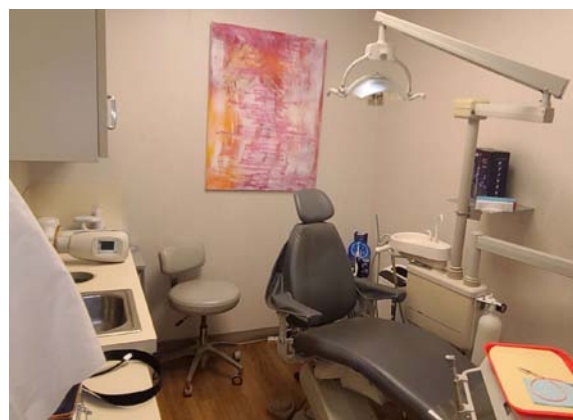
4 Dearfield Drive



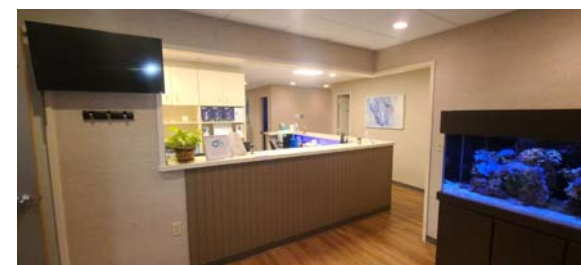
Office Entrance



Reception



Operatory



Front Desk



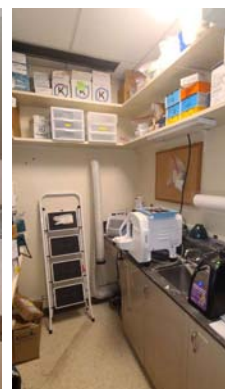
Break Room



Lab



Lavatory



Lab



Op - Equip. Room