

# 719 Post Road East, Westport, CT

Ideal for  
Owner User,  
Investor or  
Redevelopment

**THE LOCATION: WESTPORT CONNECTICUT** is one of the wealthiest zip codes in the U.S., situated along Fairfield County's Gold Coast and less than 50 miles northeast of New York City. Its vibrant commercial environment generates the feeling of an old New England town, while modernizing and growing in affluence. The Town is home to numerous companies, including the headquarters of Newman's Own, Terex and Bridgewater Associates along with dozens of national retailers such as Tiffany, J. Crew, Barnes & Noble, Crate & Barrel and numerous others.

**For information, please contact:**  
**Randy Vidal**  
**203-226-7101 Ext 3**  
**[randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)**

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

**VIDAL/WETTENSTEIN, LLC**



**SIOR**

Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 719 Post Road East, Westport, Connecticut

## Retail Building Available for Sale

### Property Highlights:

- Superior Location on Post Road East (Route 1)
- 28,900 Traffic Count
- Great Signage on Building and Pylon Sign
- 2 Curb Cuts for Easy Access
- Located at 4 Way Traffic Signal
- Half Mile from Exit 18 of I-95
- Superb Visibility
- **Sale Price Reduced:** \$1,590,000

### Property Details:

Acres: .43	Year Built: 1960
Total Sq. Ft.: 4,899	Heating: Hot air
Retail Sq. Ft.: 4,419	AC: Yes
Office Sq. Ft.: 480	Gas: Yes
Zoning: GBD	Volts: 240
Parking: 23 cars	Amps: 200
Taxes for 2019: \$19,038	Water/ Sewer: City
Sewer Tax: \$1,673	

### Demographics:

Owner Household: 82% within 5 mile radius

Average HH Income: \$304,439

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

**VIDAL/WETTENSTEIN, LLC**



**SIOR**

Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 719 Post Road East, Westport, Connecticut



- Superior Location on Post Road East (Route 1)
- 28,900 Traffic Count
- Great Signage on Building and Pylon Sign
- 2 Curb Cuts for Easy Access
- Located at 4 Way Traffic Signal
- Half Mile from Exit 18 of I-95
- Superb Visibility
- **Sale Price Reduced: \$1,590,000**

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

**VIDAL/WETTENSTEIN, LLC**



Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 719 Post Road East, Westport, Connecticut



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

**VIDAL/WETTENSTEIN, LLC**

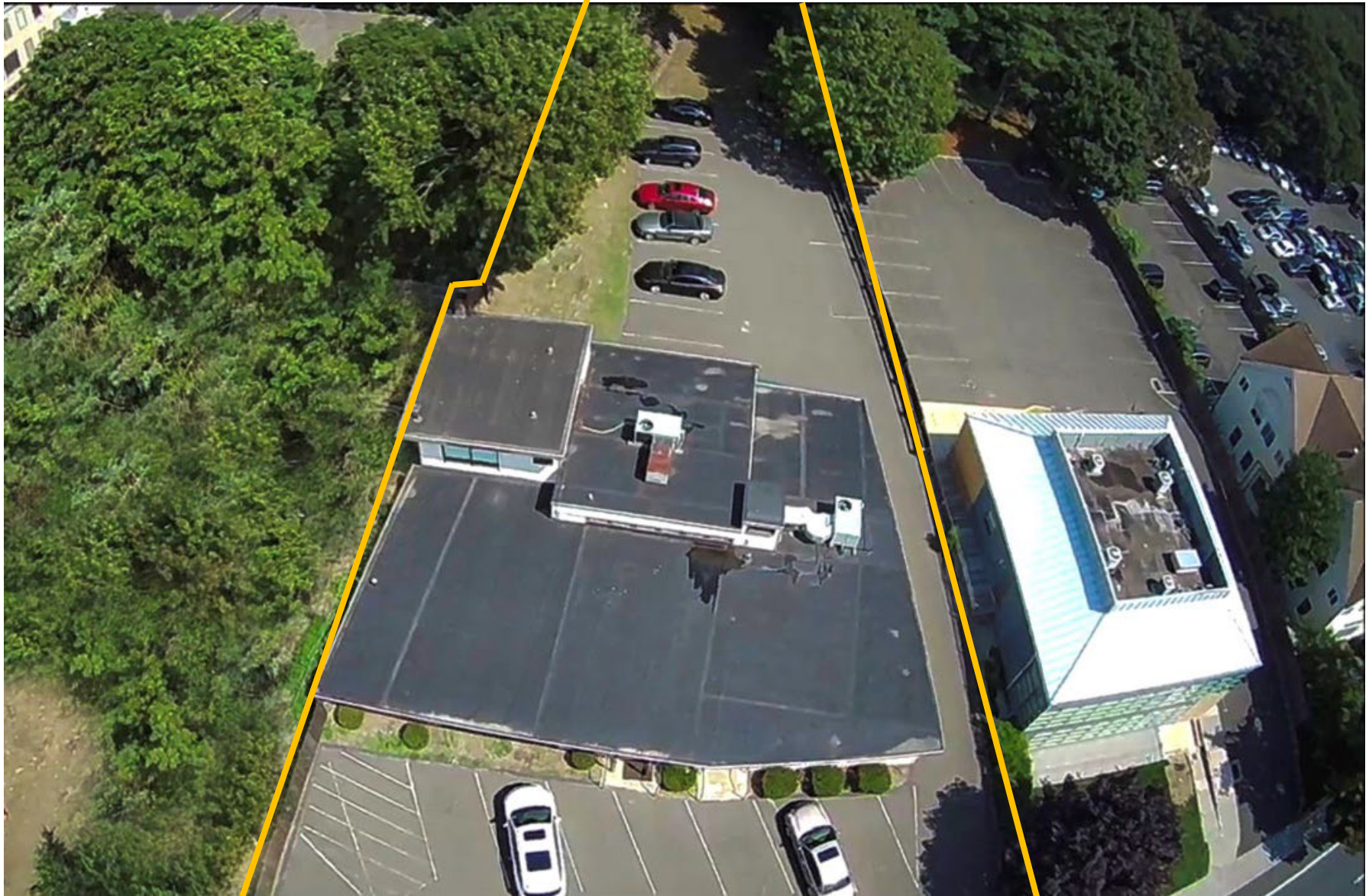


**SIOR**

Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 719 Post Road East, Westport, Connecticut



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

**VIDAL/WETTENSTEIN, LLC**



**SIOR**

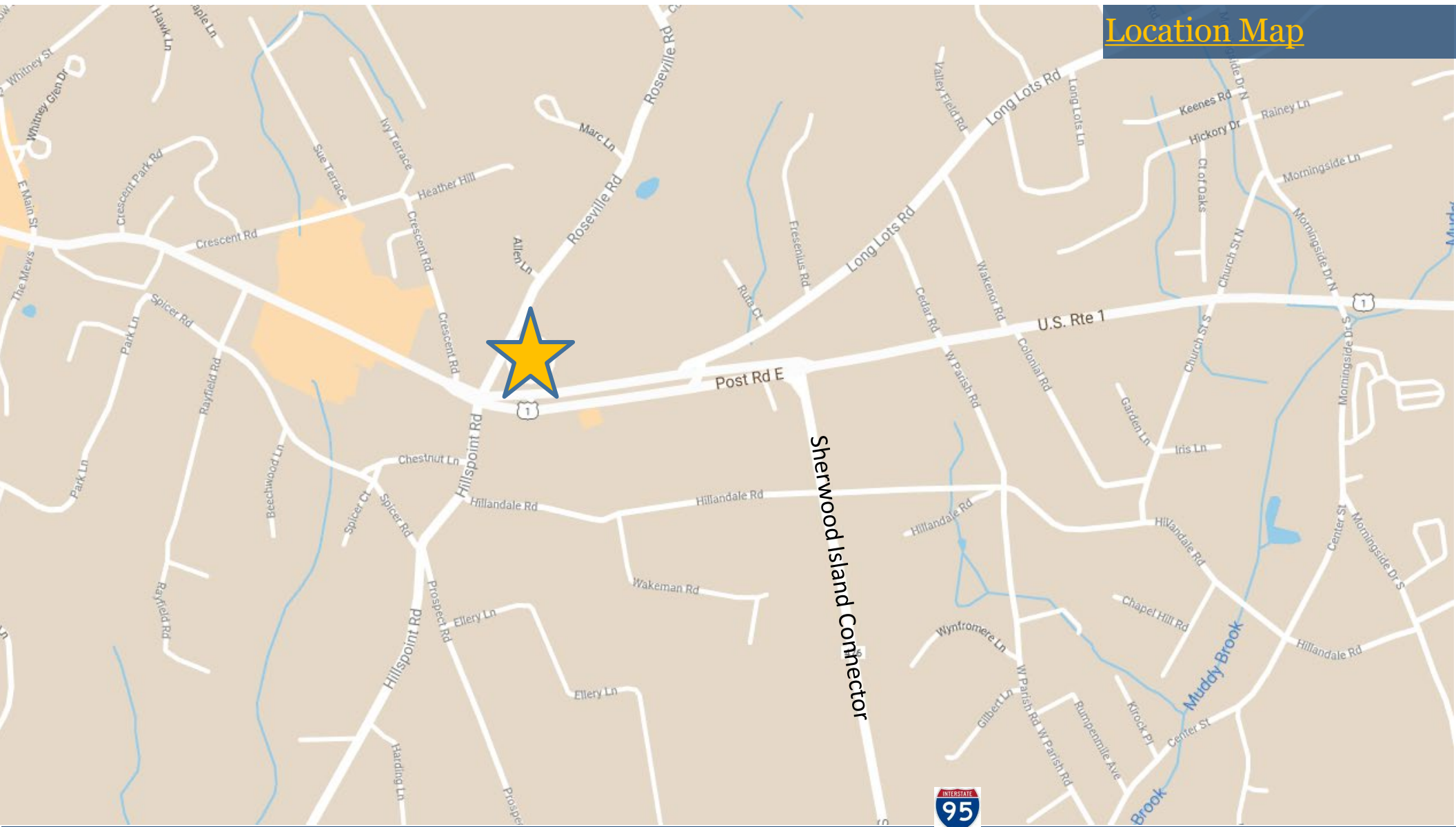
Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 719 Post Road East, Westport, Connecticut

Location Map



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

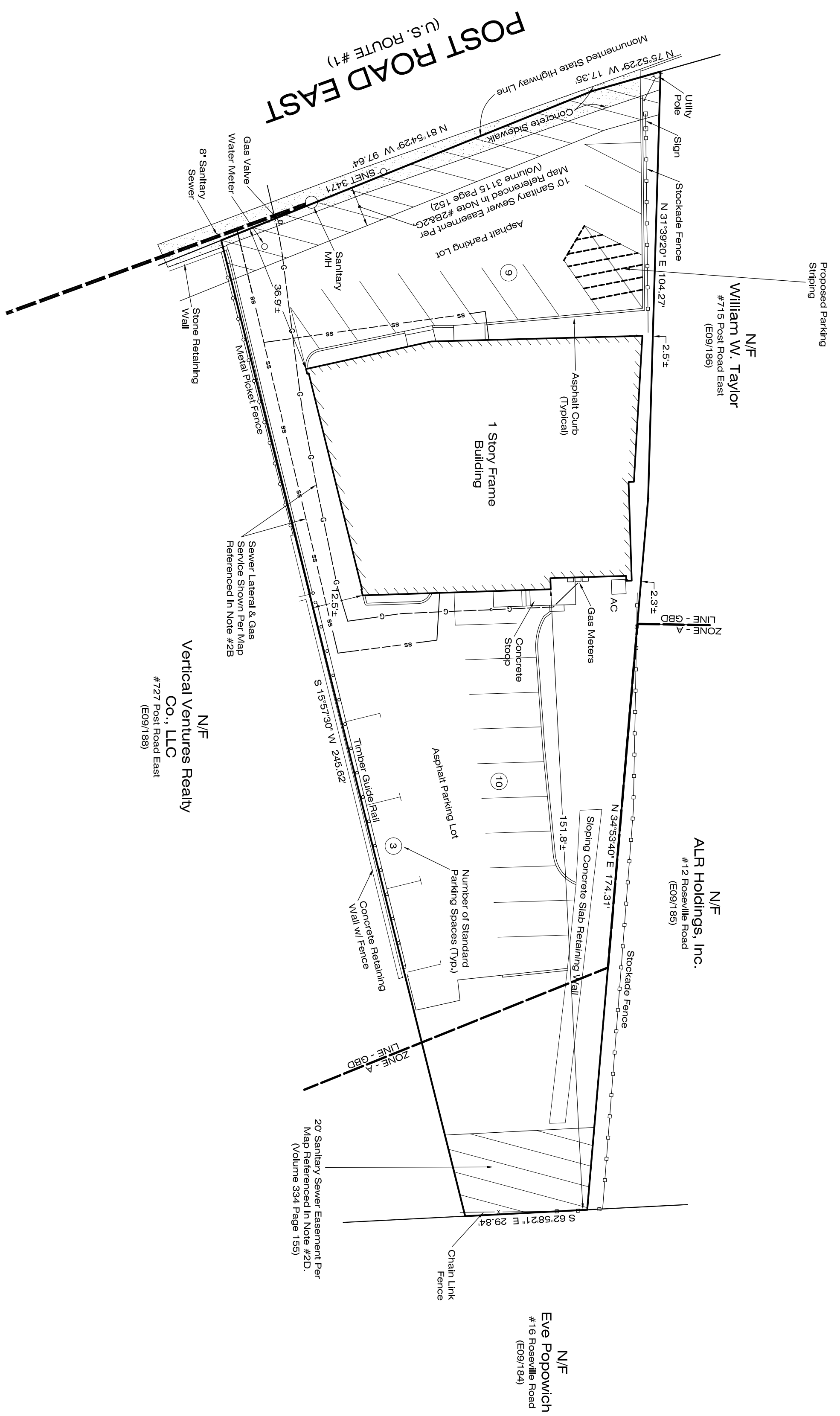
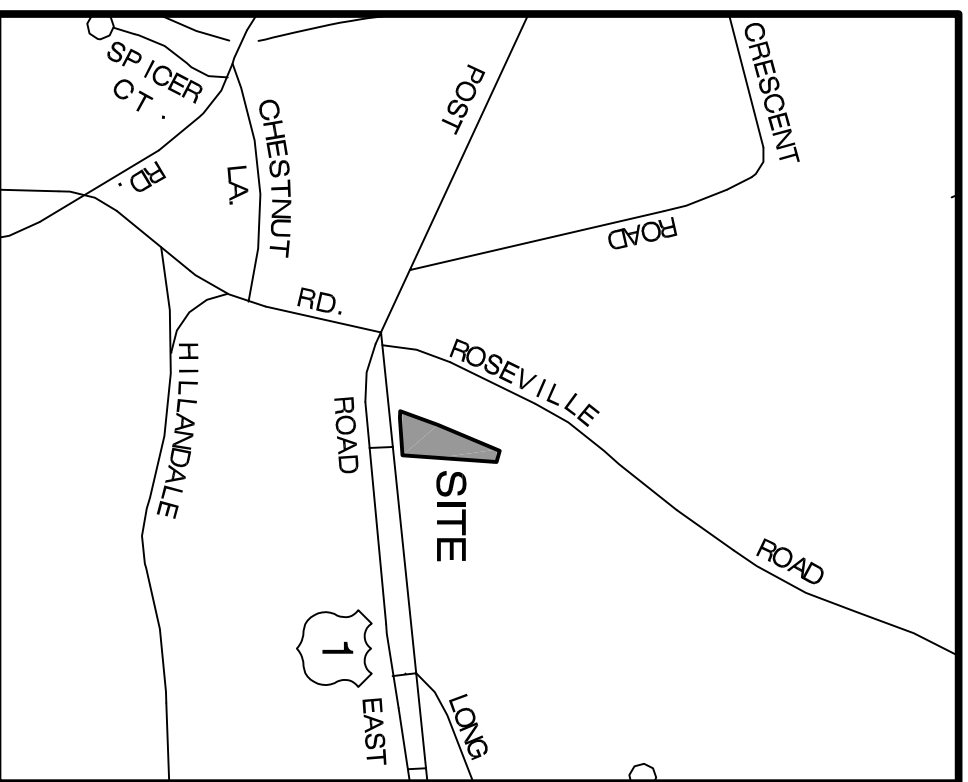
**VIDAL/WETTENSTEIN, LLC**



**SIOR**

Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)



**LEGEND**

- HYDRANT
- MANHOLE
- ⊞ GAS VALVE
- ⊞ UTILITY POLE
- ⊞ WATER VALVE
- ⊞ LAMP POST
- ⊞ CATCH BASIN
- ⊞ ELECTRIC BOX
- ⊞ SIGN
- ⊞ MAILBOX
- ⊞ TELEPHONE BOX
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- ⊞ STONE BOUND
- ⊞ HEDGE
- STONEMALL
- WOOD GULBERAL
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE

**NOTES:**

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.
2. Reference is made to the following documents:
  - A. Map of Property for Norman L. Pollack, Westport, Conn., May 25, 1967. Revised July 14, 1967, prepared by The Huntington Company, LLC, (RM 7073)
  - B. As-Built Plan & Profile Of Sanitary Sewer Extension Prepared For The Town Of Westport, Post Road East, Westport, Connecticut, Dated: Oct. 2, 2010 prepared by Walter H. Skidd - Land Surveyor L.L.C.
  - C. Easement Survey, Showing Sanitary Sewer Extension, Westport, Connecticut Dated July 15, 2010 prepared by Walter H. Skidd (RM 9983)
  - D. Easement Through Property Of Norman Pollack, East State Street, Dated: February 17, 1970 prepared by J.E. Czeli PE & LS (RM 7044)
  - E. Volume 334 Page 155 (Sewer Easement)
  - F. Volume 1124 Page 210 (Variance)
  - G. Volume 2154 Page 58 (Variance)
  - H. Volume 3115 Page 152 (Temporary Easement)
3. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor neither discurs nor warrants the underground utilities shown on this plan and shall not be held liable for any damages or injury that may be caused by any utility that is not shown on this plan. The surveyor does not physically declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
4. Property is located in FEMA Zone X, Per Flood Insurance Rate Map #09001C0414G, Effective Date: July 8, 2013; Panel 414 of 626.
5. Parcel Area = Total: 18,736 sq±, 0.430 ac±.  
Zone GBD: 16,798±, 0.386 AC±.
6. Parcel is located in zone General Business District (GBD) & Residence A; as shown on the following map titled: "Official Building Zone Map" Revised to 11/19/2009  
GBD Zone:  
 Required minimum frontage: 50' Existing: 115.00'  
 Maximum building coverage: 25% Existing: 26.1% ±  
 Maximum floor area: 10,000 sq Existing: 4,387 sq±  
 Maximum height: 25 Existing: 15.8±  
 Minimum front setback: 30 Existing: 36.9±  
 Minimum side setback: 15 Existing: 2.3± See Note #7  
 Minimum rear setback: 25 Existing: 151.8±  
 Maximum building height: 2 stories or 25'-30" Existing: 1 Story, <29' (Flat Roof)  
 Floor area and building coverage calculated using only the area located in the GBD zone.
7. A Zoning Board of Appeals Variance was granted For sideyard in a Business District, Effective July 29, 1967.
8. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

NOT VALID UNLESS EMBOSSED WITH SEAL OR  
 FIXED WITH THE LIVE STAMP OF THE SENATOR  
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS  
 SUBSTANTIALLY CORRECT AS NOTED HEREON

Jesse T. Sparr Sr., L.S. 372036

NO.	DATE	DESCRIPTION
2	7-11-13	Proposed Parking Striping
1	7-9-13	Add Former Parking Striping

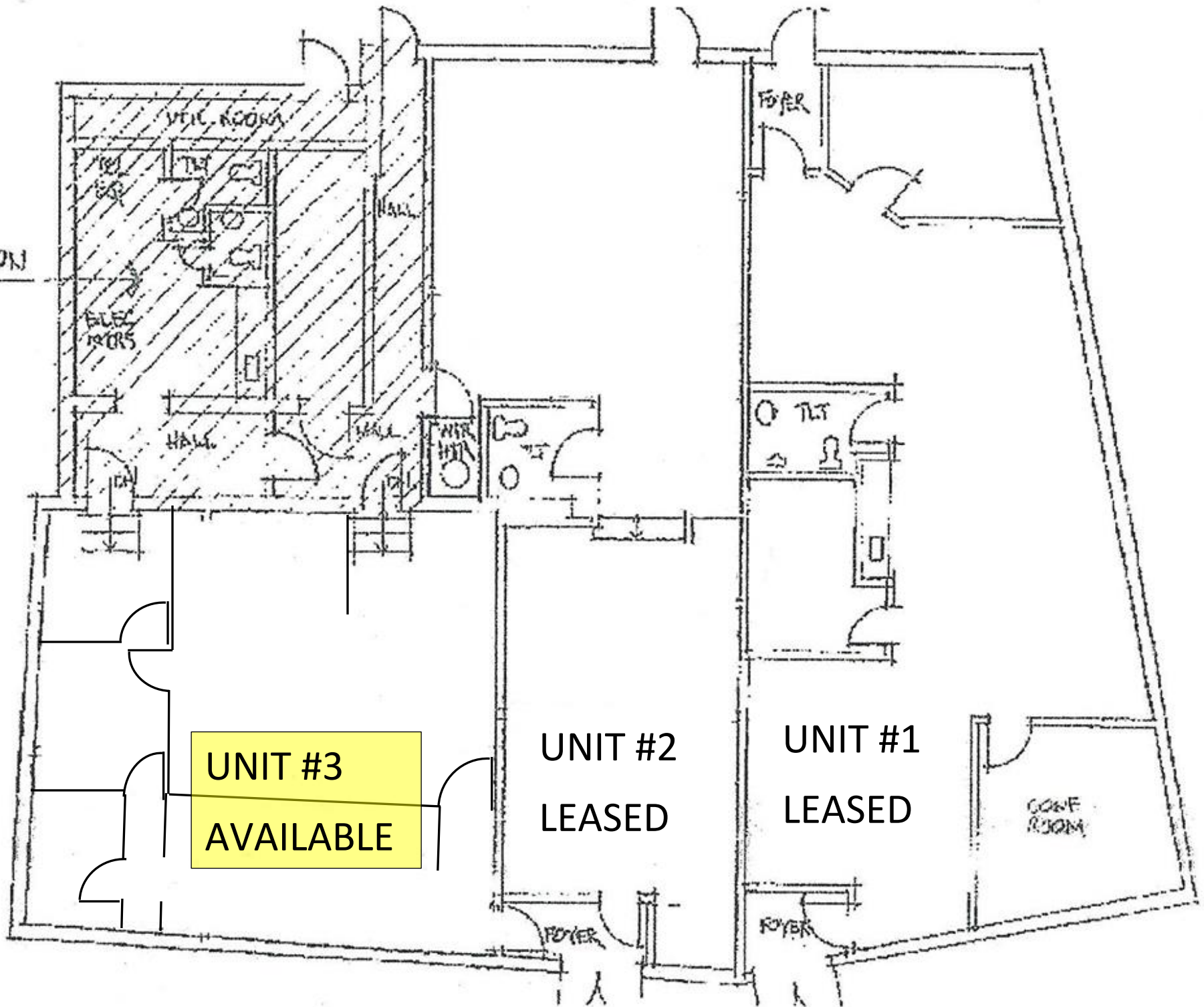
**DATA ACCUMULATION PLAN**  
 PREPARED FOR  
**RANDOLPH A. VIDAL, TRUSTEE**  
 #719 POST ROAD EAST  
 WESTPORT, CONNECTICUT

DATE: JUNE 13, 2013  
 SCALE: 1"=20'  
 DRAFTER: SUR  
 JOB NUMBER: 9313  
 PROJECT #: 9313

**HC** THE HUNTINGTON COMPANY, LLC  
 Consulting Engineers & Surveyors  
 300 Limwood Avenue, Fairfield, CT  
 203.259.0101

1/1

COMMON  
AREA



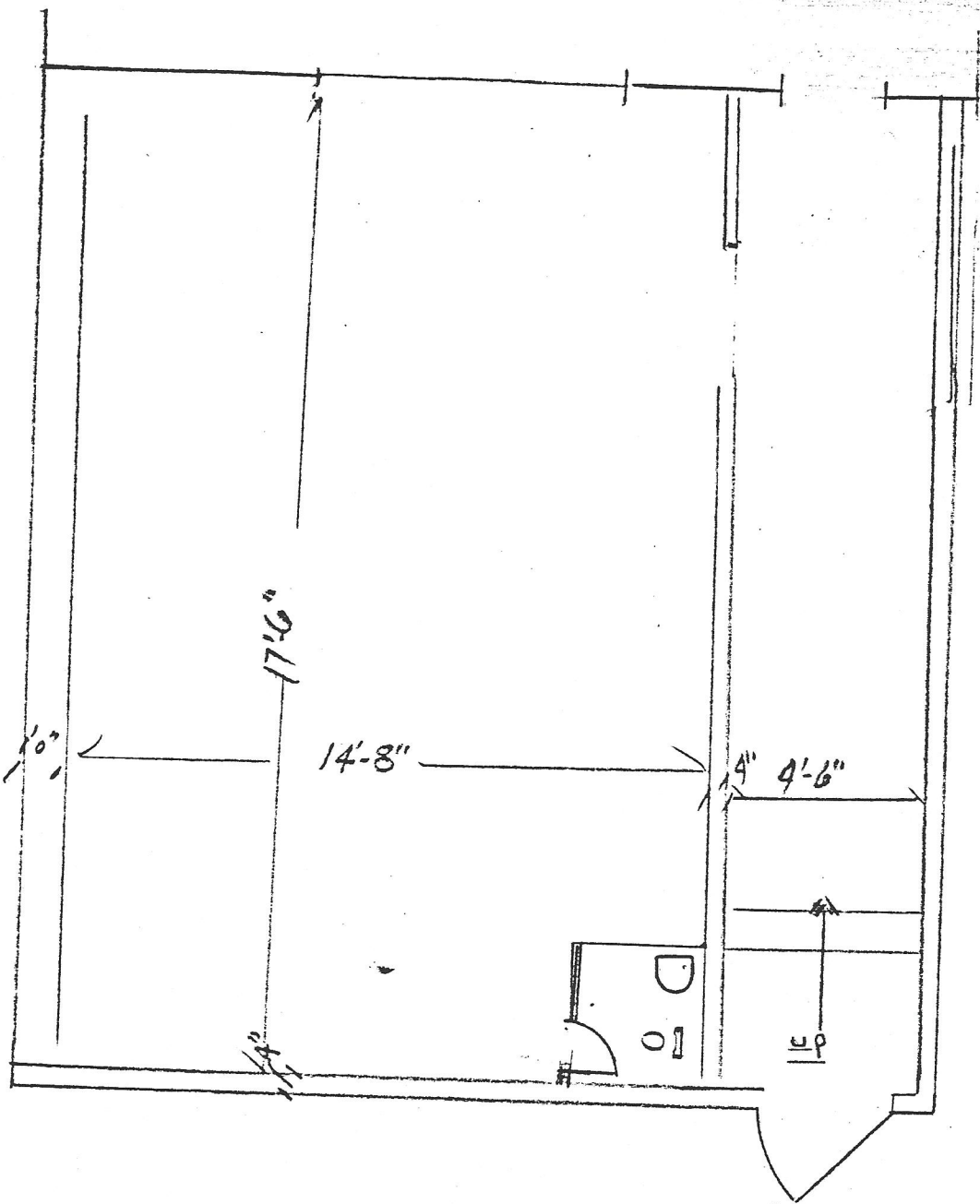
UNIT #3  
AVAILABLE

UNIT #2  
LEASED

UNIT #1  
LEASED

CONVE  
ROOM





2nd Floor.

719