

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**

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

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.: 4,942	Heating: Hot air
Retail Sq. Ft.: 4,458	AC: Yes
Office Sq. Ft.: 484	Gas: Yes
Zoning: GBD	Volts: 240
Parking: 23 cars	Amps: 200
Taxes for 2020: \$18,869	Water/ Sewer: City
Sewer Tax: \$748	

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.



SIOR

Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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



SIOR

Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
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

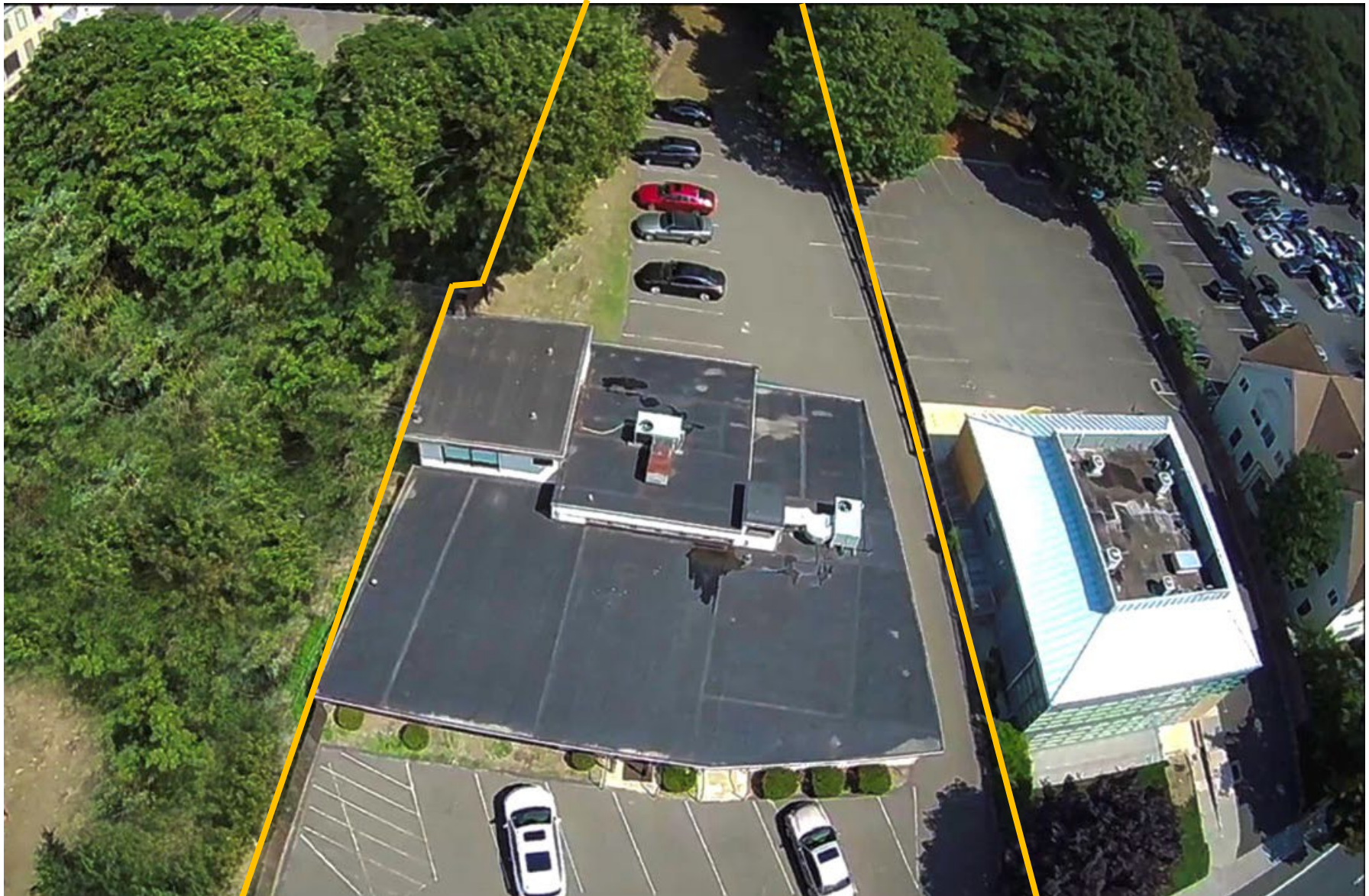


SIOR

Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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

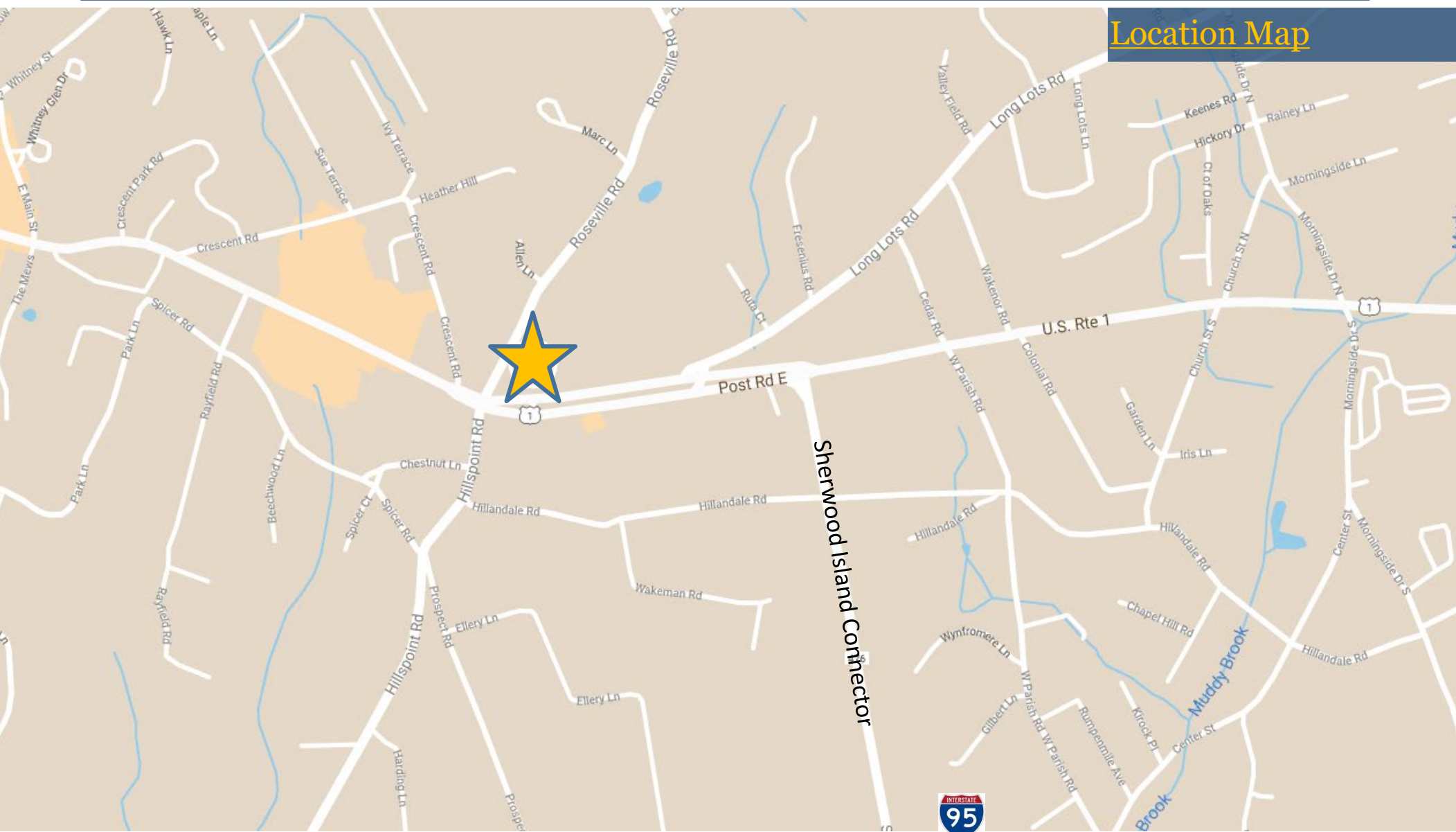


SIOR

Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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.

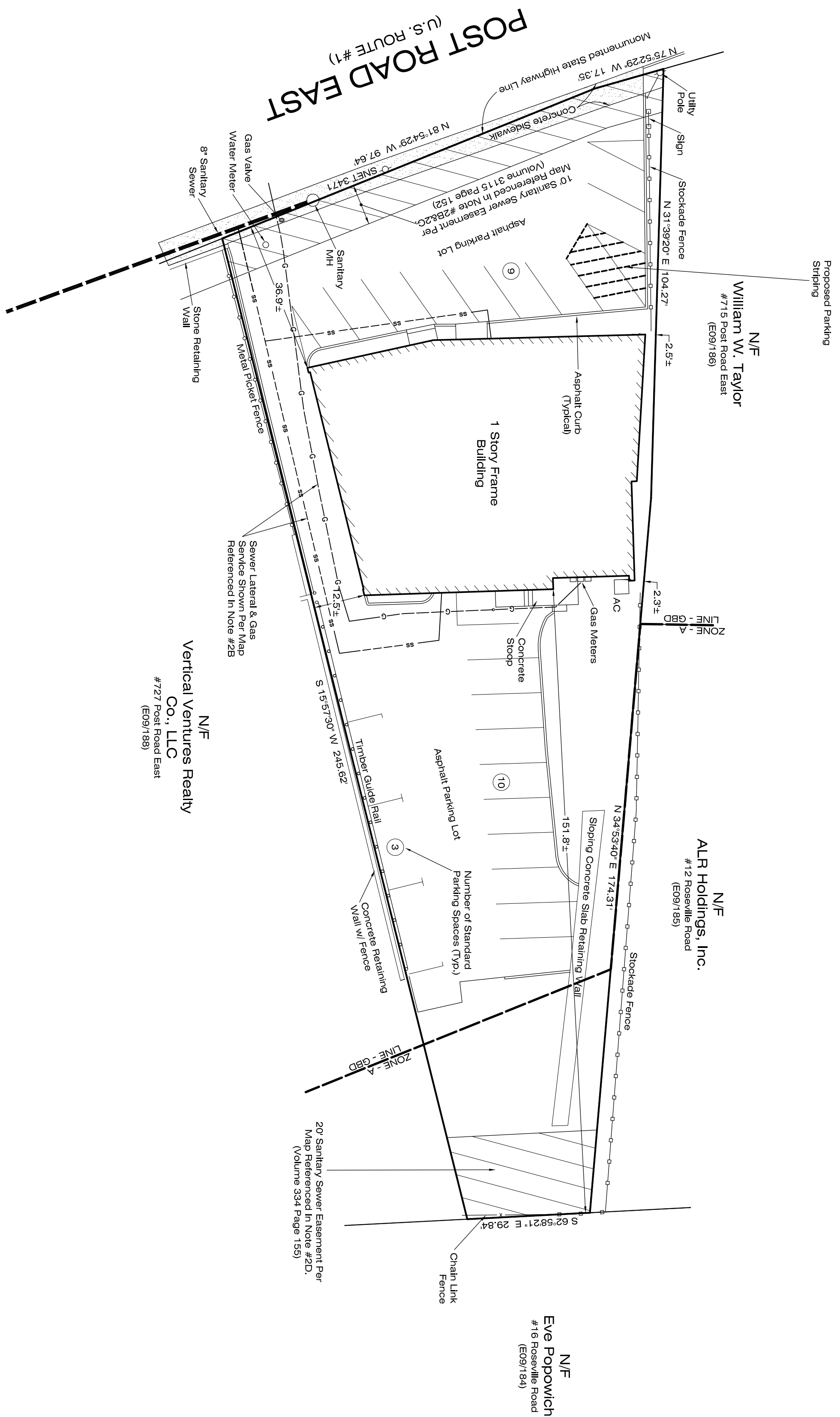
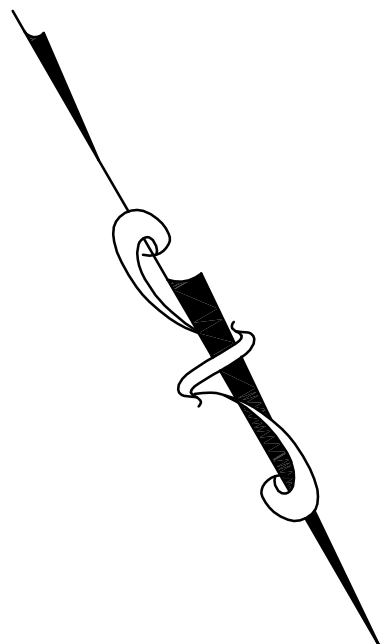
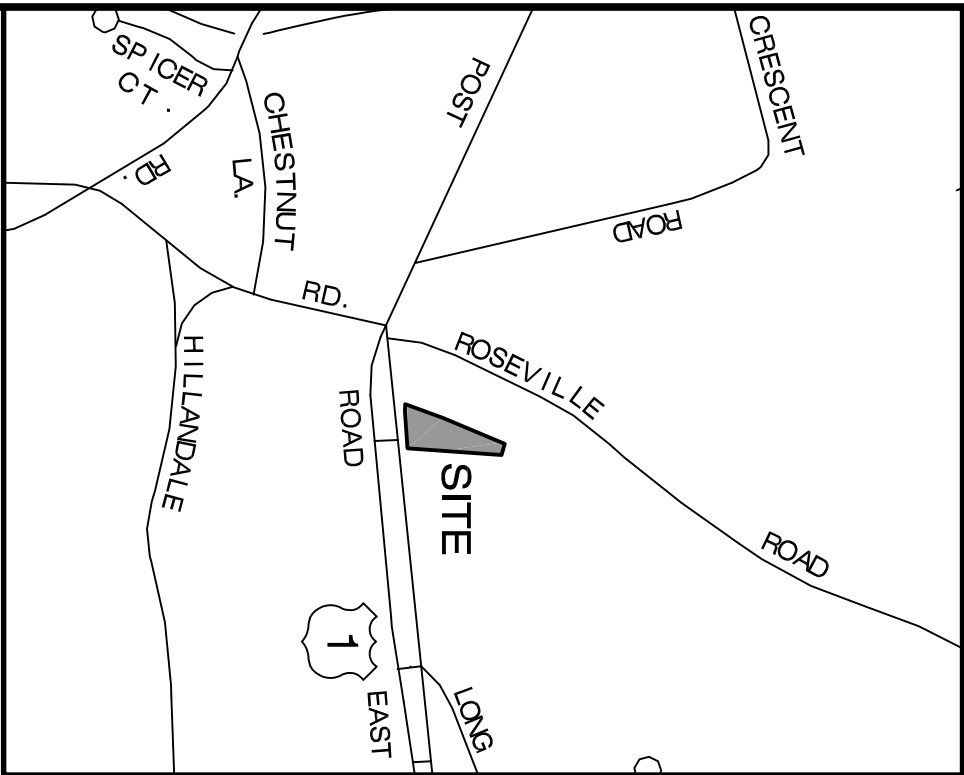
VIDAL/WETTENSTEIN, LLC























SIOR

Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com



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
 STONEWALL
 WOOD GUIDELINE
 INLAND WETLANDS
 METAL FENCE
 WOOD FENCE

NOTES:

1. This survey and map have 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, 2010¹ prepared by Walter H. Skidd - Land Surveyor², L.L.C.
- C. "Easement Survey, Showing Sanitary Sewer Extension, Westport, Connecticut Dated July 15, 2010³ prepared by Walter H. Skidd (RM 9838)
- D. "Easement Through Property Of Norman Pollack, East State Street, Dated: February 17, 1970 prepared by J.E. Czaj PE, L.S. (RM 7044)

- E. Volume 334 Page 155 (Sewer Easement);

- F. Volume 1124 Page 210 (Variance)

- G. Volume 2154 Page 58 (Variance)

- H. Volume 31 15 Page 152 (Temporary Easement)

3. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantee that the underground utility shown is correct. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby 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 #09001 C04149, Effective Date: July 8, 2013; Panel 415 of 626.

5. Parcel Area = Total: 18,736 sf±, 0.430 ac±.

- Zone GBD:
- $16,798 \pm 0.386 \text{ AC} \pm$

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 footage: 50'	Existing: 115.00'
Maximum building coverage: 25%	Existing: 26.1% ±
Maximum floor area: 10,000 sq. ft.	Existing: 4,387 sq. ft.
Maximum floor area ratio: 0.25	Existing: 0.26
Minimum lot setback: 30'	Existing: 36.9' ±
Minimum side setback: 15'	Existing: 2.3' ± See Note #7
Minimum rear setback: 25'	Existing: 151.0' ±
Maximum building height: 2 stories or 25'-0"	Existing: 1 story, <25' (Flat Roof)

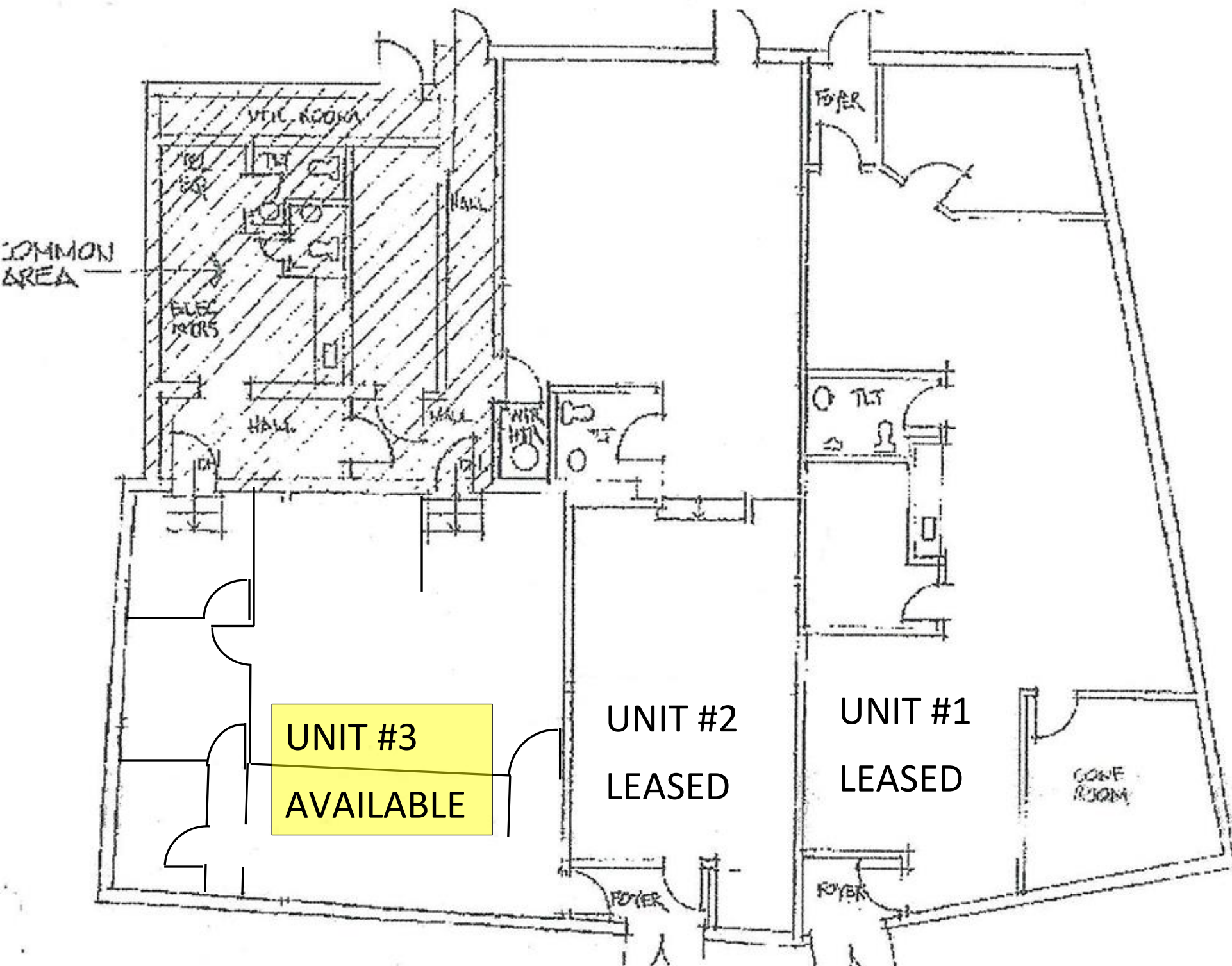
Floor area and building coverage calculated using only the area located in the GBD zone.

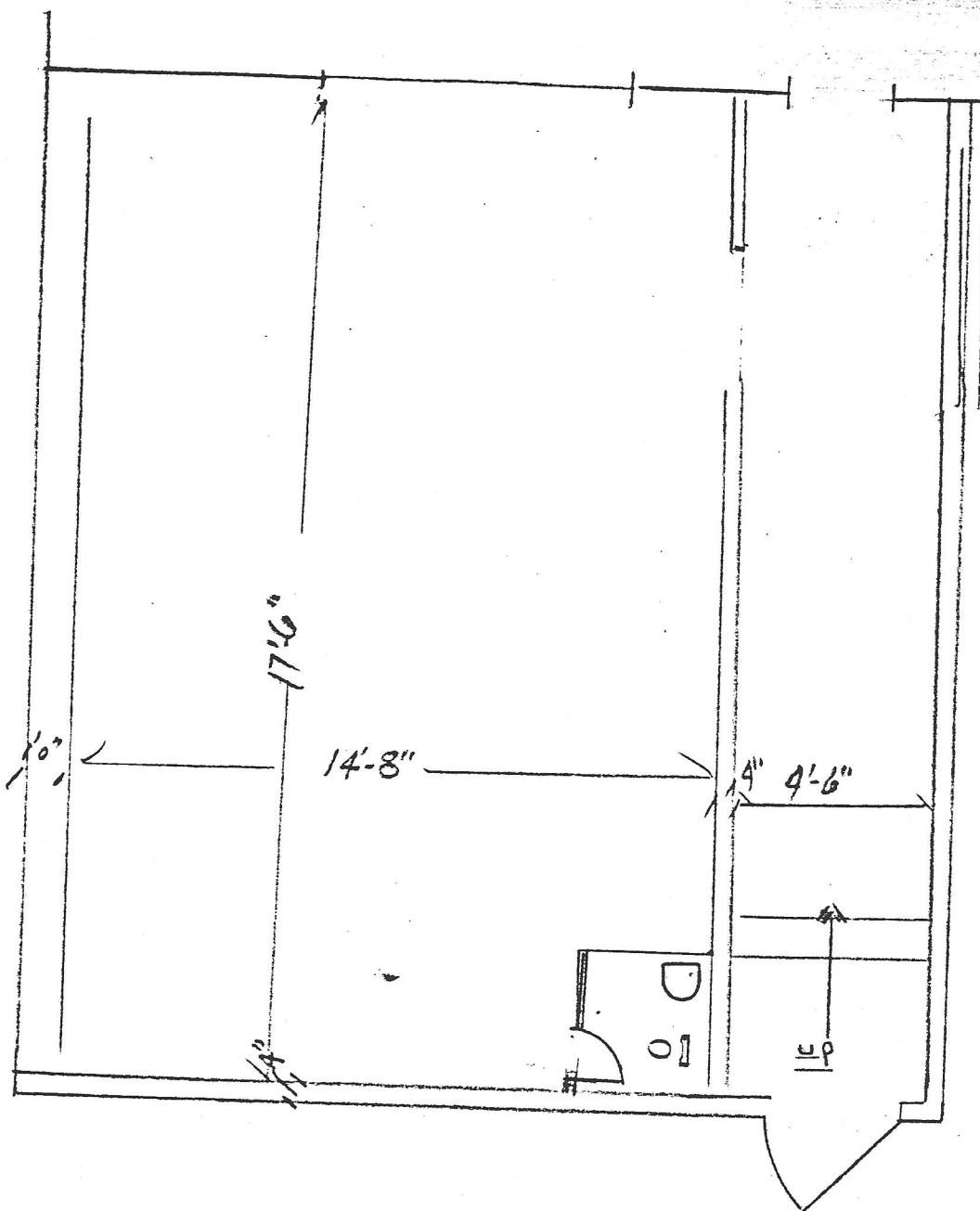
7. A Zoning Board of Appeals Variance was granted For sideyard in a Business District, Effective July 29, 1967.

8. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old

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

<h1 style="text-align: center;">DATA ACCUMULATION PLAN</h1> <p style="text-align: center;">PREPARED FOR</p> <h2 style="text-align: center;">RANDOLPH A. VIDAL, TRUSTEE</h2> <p style="text-align: center;">#719 POST ROAD EAST WESTPORT, CONNECTICUT</p>	
DATE: JUNE 13, 2013	SCALE: 1"=20'
	DRAFTER: SUN
THE HUNTINGDON COMPANY, LLC 303 Limerick Avenue, Fairfield, CT 203-259-1091	JOB NUMBER: 5913
PROJECT #: 5913	1/1





2nd Floor.

719