SOUTHPORT PROFESSIONAL BUILDING FOR SALE

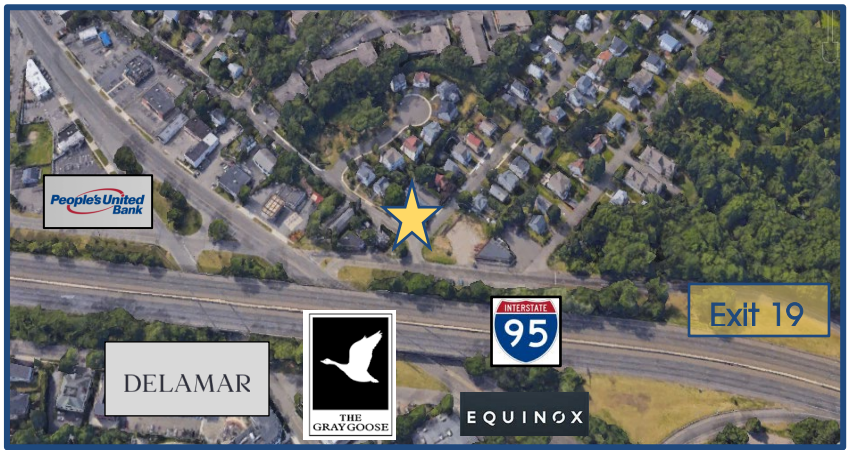
105 WOODROW AVENUE, SOUTHPORT CT

This 5,262± SF office building has been thoughtfully renovated to provide two floors of 2,200± SF of office space, with separate entrances; allowing for use by either one entity, or an owner/investor with an additional tenant scenario. (Kitchens and restrooms on both floors.) Also, abundant storage areas in both attic and basement.

Asking price newly reduced: ~~$1,495,000~~ $1,395,000

Location Attributes:

- Direct access off of I-95 (exit 19)
- Convenient to Southport Village, Delamar Hotel, Metro-North station, and all Post Road amenities
- Private 16 car parking lot



For additional information please contact Robert Lewis
203-226-7101 ext. 7 or email: robert@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

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Front

Rear

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105 Woodrow Avenue
Southport, CT

Building Type:	Professional Office
Building Construction:	Wood Frame
Land Area:	0.22 AC
Zoning:	DCD
Building Size:	5,262 SF
Typical Office Floor Area:	2,200± SF
Basement:	2,000± SF
Stories:	Two and a half
RE Taxes	$19,094.32
Sewer Taxes:	$125
Floors:	Carpet
Roof:	2008 with 30 year warranty
Heating Fuel:	Oil
Heat Type:	Forced Air
AC Type:	Central
Asking Price:	$1,495,000
Utilities:	All public

719 Post Road East, Westport, CT 06880 – Tel: (203) 226-7101 – Fax: (203) 226-7104
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105 Woodrow Avenue
Southport, CT

Additional Property Highlights

- 5,262 SF office building thoughtfully renovated with 2 full floors, each accessible through separate front and rear entrances
- 8 private office on each floor: four executive corner offices, and four additional staff offices
- Roof and central A/C and heating mechanicals all in excellent condition
- Renovated kitchen and private restroom, on each floor
- Central conference room adjacent to the reception/waiting area
- Several built-ins
- Convenient front and back entrances leading independently to each floor from parking lot
- Abundant storage areas in dry basement and attic
- 16 parking spaces in on-site parking lot
- Minutes to Southport train station and Exit 19 on I-95
- A great investment for a growing business with additional rental income opportunity

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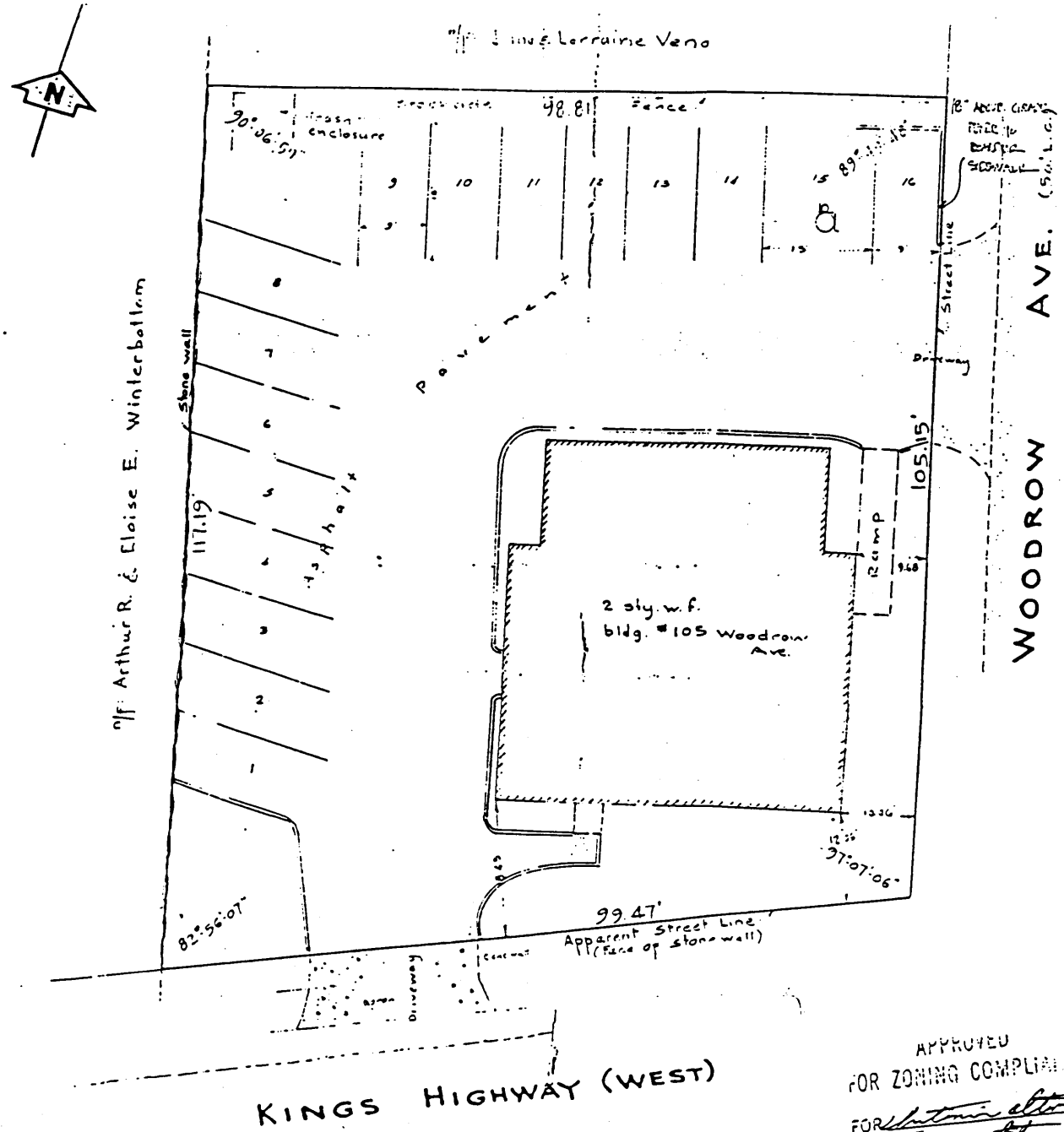
SURVEY



APPROVED
FOR ZONING COMPLIANCE
FOR [illegible]
[illegible]
Zoning Enforcement Officer

FULLER & Co., Inc.
Engineers - Surveyors
1301 Wood Ave.
Bridgeport, Conn 06604

I hereby certify that this map and survey were prepared in accordance with the standard of a Class A 2 Survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

by: Larry Fidlucki
R.L.S. No 3320

PLAN
of property in
Fairfield, Conn.
for
THE HIGHLAND GROUP
Scale: 1" = 10' Sept. 7, 1982
Revised Sept 13, 1982

12.4 Designed Commercial District

The purpose of this zone is to provide for retail uses as well as business and professional offices.

Permitted Uses in Designed Commercial District

12.4.1 Buildings, uses and facilities of the Town

12.4.2 Railroad rights-of-way and passenger stations including customary accessory services therein, but not including switching, freight yards, terminals or storage sidings

12.4.3 Business and professional offices

12.4.4 Financial institutions

12.4.5 Medical and dental clinics

12.4.6 Indoor theater and assembly halls

12.4.7 Hotels and motels

12.4.8 Indoor recreational facilities

12.4.9 Retail service stores for cleaning and pressing laundry, including dry cleaning.

12.4.10 Self-service laundry, provided there shall be no use of inflammable liquids or steam.

12.4.11 Undertaker's establishments

12.4.12 Veterinary hospitals

12.4.13 Printing and publishing establishments occupying not more than 5,000 square feet of floor area

12.4.14 Bakeries, catering establishments and confectionery stores

12.4.15 Restaurants and food service (including non-table service restaurants and catering)

12.4.16 Drive-through restaurants, provided that a stacking area having a shape of not less than ten (10) feet by one hundred fifty (150) feet per window is provided.

12.4.17 Restaurants and other food service establishments where customers are served only when seated at tables or counters and at least three-quarters of the customer seats are located within an enclosed building. Such uses may include food takeout service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles.

12.4.18 Residential uses provided it shall not be located on a ground floor and not to exceed more than 50 percent of the total floor area of the building, and not to exceed more than 70 percent of the total floor area of the building, when located within the Transit Oriented Development Park, and no building of mixed residential business shall contain more than two stories devoted to residential use. Each dwelling unit must have a minimum floor area of 750 square feet, except that with respect to dwelling units to be occupied exclusively by elderly families, as defined in Section 31.0 or dwelling units classified as affordable housing as defined in Section 31.0, minimum floor area for such units shall be consistent with the requirements of State and Federal programs for elderly and affordable housing.

12.4.19 Notwithstanding the above provision with regard to total floor area, residential use may occupy up to 66 2/3 percent of the total floor area of the

building provided that those units in excess of 50 percent of the area of the building are contracted with the Town of Fairfield or its designated agent as "affordable housing" as defined in Section 31.0.

12.4.20 Building, uses and facilities of the State of Connecticut, Federal Government or other governmental agencies, which buildings shall not include institutions of a correctional nature or for the insane

12.4.21 Off-street parking

12.4.22 Schools, colleges and universities

12.4.23 Churches and other places or worship, parish halls, museums and charitable institutions

12.4.24 Barber shops and beauty parlors

12.4.25 Package stores for the sale, and establishments for the service, of alcoholic liquors, beer, ale or wine

12.4.26 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail

12.4.27 The manufacture, processing or assembly of goods:

1. When accessory and subordinate to a permitted use which is being conducted on the same premises;
2. When located within an enclosed building;
3. When such process does not occupy more than one-third of the floor area of the premises containing and occupied by the permitted uses; and
4. When such manufacture, processing or assembly does not involve the use of machinery or equipment requiring more than a total of five horsepower.

12.4.28 The following uses are permitted subject to securing a Special Exception in accordance with Section 27.0 of the Zoning Regulations.

12.4.28.1 Membership clubs

12.4.28.2 Homes for the aged, rest homes, chronic and convalescent nursing homes

12.4.28.3 Day nurseries

12.4.28.4 Public utility substations and water pumping stations

12.4.28.5 Gasoline filling stations: automobile repair facilities, including automobile, trailer and farm equipment repairing; painting and upholstery; establishments for motor vehicle washing; establishments for the sale of new or used automobiles or the rental thereof.

12.4.28.6 Assisted living Facilities