

1289 Stratford Avenue, Stratford, Connecticut

Great visibility! Advertise your business with your very own roof top billboard!



- Sale Price: \$625,000
- Taxes: \$12,490

Rare opportunity to take advantage of a property that hasn't been on the market for almost 40 years. Ideal for automotive, contractor use and other retail purposes.

Minutes away from I-95 exit 31 & 32.

For additional information please contact
Silvester Garza 203- 226-7101 Ext 8
Silvester@vidalwettenstein.com

Available for Sale

4,975± square feet

- .26 Acres
- Zoned Retail / Commercial
- Opportunity Zone
- Masonry construction
- 14-18'' Clear Ceiling Height
- 8 drive in doors
- City water, sewer, & natural gas
- Hot air heat and air conditioned; wall unit
- Built in 1963, flat roof installed 1999
- Not in a flood zone
- **Rear lot for more parking!**

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

1289 Stratford Avenue, Stratford, Connecticut



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Individual Members

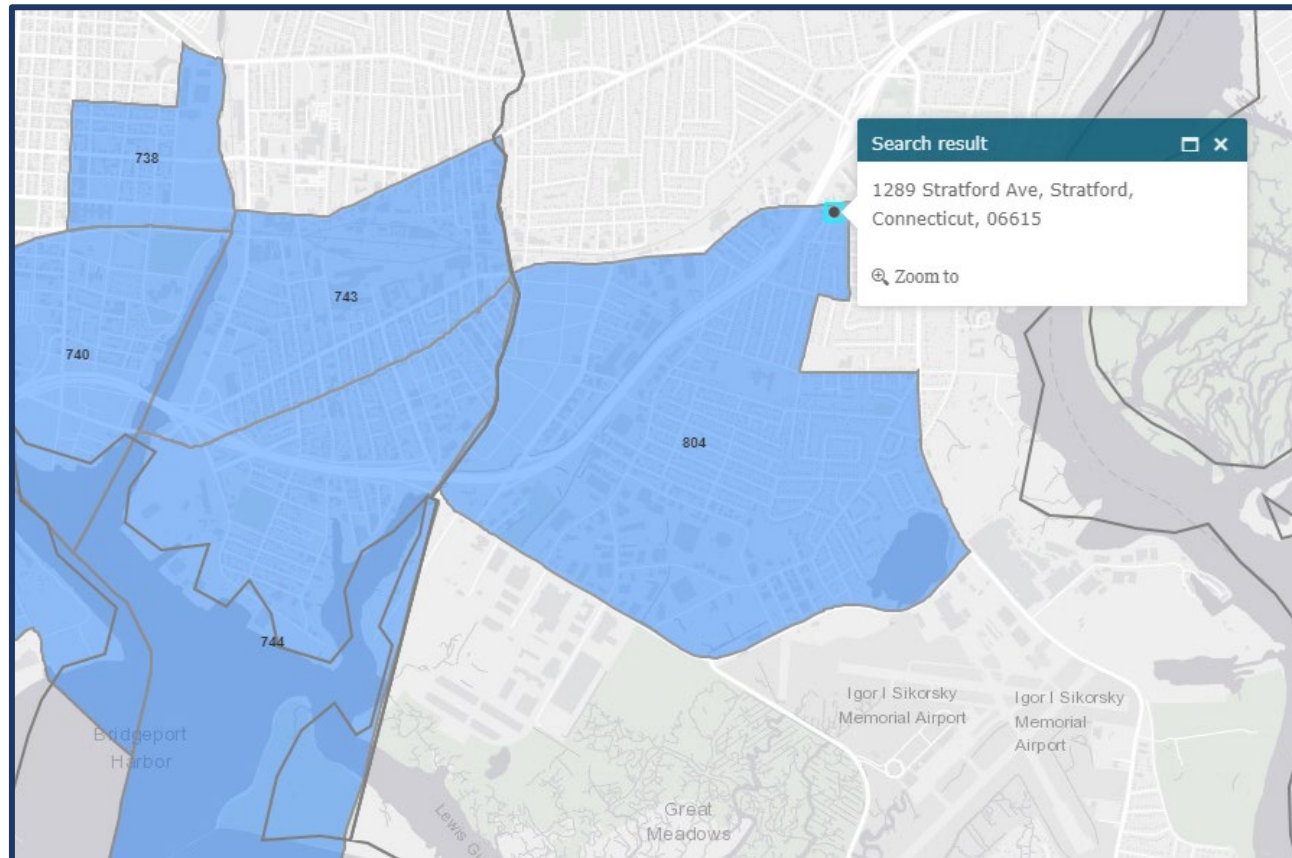
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[CT Opportunity Zones](#)- click to find out more information.

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Summary

ParcelId 17206
 Account Number 1638000
 Location Address 1289 STRATFORD AVE
 Map-Block-Lot 40 / 8 / 10 / 24
 Dev Lot. LT S/S
 Use Class/Description 332 Auto Repr
 Assessing Neighborhood 25A
 Census Tract 0804
 Acreage 0.26



Owner

KUCHTA RONALD G (60%) &
 1289 STRATFORD AVE
 STRATFORD, CT 06615

Appraised Value

| | 2018 | 2017 |
|-------------------------|-----------|-----------|
| + Building Value | \$251,200 | \$251,200 |
| + XF Value | \$0 | \$0 |
| + OB Value | \$3,300 | \$3,300 |
| + Land Value | \$193,000 | \$193,000 |
| + Special Land Value | | |
| + Total Appraised Value | \$447,500 | \$447,500 |
| + Net Appraised Value | \$447,500 | \$447,500 |
| + Current Assessment | \$313,250 | \$313,250 |

Assessment History

| | 2018 | 2017 |
|--------------------|-----------|-----------|
| + Building Value | \$175,840 | \$175,840 |
| + OB/Misc | \$2,310 | \$2,310 |
| + Land | \$135,100 | \$135,100 |
| + Total Assessment | \$313,250 | \$313,250 |

Land

| Use | Class | Zoning | Area | Value |
|---------------|-------|--------|---------|-----------|
| 332 Auto Repr | C | | 0.26 AC | \$193,000 |

Commercial Building

Building # 1
 Style Service Garage
 Actual Year Built 1963
 Gross Area 4975
 Stories 1.00
 Exterior Wall Brick Veneer
 Interior Wall Minim/Masonry
 Wall Height 14
 Units 1
 Roof Cover Built Up
 Roof Structure Flat
 Floor Type Concr-Finished
 Heat Type Gas
 Heat Fuel Hot Air-no Duc
 AC Type None
 Sprinkler 01
 Construction Masonry
 Plumbing Average
 Comm Walls 0

Building Sub Areas

| Code | Description | Living Area | Gross Area | Effective Area |
|------|-------------|-------------|------------|----------------|
| AOF | Office Area | 585 | 585 | 790 |
| BAS | First Floor | 4390 | 4390 | 4390 |
| | Totals | 4975 | 4975 | 5180 |

Out Buildings\Extra Features

| Description | Sub Description | Area | Year Built | Value |
|-------------|-----------------|----------|------------|---------|
| Paving | Asphalt | 5000S.F. | 1970 | \$3,300 |

Sales History

| Sales Date | Type of Document | Grantee | Vacant/Improved | Book/Page | Amount |
|------------|------------------|---------------------------------|-----------------|-----------|-----------|
| 04-07-2014 | | KUCHTA RONALD G (60%) & | Improved | 3777/0006 | \$0 |
| 09-29-1982 | | KUCHTA RONALD G (50%) & | Improved | 0573/0997 | \$165,000 |
| 06-04-1979 | | CARMAN MORTIMER S & ETALS | Improved | 0541/0025 | \$0 |
| 02-08-1979 | | RODIE WILFRED J (CONSERVATOR) | Improved | 0537/0806 | \$0 |
| 04-05-1976 | | STERBINSKY WILLIAM R JR & JOYCE | Improved | 0505/0920 | \$0 |
| 08-21-1975 | | STERBINSKY JOYCE ANN CURCIO | Improved | 0500/0928 | \$0 |
| 04-11-1972 | | CURCIO SIRKKA | Improved | 0472/0936 | \$0 |

Recent Sales in Neighborhood

From: To:

Generate Owner List by Radius

Distance:

100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Download

Additional owner options:

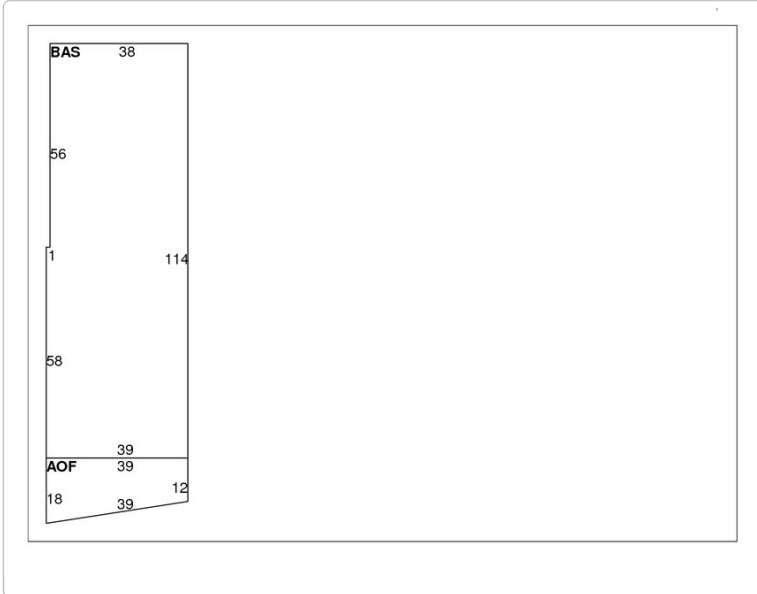
All Owners

Additional mailing label options:

Show parcel id on label

Skip labels: 0

Sketch



Photos



No data available for the following modules: Building Data, Permit Information.

The Town of Stratford Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/24/2020, 8:07:18 PM

Developed by
 Schneider
GEOSPATIAL

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