

1289 Stratford Avenue, Stratford, Connecticut

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



- Sale Price: \$595,000
- 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



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

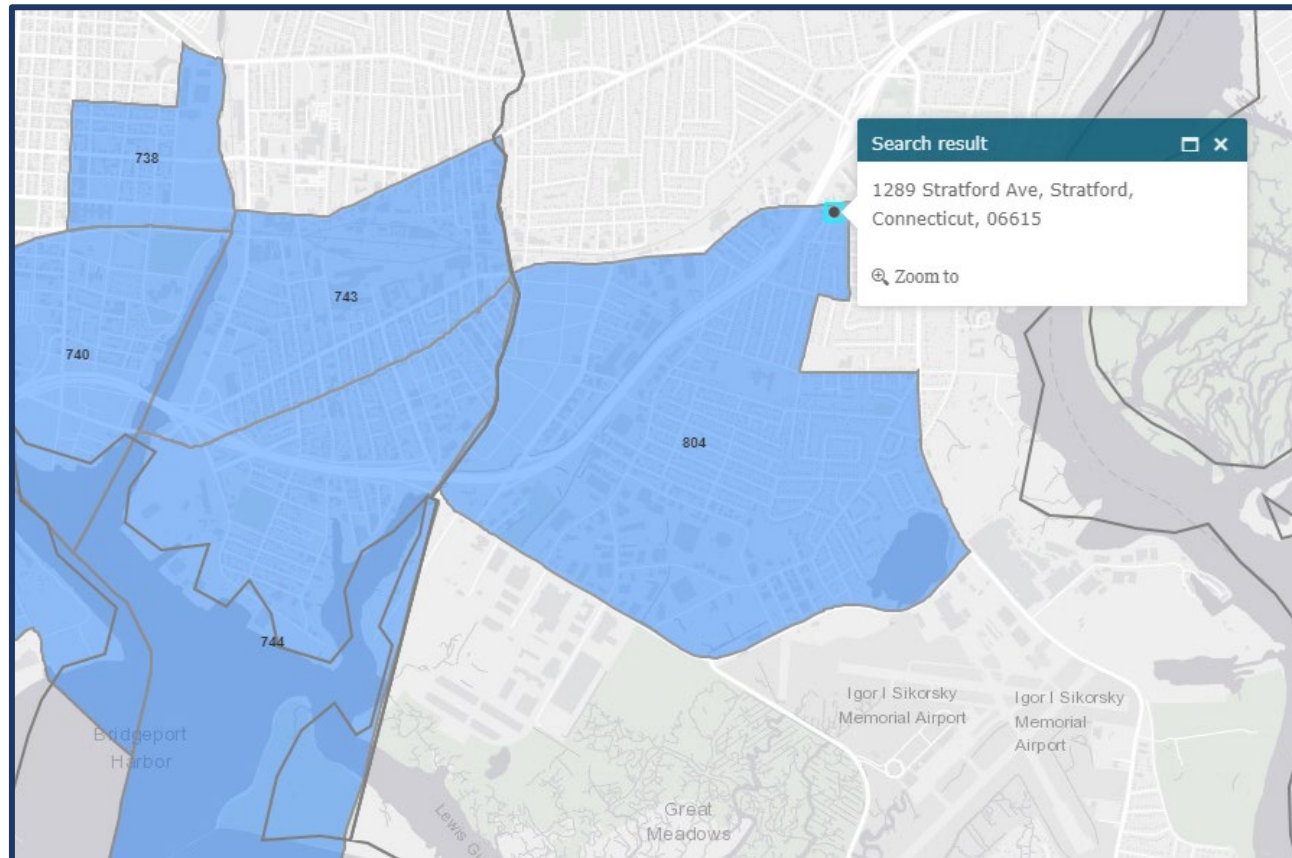
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

1289 Stratford Avenue, Stratford, Connecticut



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

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



SIOR

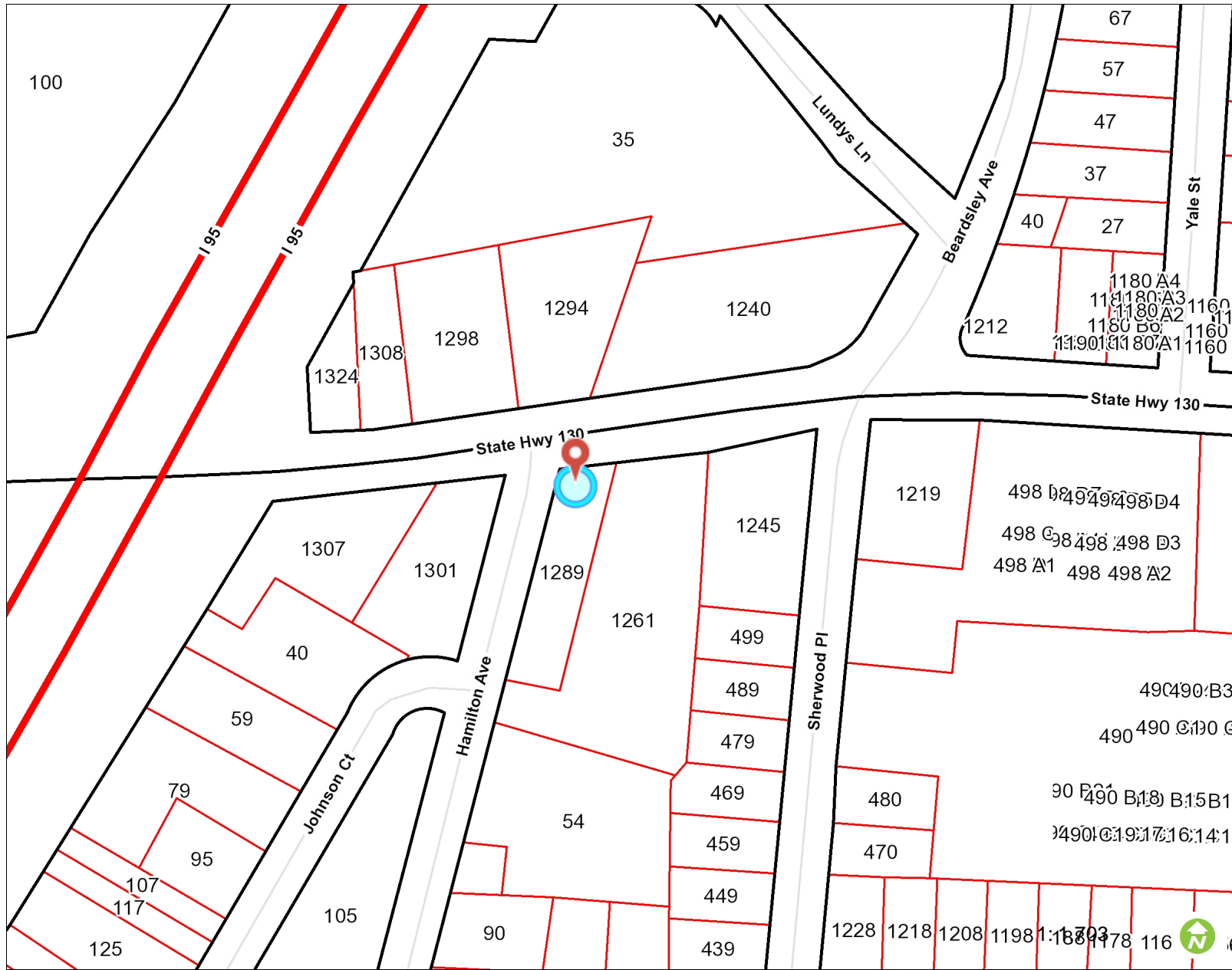
Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

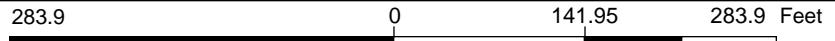
719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com



Legend

- Streetname
- Roadways
 - Local
 - Collector
 - Minor Collector
 - Minor Arterial
 - Major Collector
 - PA Other
 - PA Other Expwy
 - PA Interstate



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



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:

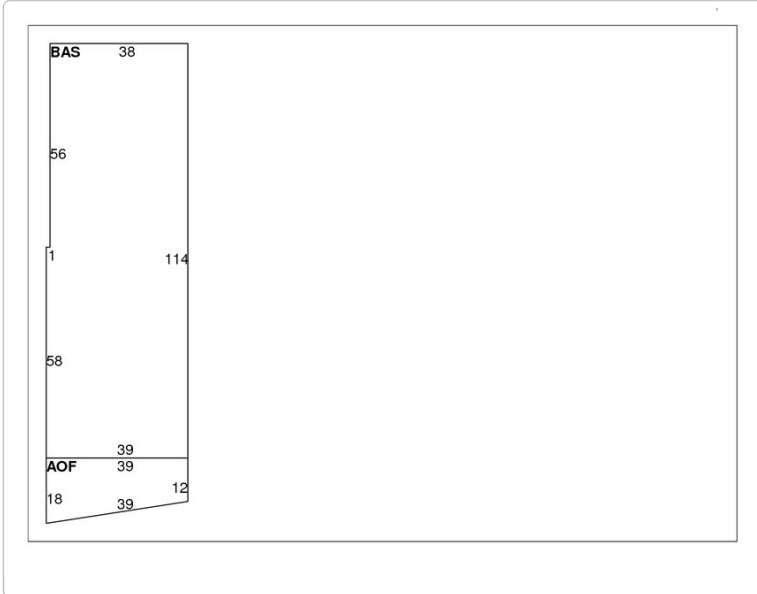
All Owners

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

Version 2.3.37