

# 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 and contractor use.

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.



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Individual Members

Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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

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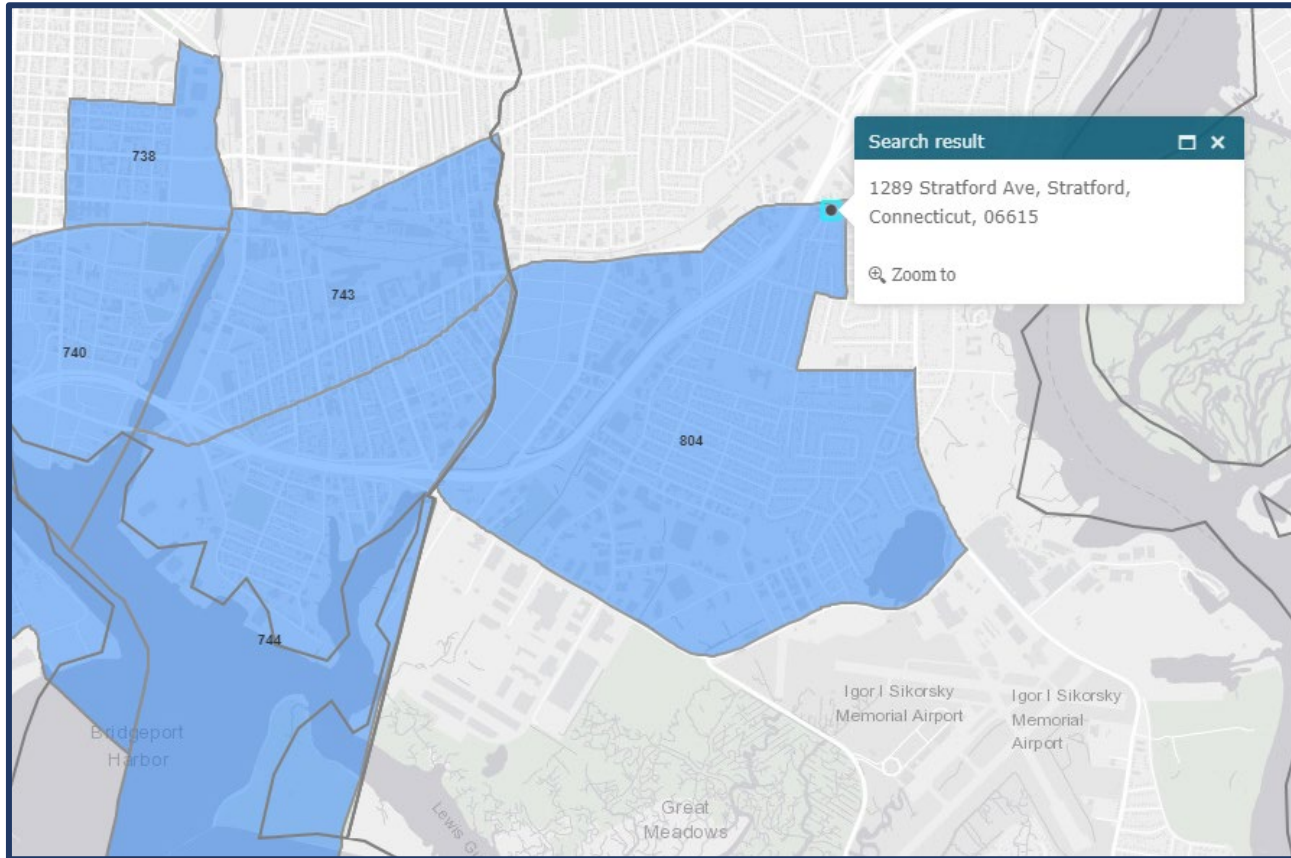
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[CT Opportunity Zones](#)- click to find out more information.

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**Summary**

ParcelId 17206  
 Account Number 1638000  
 Location Address 1289 STRATFORD AVE  
 Map-Block-Lot 40 / 8 / 10 / 24  
 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:

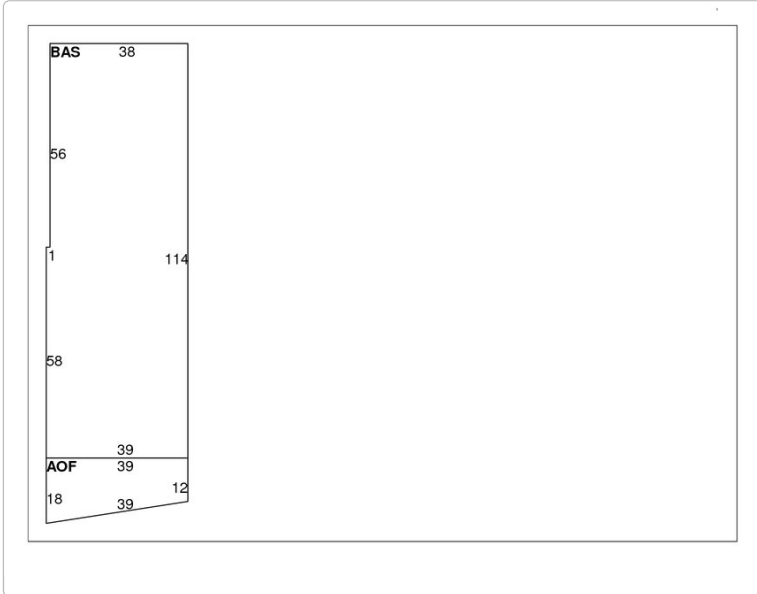
All Owners

### 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.

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