

OFFICE CONDO UNIT 101A FOR SALE

1700 Bedford Street, Stamford, CT



To arrange a tour contact:
David Fugitt 203-226-7101 Ext 5
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To arrange a tour contact:
Silvester Garza 203-226-7101 Ext 8
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VIDAL/WETTENSTEIN, LLC

f in

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

1700 Bedford Street, Stamford, CT

Unit 101A- Professional Condo

- ☐ Private entrance & exit
- ☐ Security system in building
- ☐ 4 windowed office rooms
- ☐ 2 ADA bathrooms
- ☐ Office condo is vacant and ready for immediate occupancy

Prime ground floor unit in the two-story commercial condominium building. Unit 101 is comprised of 1,144 square feet with an additional 180 square feet of secured storage in basement.

Unit currently consists of a large entry/bullpen area with 5 private offices and two bathrooms within the unit, one general bathroom and a private bathroom in the master office. Building has a security system with buzzer/camera to allow entry to visitors/clients.



Location: Convenient to exit 7 & 8 of I-95

PROPERTY DETAILS

Building Area: 1,144± SF plus 180 SF of storage

Ideal Uses: Professional office; Attorney, CPA, Insurance, Marketing, Real Estate, Financial etc.

Zoning: RMF

Parking: 5 reserved spaces

Gas: Yes

Water/ Sewer: City

Monthly CAM Fee include: all HVAC (Heat and A/C) as well as electricity, water and cleaning services.

Sale Price: \$299,000 **Taxes:** \$3,975.64 – 2024
Common charges starting 7/1 will be \$1,412.00.



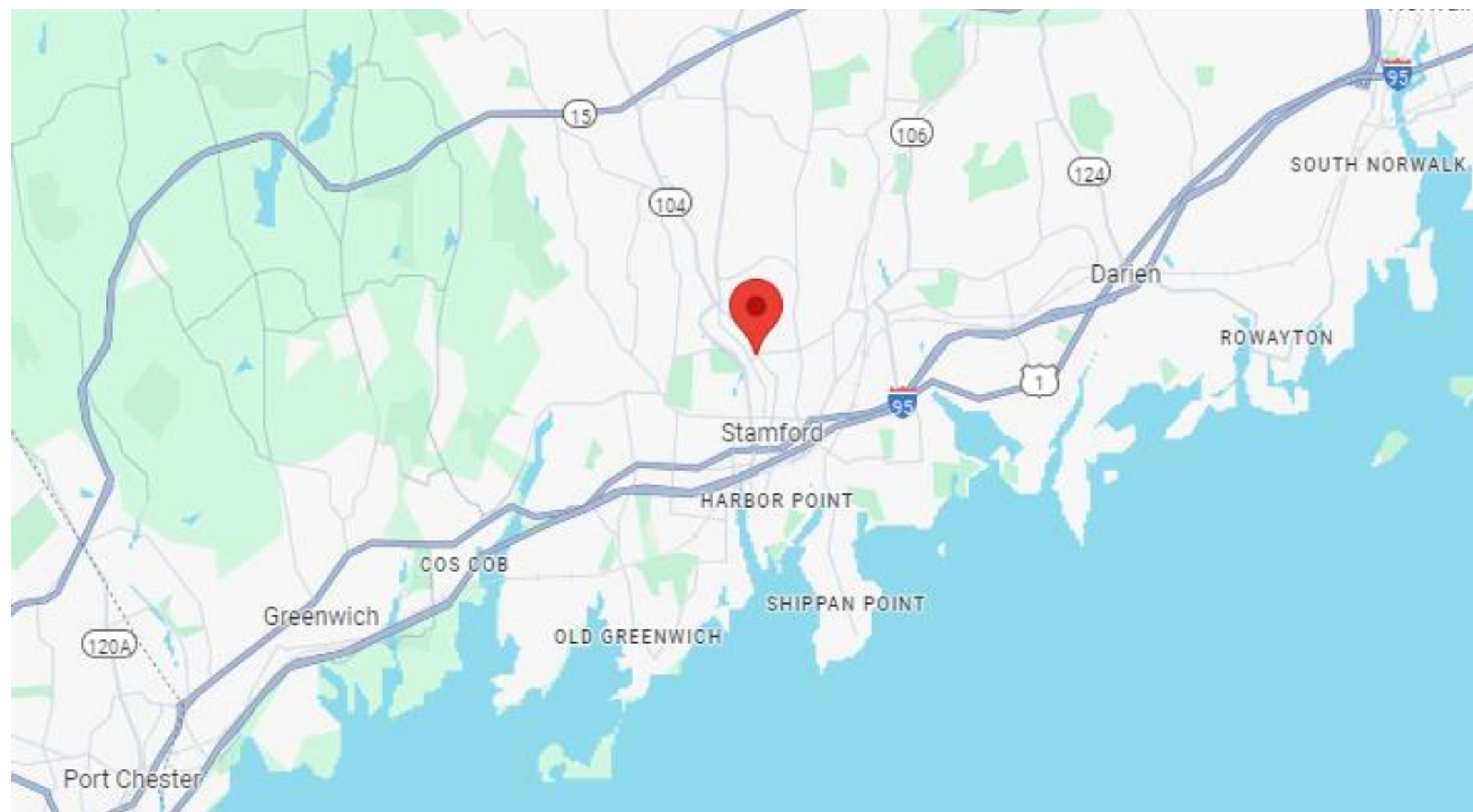
SIOR Individual Members
Society of Industrial & Office Realtors

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1700 BEDFORD STREET

Location 1700 BEDFORD STREET

Mblu 002/ 7733/ / A1/

Acct# 002-7733

Owner BERGER JAMES F JR

Assessment \$170,190

Appraisal \$243,130

PID 9929

Building Count 1

Legal Description

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$243,130	\$0	\$243,130
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$170,190	\$0	\$170,190

Owner of Record

Owner BERGER JAMES F JR
Co-Owner
Address 1700 BEDFORD STREET #1A
STAMFORD, CT 06905

Sale Price \$350,000
Book & Page 8729/0323
Sale Date 10/03/2006
Instrument 00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
BERGER JAMES F JR	\$350,000	8729/0323	00	10/03/2006
RRJD BEDFORD REALTY LLC	\$0	6746/0034	25	03/20/2003
RYAN RYAN JOHNSON & DELUCA LLP	\$0	5566/0225		08/08/2000
RYAN RYAN JOHNSON MCCAGHEY	\$60,750	4856/0163	00	10/24/1997
USMAN AHMED ET UX	\$0	1488/0301	25	08/11/1975

Building Information

Building 1 : Section 1

Year Built: 1972
Living Area: 1,144

Building Attributes	
Field	Description
Style:	Office Condo
Model	Com Condo
Stories:	1 Story
Grade	C+
Occupancy	
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas/LP
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Loen	
Grade	A+
Stories:	2
Residential Units:	6
Exterior Wall 1:	Brick/Masonry

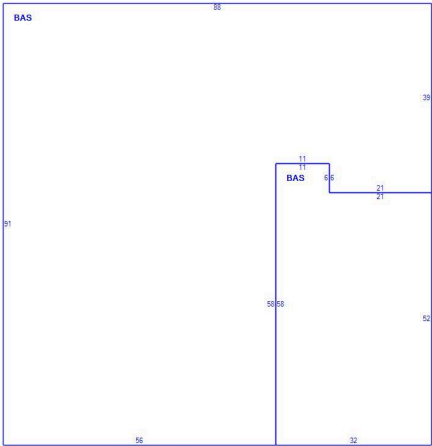
Building Photo



(<https://images.vgsi.com/photos/StamfordCTPhotos/\00\12\94\16.jpg>)

Building Layout

BAS



(ParcelSketch.ashx?pid=9929&bid=9929)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,144	1,144
		1,144	1,144

Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Cmrcl Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
<div> <div>Use Code</div> <div>205</div> </div> <div> <div>Description</div> <div>Comm Condo MDL-06</div> </div> <div> <div>Zone</div> <div>RMF</div> </div> <div> <div>Neighborhood</div> <div>0051</div> </div> <div> <div>Alt Land Appr Category</div> <div>No</div> </div>	<div> <div>Size (Acres)</div> <div>0</div> </div> <div> <div>Depth</div> <div></div> </div> <div> <div>Assessed Value</div> <div>\$0</div> </div> <div> <div>Appraised Value</div> <div>\$0</div> </div>

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$243,130	\$0	\$243,130
2021	\$222,890	\$0	\$222,890
2020	\$222,890	\$0	\$222,890

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$170,190	\$0	\$170,190
2021	\$156,020	\$0	\$156,020
2020	\$156,020	\$0	\$156,020

Stamford, Connecticut

General

ACS, 2017–2021	Stamford	State
Current Population	134,820	3,605,330
Land Area <i>mi</i> ²	38	4,842
Population Density <i>people per mi</i> ²	3,584	745
Number of Households	52,577	1,397,324
Median Age	38	41
Median Household Income	\$99,791	\$83,572
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	9,039	
Local Government		49%
2 Manufacturing	8,958	
Food Manufacturing		100%
3 Wholesale Trade	8,752	
Merchant Wholesalers, Nondurable Gds		36%
4 Accommodation and Food Services	6,402	
Food Services and Drinking Places		29%
5 Construction	6,088	
Specialty Trade Contractors		94%
Total Jobs, All Industries	69,131	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	1,568	1,678	1,875	2,254	2,373

Total Active Businesses 20,448

Key Employers

Data from Municipalities, 2023

- 1 Stamford Health
- 2 NBC Sports Group
- 3 Gartner
- 4 Deloitte
- 5 Charter Communications

Demographics

ACS, 2017–2021

Age Distribution

	Stamford	State
Under 10	14,845 11%	11%
10 to 19	14,407 11%	13%
20 to 29	21,273 16%	13%
30 to 39	21,071 16%	12%
40 to 49	16,653 12%	12%
50 to 59	17,781 13%	15%
60 to 69	15,413 11%	12%
70 to 79	8,299 6%	7%
80 and over	5,078 4%	4%

Race and Ethnicity

	Stamford	State
Asian	9%	5%
Black	12%	10%
Hispanic or Latino/a	28%	17%
White	49%	65%
Other	3%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Stamford	State
English	58%	78%
Spanish	12%	23%

Educational Attainment

	Stamford	State
High School Diploma Only	19%	26%
Associate Degree	6%	8%
Bachelor's Degree	22%	29%
Master's Degree or Higher	18%	23%

Housing

	Stamford	State
ACS, 2017–2021		
Median Home Value	\$550,600	\$286,700
Median Rent	\$1,981	\$1,260
Housing Units	56,918	1,527,039

	Stamford	State
Owner-Occupied	49%	66%
Detached or Semi-Detached	43%	65%
Vacant	8%	8%

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Stamford Charter School for Excellence	PK-6	561	60	
Stamford School District	PK-12	16,158	265	83%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Stamford Charter School for Excellence	76%	78%
Stamford School District	32%	41%
Statewide	42%	48%

Stamford, Connecticut

Labor Force

CT Department of Labor, 2022

	Stamford	State
Employed	69,940	1,851,993
Unemployed	2,858	80,470

Unemployment Rate

Self-Employment Rate*

*ACS, 2017–2021



Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts

Providence

Rhode Island

New York

Population within 60 minutes: 4,123,499

Access

ACS, 2017–2021

Mean Commute Time * 28 min 26 min

No Access to a Car

No Internet Access



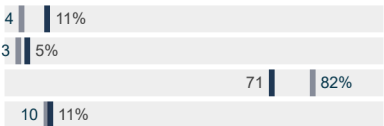
Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *



Public Transit

CT transit Service

Other Public Bus Operations

Train Service

Local
-
Amtrak, Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$651,710,412
Property Tax Revenue	\$563,418,664
per capita	\$4,224
per capita, as % of state avg.	132%
Intergovernmental Revenue	\$60,241,601
Revenue to Expenditure Ratio	114%

Municipal Expenditure

Total Expenditure	\$572,163,863
Educational	\$325,601,264
Other	\$246,562,599

Grand List

Equalized Net Grand List	\$33,016,329,131
per capita	\$242,217
per capita, as % of state avg.	149%
Commercial/Industrial Share of Net Grand List	25%
Actual Mill Rate	27.20
Equalized Mill Rate	17.44

Municipal Debt

Moody's Rating (2023)	Aa1
S&P Rating (2023)	AAA
Total Indebtedness	\$405,309,968
per capita	\$2,973
per capita, as % of state avg.	109%
as percent of expenditures	71%
Annual Debt Service	\$54,608,188
as % of expenditures	10%



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