

2012 Main Street & 139 & 147 Thompson Street, Bridgeport, CT

RETAIL FRONTAGE AND SHOWROOM



For Sale \$849,000

MIXED USE COMMERCIAL FOR SALE

18,816 square feet including retail, warehouse and apartments

Available for occupancy, along with leased apartments for investment. Plumbing Supply business closing.

Showroom: 1,742 Sq/Ft

Warehouse: 4,410 Sq/Ft

2nd Warehouse: 4,400 Sq/Ft

2nd & 3rd story apartment of 8 units: 6 are 1 bedroom and 2 are 2 bedrooms. All have separate HVAC, gas fired units.

Acre: .43 acres

Zone: Multiple Use

Contact Bruce Wettenstein, SIOR

203.226.7101 ext. 2

Email: bruce@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.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

2012 MAIN ST #2030

Location 2012 MAIN ST #2030

Mblu 47/ 1509/ 6/ /

Acct# R--0080401

Owner JACON LLC C/O B LIPNICK
SUPPLY

Assessment \$393,740

Appraisal \$562,470

PID 13391

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$433,990	\$128,480	\$562,470

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$303,800	\$89,940	\$393,740

Owner of Record

Owner JACON LLC C/O B LIPNICK SUPPLY
Co-Owner
Address 2016 MAIN ST
BRIDGEPORT, CT 06604

Sale Price \$0
Certificate
Book & Page 3551/ 30
Sale Date 04/30/1996
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JACON LLC C/O B LIPNICK SUPPLY	\$0		3551/ 30		04/30/1996
EPSTEIN RUTH	\$0		2427/ 336		12/23/1987
LIPNICK IRVING & MAURICE	\$0		1967/ 20		10/30/1985

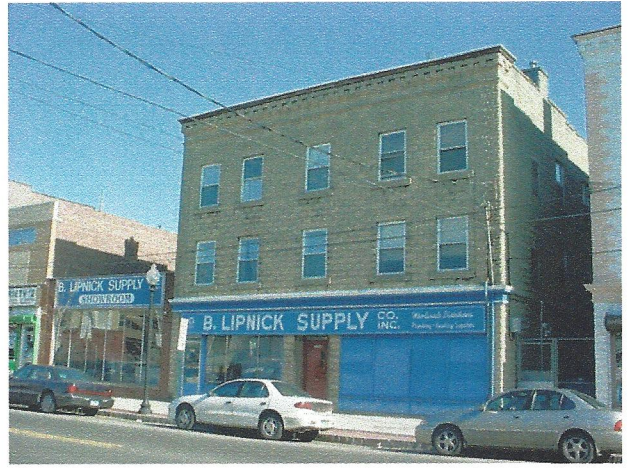
Building Information

Building 1 : Section 1

Year Built: 1915
Living Area: 8,039
Replacement Cost: \$723,781
Building Percent Good: 47

**Replacement Cost
Less Depreciation:** \$340,180

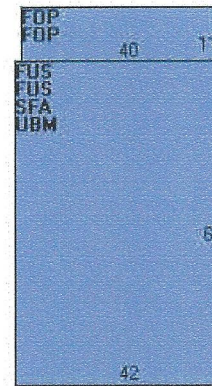
Building Photo



(http://images.vgsi.com/photos/BridgeportCTPhotos/\00\01\37/

Building Attributes	
Field	Description
STYLE	Stores/Apt
MODEL	Comm/Ind
Grade:	Above Ave
Stories:	3
Occupancy:	9
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Hardwood
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Hot Water
AC Type:	None
Bldg Use:	Mix Use Comm
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Walls
Rooms/Prtns:	Average
Wall Height:	8
% Comn Wall:	15

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	5,544	5,544
SFA	Semi-Finished Area	2,772	2,495
FOP	Open Porch	880	0
UBM	Unfin Basement	2,772	0
		11,968	8,039

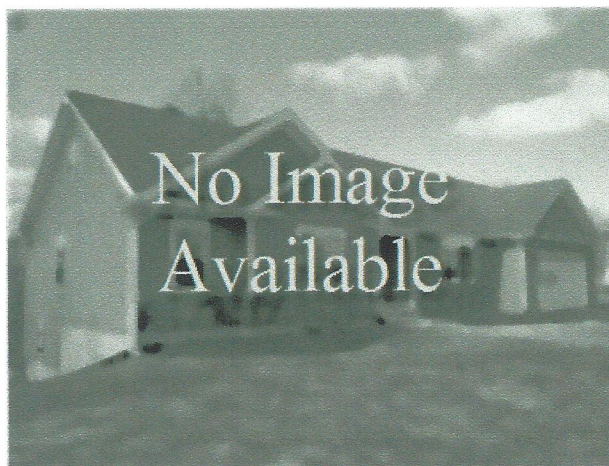
Building 2 : Section 1

Year Built: 1910
Living Area: 1,742
Replacement Cost: \$198,404
Building Percent Good: 47
Replacement Cost Less Depreciation: \$93,250

Building Attributes : Bldg 2 of 2

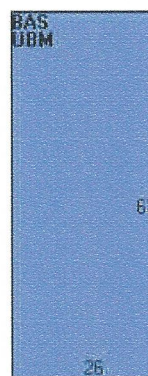
Field	Description
STYLE	Store
MODEL	Comm/Ind
Grade:	Average
Stories:	1
Occupancy:	1
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Vinyl/Asphalt
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	Central
Bldg Use:	Com Mld 94
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Walls
Rooms/Prtns:	Average
Wall Height:	10
% Comn Wall:	18

Building Photo



(<http://images.vgsi.com/photos/BridgeportCTPhotos//default.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,742	1,742
UBM	Unfin Basement	1,742	0
		3,484	1,742

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 280
Description Mix Use Comm
Zone MUP
Neighborhood M3
Alt Land Appr No
Category

Size (Acres) 0.18
Frontage 0
Depth 0
Assessed Value \$89,940
Appraised Value \$128,480

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	80 SF	\$560	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$433,990	\$128,480	\$562,470
2015	\$433,990	\$128,480	\$562,470
2014	\$410,710	\$156,410	\$567,120

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$303,800	\$89,940	\$393,740
2015	\$303,800	\$89,940	\$393,740
2014	\$287,500	\$109,490	\$396,990

139 THOMPSON ST

Location 139 THOMPSON ST

Mblu 47/ 1509/ 26/ /

Acct# R--0080600

Owner JACON LLC C/O B.LIPNICK
SUPPLY

Assessment \$212,210

Appraisal \$303,170

PID 13402

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$216,840	\$86,330	\$303,170

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$151,780	\$60,430	\$212,210

Owner of Record

Owner JACON LLC C/O B.LIPNICK SUPPLY
Co-Owner
Address 2016 MAIN ST
BRIDGEPORT, CT 06604

Sale Price \$0
Certificate
Book & Page 3551/ 30
Sale Date 04/30/1996
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JACON LLC C/O B.LIPNICK SUPPLY	\$0		3551/ 30		04/30/1996
EPSTEIN RUTH	\$0		2427/ 336		12/23/1987
LIPNICK IRVING & MAURICE	\$0		1967/ 20		10/30/1985

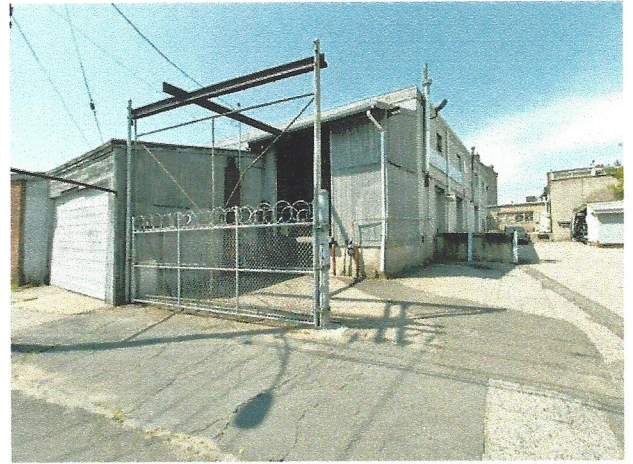
Building Information

Building 1 : Section 1

Year Built: 1941
Living Area: 9,146
Replacement Cost: \$388,102
Building Percent 55
Good:

**Replacement Cost
Less Depreciation:** \$213,460

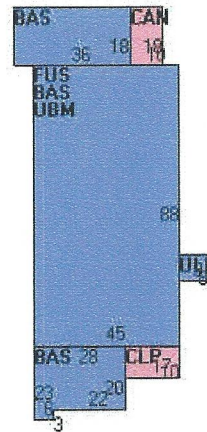
Building Photo



(http://images.vgsi.com/photos/BridgeportCTPhotos//\00\07\70/

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Ind/Comm
Grade:	C-
Stories:	2
Occupancy:	1
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	Minim/Masonry
Interior Floor 1:	Hardwood
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	None
Bldg Use:	Industrial Mdl 96
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Wood Frame
Baths/Plumbing:	Average
Ceiling/Wall:	None
Rooms/Prtns:	Average
Wall Height:	11
% Comn Wall:	

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	5,186	5,186	
FUS	Finished Upper Story	3,960	3,960	
CAN	Canopy	180	0	
CLP	Loading Platform	170	0	
UBM	Unfin Basement	3,960	0	
ULP	Uncovered Loading Platform	72	0	
		13,528	9,146	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 300
Description Industrial Mdl 96
Zone MUP
Neighborhood IC
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.28
Frontage 0
Depth 0
Assessed Value \$60,430
Appraised Value \$86,330

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	832 SF	\$1,160	1
PAV1	Paving Asph			2000 SF	\$1,800	1
FN1	Fence, Chain	6	6 ft	60 LF	\$420	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$216,840	\$86,330	\$303,170
2015	\$216,840	\$86,330	\$303,170
2014	\$216,840	\$97,120	\$313,960

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$151,780	\$60,430	\$212,210
2015	\$151,780	\$60,430	\$212,210
2014	\$151,780	\$67,980	\$219,760

147 THOMPSON ST #149

Location 147 THOMPSON ST #149

Mblu 47/ 1509/ 27/ /

Acct# R--0080708

Owner JACON LLC C/O B.LIPNICK
SUPPLY

Assessment \$26,590

Appraisal \$37,980

PID 13403

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$37,980	\$37,980

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$26,590	\$26,590

Owner of Record

Owner JACON LLC C/O B.LIPNICK SUPPLY
Co-Owner
Address 2016 MAIN ST
BRIDGEPORT, CT 06604

Sale Price \$9,618
Certificate
Book & Page 3551/ 32
Sale Date 04/30/1996
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JACON LLC C/O B.LIPNICK SUPPLY	\$9,618		3551/ 32		04/30/1996
EPSTEIN RUTH	\$0		2427/ 336		12/23/1987
LIPNICK IRVING & MAURICE	\$0		1967/ 20		10/30/1985

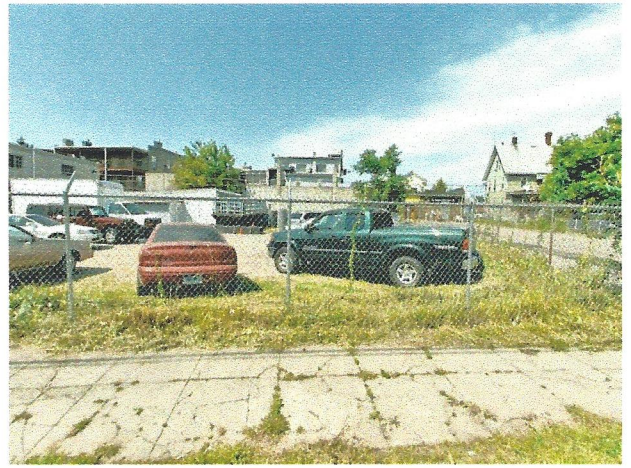
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:

Replacement Cost
Less Depreciation: \$0

Building Photo



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Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Fireplaces	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	
.	

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 303
Description Acc Ind Lnd
Zone MUP
Neighborhood IC
Alt Land Appr No
Category

Size (Acres) 0.12
Frontage 0
Depth 0
Assessed Value \$26,590
Appraised Value \$37,980

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

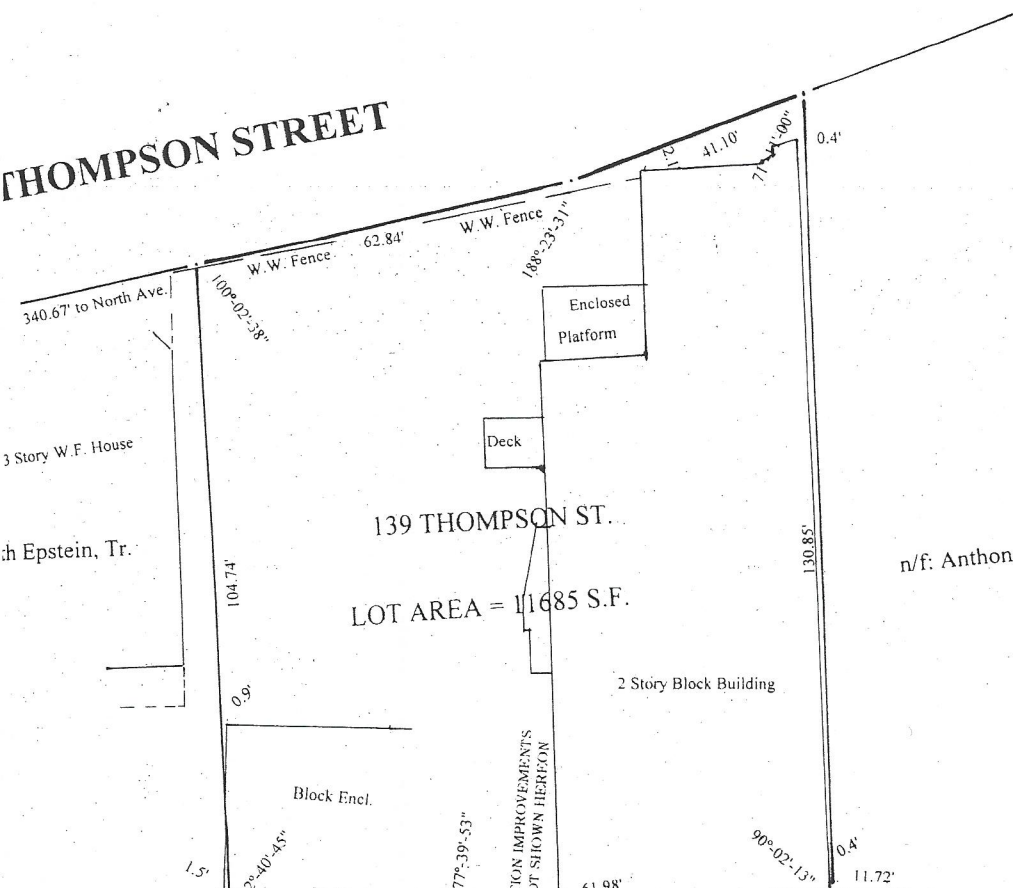
Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$37,980	\$37,980
2015	\$0	\$37,980	\$37,980
2014	\$0	\$42,730	\$42,730

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$26,590	\$26,590
2015	\$0	\$26,590	\$26,590
2014	\$0	\$29,910	\$29,910

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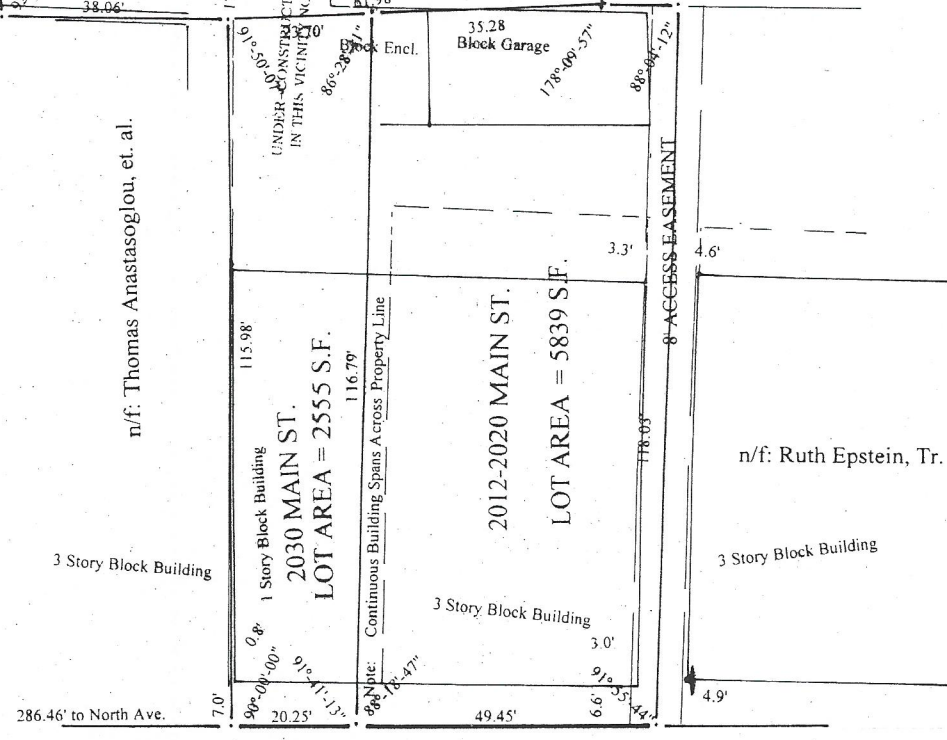
THOMPSON STREET

3 Story W.F. House
Epstein, Tr.



n/f: Anthony DiCocco

n/f: Thomas Anastasoglou, et. al.



n/f: Ruth Epstein, Tr.

I HEREBY CERTIFY THAT THIS MAP, BASED UPON A CLASS "A-2" SURVEY, IS SUBSTANTIALLY CORRECT.

MAIN STREET

Signature