

1862 East Main Street, Bridgeport Connecticut

AVAILABLE FOR SALE

Total Building Square Footage: 17,348 Sq. Ft.

Building has showroom, offices and warehouse

Acres: .40

Available for Sale: \$850,000



Located within a minute to Boston Avenue and within 5 minutes from the Route 8 / Route 25 connector.

For additional information or to arrange a tour please contact
Silvester Garza 203-226-7101 Ext 8, silvester@vidalwettenstein.com
Bruce Wettenstein 203-226-7101 Ext 2, bruce@vidalwettenstein.com



Loading Dock

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

1862-1870 East Main Street
Bridgeport Connecticut, 06610

For Sale: \$850,000

Building Info:

Acres: .40
Total Bldg. Sq Ft: 17,348
Warehouse Sq Ft:
Office Sq Ft:
Retail Sq Ft:
Zoning: MUP
Year Built: 1957
Taxes: \$25,993.50
Min Clear: 10'
Max Clear: 12'
Ceiling Height: 10'

Construction/Facilities:

Parking: 10 spaces
Heating Type: Forced air
AC Main Bldg: Yes
AC Office: Yes
Sprinkler: Yes
Type: Wet
Loading Docks: 1
Floors: 2

Utilities:

Gas: yes
Volts: 220
Amps: 240
Phase: 3
Water: City
Sewer: City

Transportation:

Distance to Hwy: 5 mins.
Distance to major road: 1 minute to Boston Ave

Directions: East Main Street to Boston Avenue to Route 8/25 connector.

Comments: 4 street parking spaces and 10 spaces in the back of building.

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VIDAL/WETTENSTEIN, LLC

1862 EAST MAIN ST #1870

Location 1862 EAST MAIN ST #1870

Mblu 54/ 2026/ 12/A /

Acct# R--0029600

Owner BENEDETTO & HAYMAN ASSOCIATES

Assessment \$481,450

Appraisal \$687,790

PID 18963

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$548,000	\$139,790	\$687,790

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$383,600	\$97,850	\$481,450

Owner of Record

Owner BENEDETTO & HAYMAN ASSOCIATES
Co-Owner LLC
Address 20 MARTIN LANE
EASTON, CT 06612

Sale Price \$0
Certificate
Book & Page 6019/0334
Sale Date 09/17/2004
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BENEDETTO & HAYMAN ASSOCIATES	\$0		6019/0334		09/17/2004
HAYMAN PATRICIA B	\$0		2819/0087		07/24/1990
BENEDETTO AND HAYMAN	\$649,000		2517/0049		06/27/1988

Building Information

Building 1 : Section 1

Year Built: 1957
Living Area: 15,069
Replacement Cost: \$989,370
Building Percent Good: 48

**Replacement Cost
Less Depreciation:** \$474,900

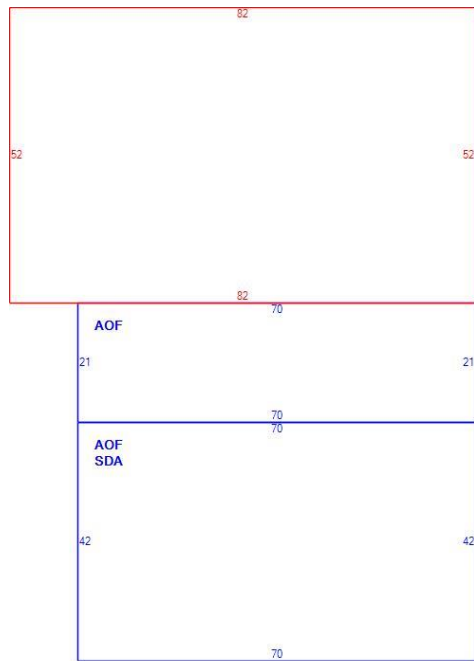
Building Attributes	
Field	Description
STYLE	Off/Retail
MODEL	Comm/Ind
Grade:	Average
Stories:	2
Occupancy:	1.00
Exterior Wall 1:	Brick
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	Minim/Masonry
Interior Floor 1:	Carpet
Interior Floor 2:	Concr-Finished
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	None
Struct Class	
Bldg Use:	Office/Retail
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:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	10.00
% Comn Wall:	

Building Photo



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//\00\08\06>)

Building Layout



(ParcelSketch.ashx?pid=18963&bid=18963)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office	4,410	4,410
STG	Storage Area	4,264	3,198
WHS	Warehouse Area	4,264	3,198
SDA	Store Display Area	2,940	2,940
SFA	Semi-Finished Area	1,470	1,323
		17,348	15,069

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
LDL2	Load Lvlr Manual	1.00 UNITS	\$720	1
A/C	Air Conditioning	8820.00 SF	\$10,580	1
SPR2	Sprk-Wet Concealed	8820.00 SF	\$13,760	1
SPR1	Sprinklers-Wet	8528.00 SF	\$11,050	1
ELV2	Pass	2.00 STOPS	\$24,000	1

Land

Land Use

Use Code 282
Description Office/Retail
Zone MUP
Neighborhood EM1
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.40
Frontage 0
Depth 0
Assessed Value \$97,850
Appraised Value \$139,790

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			8000.00 SF	\$12,000	1
FN1	Fence, Chain	5	5 ft	274.00 LF	\$990	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$548,000	\$139,790	\$687,790
2016	\$548,000	\$139,790	\$687,790
2015	\$659,470	\$139,790	\$799,260

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$383,600	\$97,850	\$481,450
2016	\$383,600	\$97,850	\$481,450
2015	\$461,620	\$97,850	\$559,470

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