

4 Whitney Street Ext., Westport, Connecticut

Available for Sale



For information contact David Fugitt, SIOR  
203-226-7101 Ext 5 - [david@vidalwettenstein.com](mailto:david@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.

**VIDAL/WETTENSTEIN, LLC**



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Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# Move your company and collect rent!

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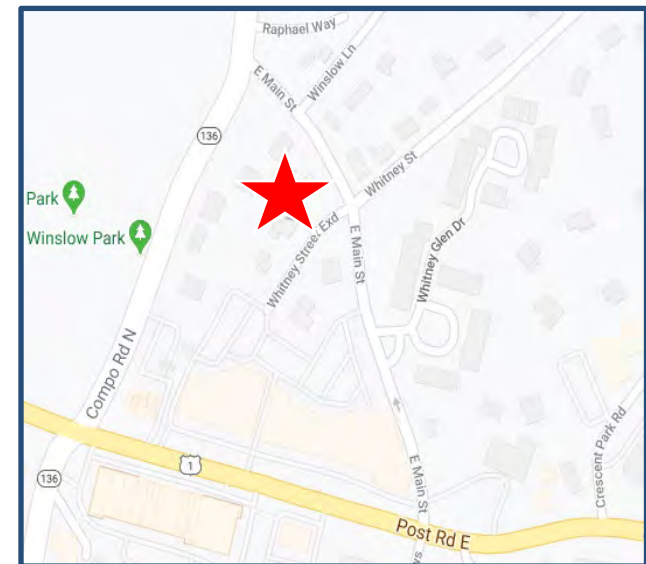
## Sought After Investment Building

### Excellent Cash Flow

2,361 Square Feet, Professional Building

- Superior Location near downtown
- Perfect for either owner/user or investment
- Professional neighborhood
- Parking sealed and striped
- ~~\$995,000~~ Price Reduced: \$975,000

<u>Property Details:</u>	
Acres: .26±	Year Built: 1940±
Total Sq. Ft.: 2,361±	Heating Fuel: Gas
Zoning: RPOD	Central AC: Yes partial
Parking: Ample	Water & Sewer: City
Basement: Full	



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**FOR SALE**

**ALSO LEASING OPPORTUNITIES**



**Has mainly been used for therapy purposes,  
most professional uses are permitted.**

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Stripped Parking

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MTA Metro-North Railroad



Downtown Westport

Playhouse Square

Winslow Park



Compo Shopping Center

4 Whitney Street Ext.

Whitney Street Ext.

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WELLS  
FARGO

Gold's  
DELICATESSEN

TRADER  
JOE'S

CVS  
pharmacy

Planet Pizza

People's United  
Bank

Compo Shopping Center

Whitney Street Ext.

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DONALD WOOD

GLORIA VA ET ALS

N47-18-00E  
26.07

N48-52-00E - 80.12

281'

**PARCEL "B"**  
AREA = 11512 SQ. FT. OR 0.2643 AC

193'

N 44-47-00W - 111.36

VERONICA  
MACKETT

VERONICA  
MACKETT

176'

EXISTING TWO STORY  
FRAME BUILDING

ASPHALT DRIVE  
PARKING AREA

360'

S45-13-00W - 106.00

**WHITNEY STREET EXTENSION**



NOTE: EXISTING LOT COVERAGE 1-81 W.  
REFER TO MAP # 2397, W.L.R.

N/E LEON H ZEFF ET AL

N 44-47-00E - 105.31

**PLOT PLAN**

OF PROPERTY PREPARED FOR

**JULIAN & PHYLLIS PADOWICZ**  
**WESTPORT CONNECTICUT**

SCALE: 1 IN. = 10 FT. NOVEMBER 2, 1982

by  
**LEO LEONARD - SURVEYOR**

CERTIFIED "SUBSTANTIALLY CORRECT" CLASS "A2" ACCURACY.

APPROVED ZONING PERMIT FOR

DATED:

APPROVED ZONING OFFICER

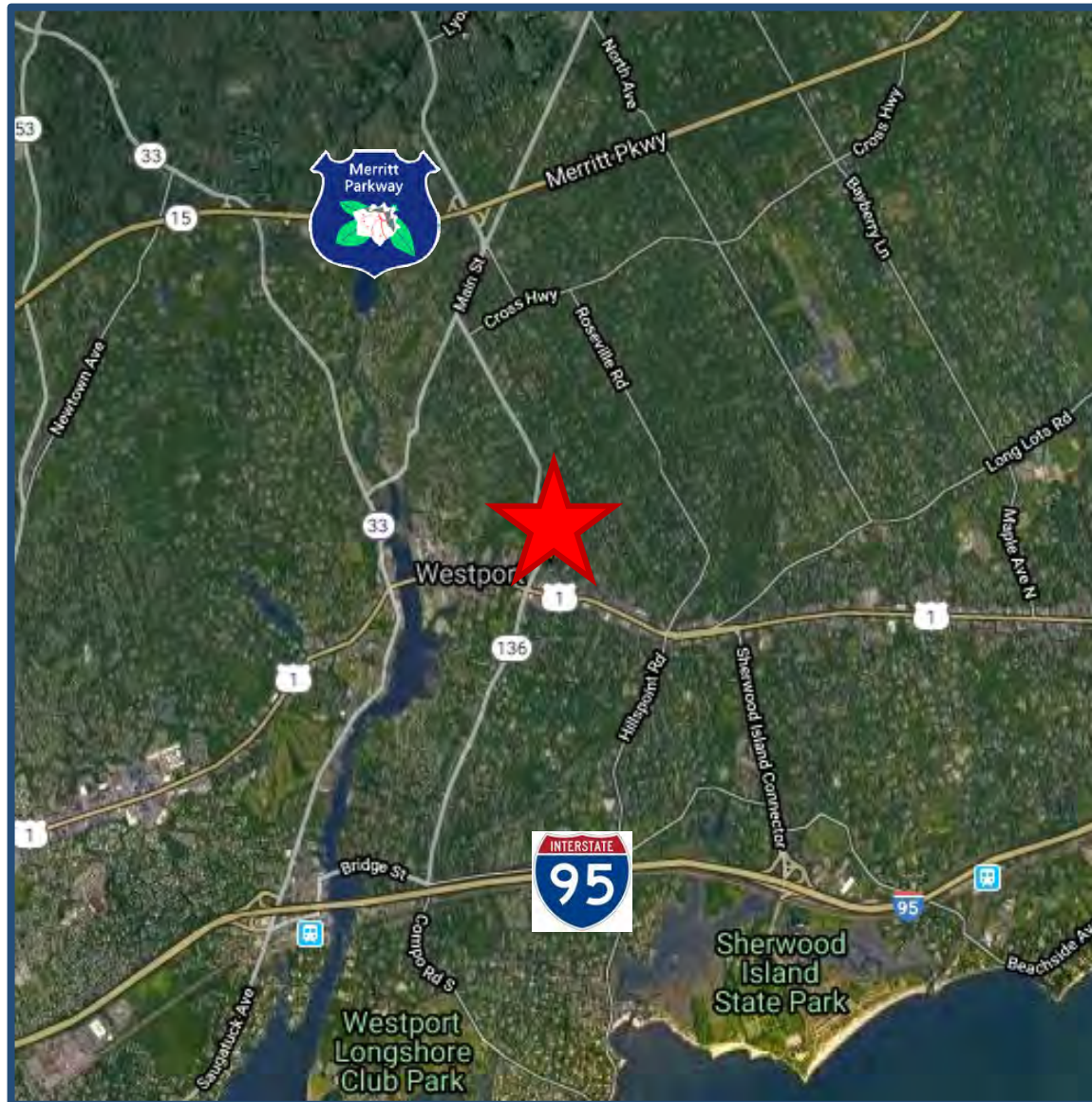
*Leo Leonard*  
LEO LEONARD, P.E. & L.S.  
CONN. REG. N° 2496



**EAST MAIN STREET**



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