

An aerial photograph of a commercial property. In the foreground, a large, single-story building with a dark roof and light-colored walls is visible. It has a flat roof and several windows. In front of the building is a paved parking lot with several cars parked. To the right of the building, there is a landscaped area with trees and a sidewalk. In the background, there is another building with a glass facade and a large parking lot filled with many cars. The entire scene is surrounded by green trees and vegetation.

# Retail Building Available for Sale

719 Post Road East, Westport, CT

To arrange a tour contact:  
Randy Vidal | 203-226-7101 Ext 3  
[randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)



**VIDAL/WETTENSTEIN, LLC**



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

# 719 Post Road East, Westport, CT

## Ideal for Owner User, Investor or Redevelopment

**THE LOCATION:** WESTPORT CONNECTICUT is one of the wealthiest zip codes in the U.S., situated along Fairfield County's Gold Coast and less than 50 miles northeast of New York City. Its vibrant commercial environment generates the feeling of an old New England town, while modernizing and growing in affluence. The Town is home to numerous companies, including the headquarters of Newman's Own, Terex and Bridgewater Associates along with dozens of national retailers such as Tiffany, J. Crew, Barnes & Noble, Crate & Barrel and numerous others.



**Location:** Convenient to exit 18, I-95

Superb visibility with signage on Post Road East

### PROPERTY HIGHLIGHTS

Superior Location on Post Road East (Route 1)

28,900 Traffic Count

Great Signage on Building and Pylon Sign

2 Curb Cuts for Easy Access

Located at 4 Way Traffic Signal

Half Mile from Exit 18 of I-95

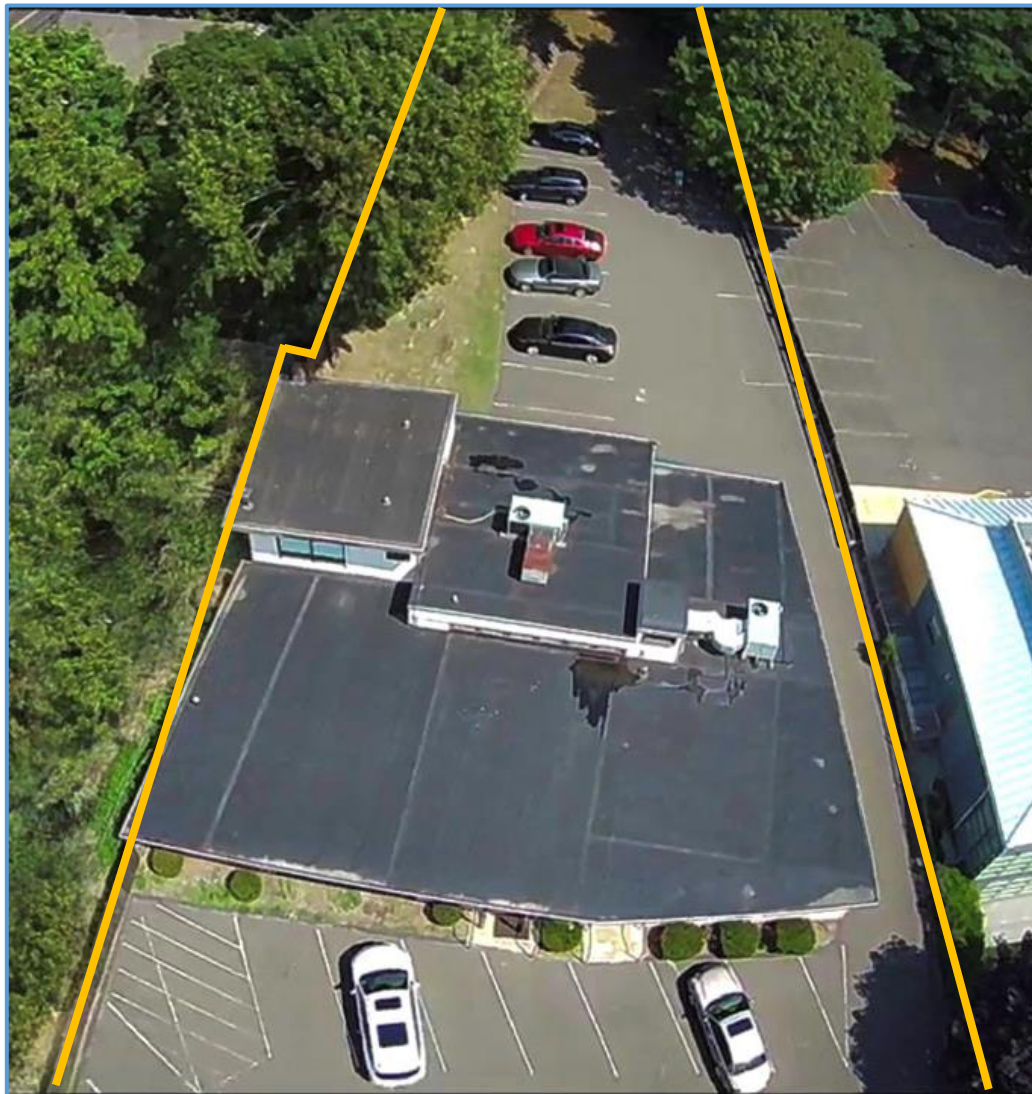
Superb Visibility

**Sale Price Reduced: \$1,490,000**



# 719 Post Road East, Westport, CT

Ideal for Owner User, Investor or Redevelopment



## Property Details:

Acres: .43

Year Built: 1960

Total Rentable Sq. Ft.: 4,658±

Heating: Hot air

Retail Sq. Ft.: 4,235±

AC: Yes

Office Sq. Ft.: 423±

Gas: Yes

Zoning: GBD

Volts: 240

Parking: 23 cars

Amps: 200

Taxes for 2021: \$18,763

Water/ Sewer:  
City

Sewer Tax: \$748



# 719 Post Road East, Westport, CT



Property Location

Demographics within 5 miles:

Owner Household: 84%

Average HH Income: \$160,830

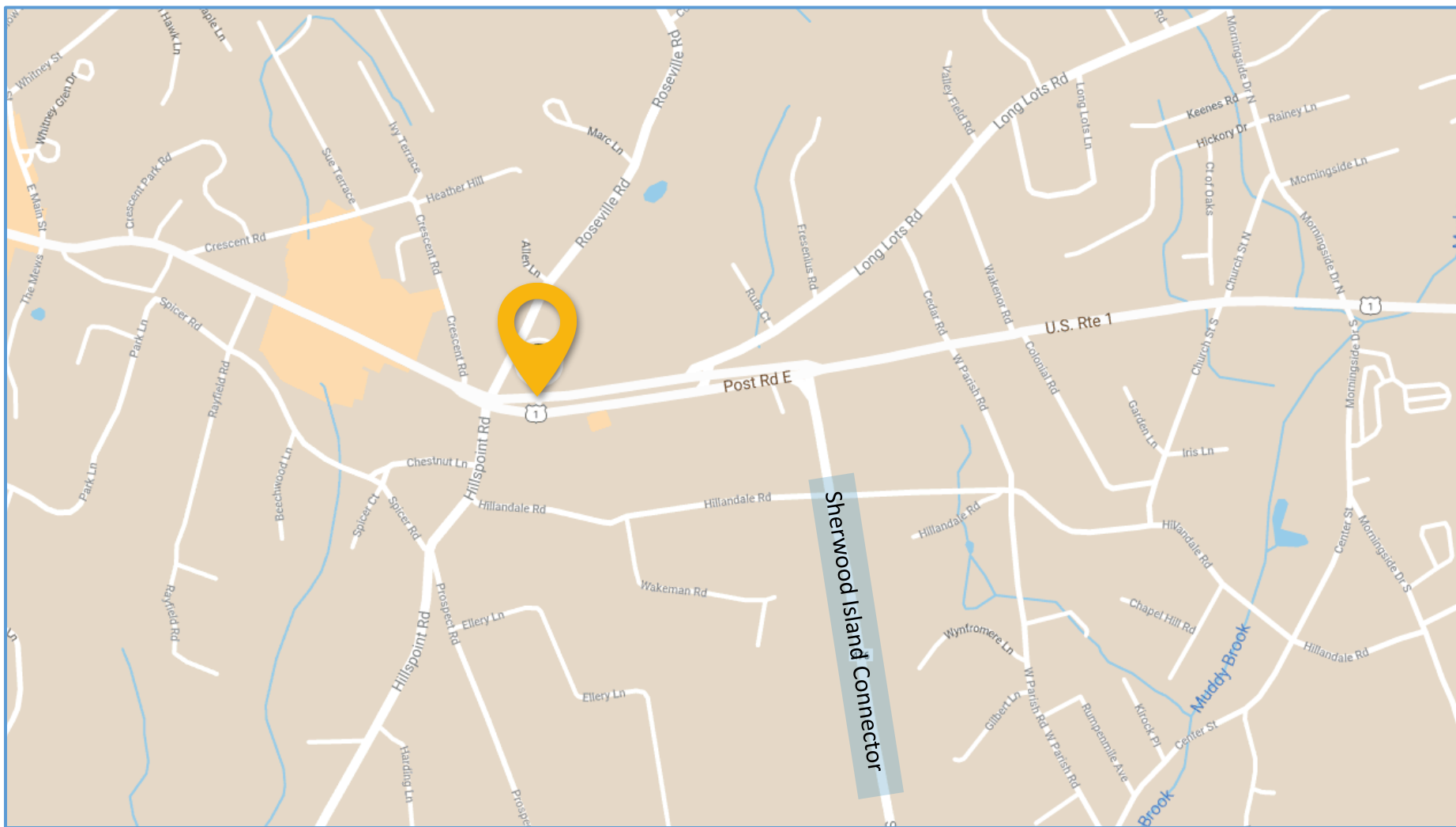


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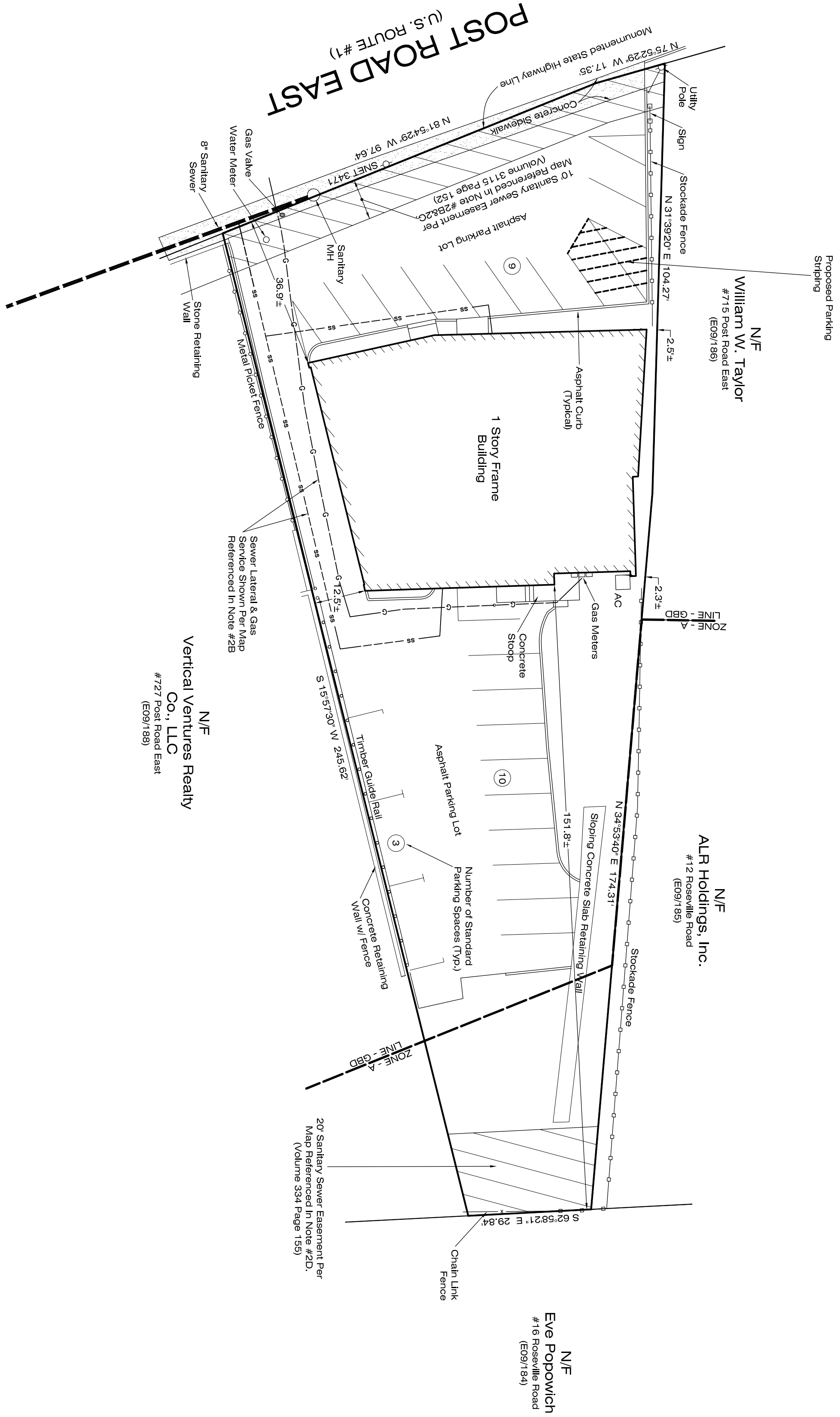
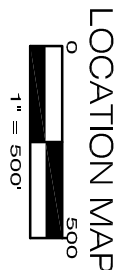
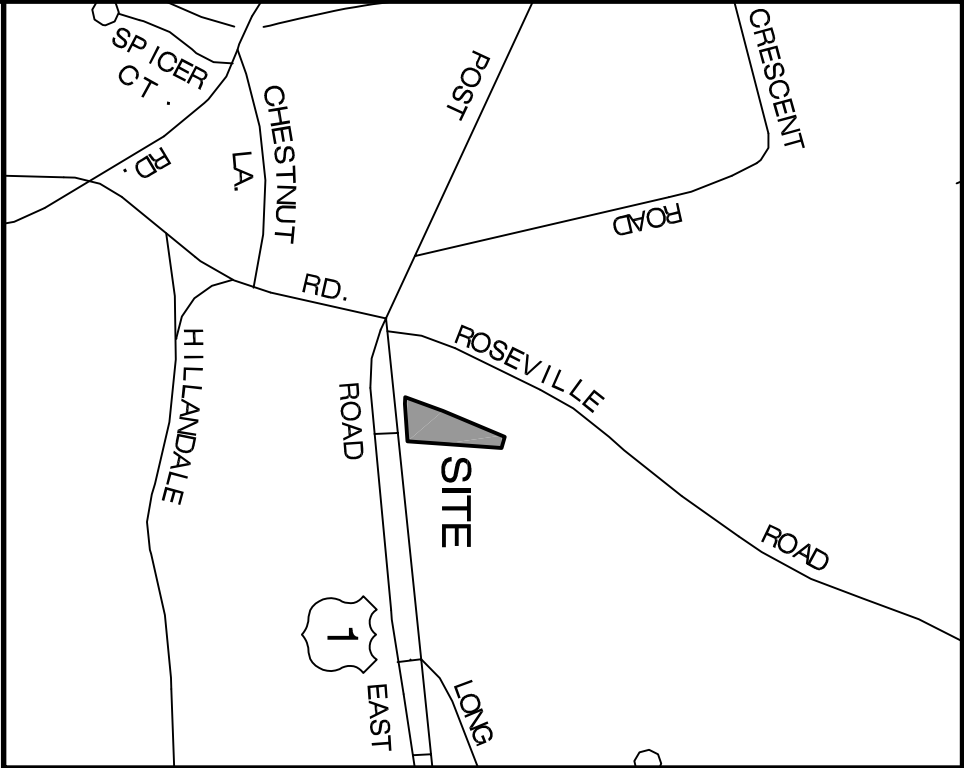


# 719 Post Road East, Westport, CT

## Location Map







- LEGEND**
- HYDRANT
  - MANHOLE
  - GAS VALVE
  - UTILITY POLE
  - WATER VALVE
  - LAMP POST
  - CATCH BASIN
  - ELECTRIC BOX
  - SIGN
  - MAILBOX
  - TELEPHONE BOX
  - EXISTING IRON PIN
  - EXISTING CONCRETE MONUMENT
  - STONE BOUND
  - HEDGE
  - STONEWALL
  - WOOD GULCH
  - INLAND WETLANDS
  - METAL FENCE
  - WOOD FENCE

**NOTES:**

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.

- Reference is made to the following documents:

- Map of Property for Norman L. Pollack, Westport, Conn., May 25, 1967, Revised July 14, 1967, prepared by The Huntington Company, LLC, (RM 7073)
- As-Built Plan & Profile Of Sanitary Sewer Extension Prepared For The Town Of Westport, Post Road East, Westport, Connecticut, Dated: Oct. 2, 2010 prepared by Walter H. Skidd - Land Surveyor L.L.C.
- Easement Survey, Showing Sanitary Sewer Extension, Westport, Connecticut Dated July 15, 2010 prepared by Walter H. Skidd (RM 9983)
- Easement Through Property Of Norman Pollack, East State Street, Date: February 17, 1970 prepared by J.E. Czeli PE & LS (RM 7044)
- Volume 334 Page 155 (Sewer Easement)
- Volume 1124 Page 210 (Variance)
- Volume 2154 Page 58 (Variance)
- Volume 3115 Page 152 (Temporary Easement)

- The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor makes no warranty or representation that the surveyor shall be held responsible for any damage to or destruction of any underground utilities shown on this map. The surveyor hereby declares that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Property is located in FEMA Zone X, Per Flood Insurance Rate Map #0901 C0414G, Effective Date: July 8, 2013; Panel 414 of 626.
- Parcel Area = Total: 18,736 sf  $\pm$ , 0.430 ac  $\pm$ .  
Zone GBD: 16,798  $\pm$ , 0.386 AC  $\pm$ .

- Parcel is located in zone General Business District (GBD) & Residence A; as shown on the following map titled: "Official Building Zone Map" Revised to 11/19/2009

**GBD Zone:**

- Required minimum frontage: 50' Existing: 115.00'  
Maximum building coverage: 25% Existing: 26.1%  $\pm$   
Maximum floor area: 10,000 sq Existing: 4,367 sq  $\pm$   
Minimum lot area: 10,000 sq Existing: 10,000 sq  
Minimum front setback: 30' Existing: 36.0'  $\pm$   
Minimum rear setback: 15' Existing: 2.3'  $\pm$  See Note #7  
Minimum building height: 25' Existing: 151.8'  $\pm$   
Maximum building height: 2 stories or 25-30' Existing: 1 Story, <29' (Flat Roof)
- Floor area and building coverage calculated using only the area located in the GBD zone.

- A Zoning Board of Appeals Variance was granted For sideyard in a Business District, Effective July 29, 1967.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

NOT VALID UNLESS EMBOSSED WITH SEAL OR  
FIXED WITH THE LIVE STAMP OF THE SENATOR  
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON

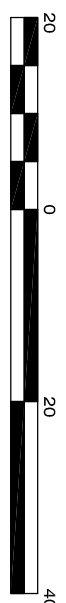
Jason T. Spain Sr., L.S. #707036

NO.	DATE	DESCRIPTION
1	7-11-13	Proposed Parking Strip
2	7-9-13	Add Former Parking Strip

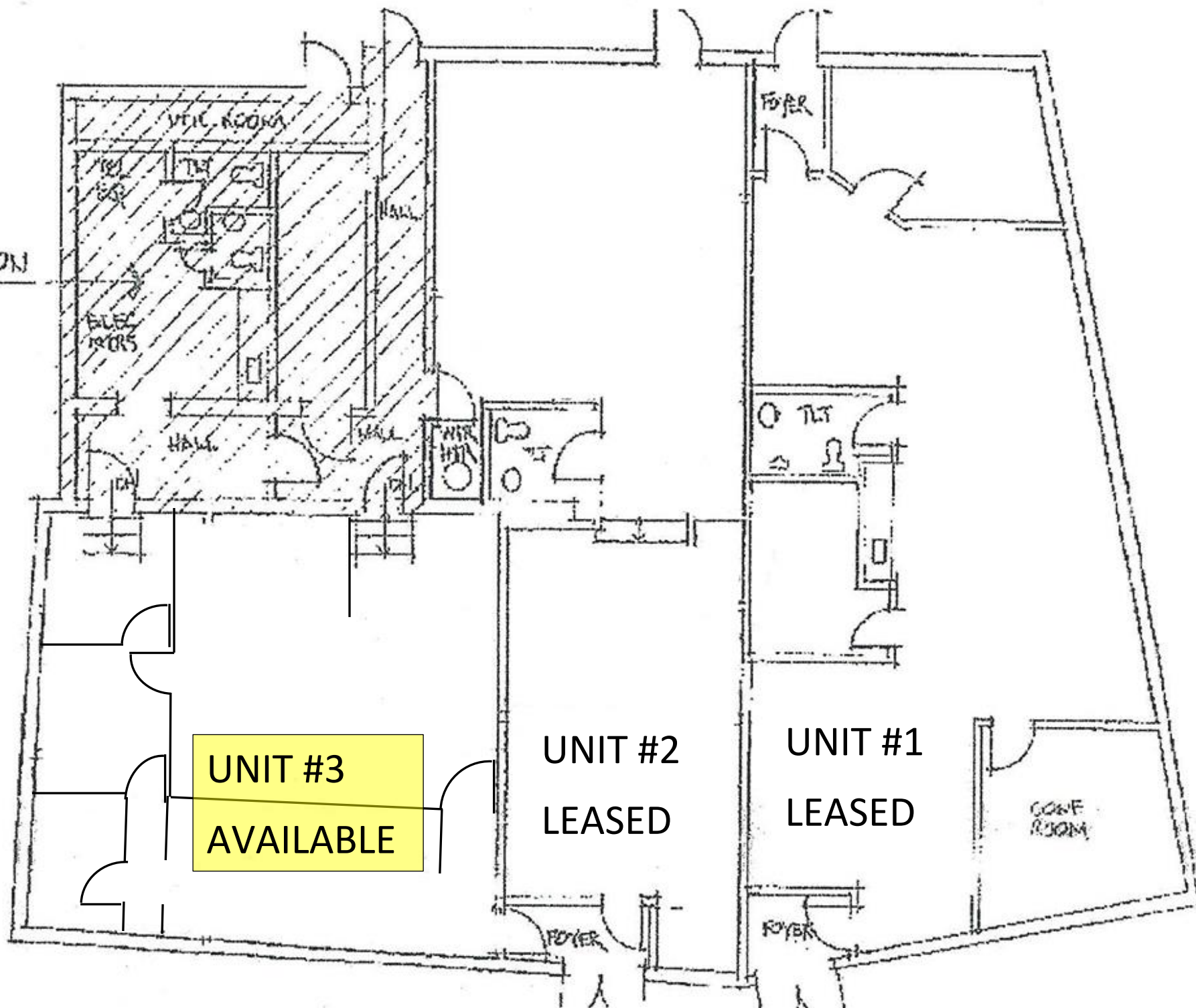
DATE:	SCALE:	DRAWN:	JOB NUMBER:	PROJECT #:
JUNE 13, 2013	1"=20'	SJR	9313	9313
THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 300 Linwood Avenue, Fairfield, CT 06424 203.259.1091				



**DATA ACCUMULATION PLAN**  
PREPARED FOR  
**RANDOLPH A. VIDAL, TRUSTEE**  
**#719 POST ROAD EAST**  
**WESTPORT, CONNECTICUT**



COMMON  
AREA



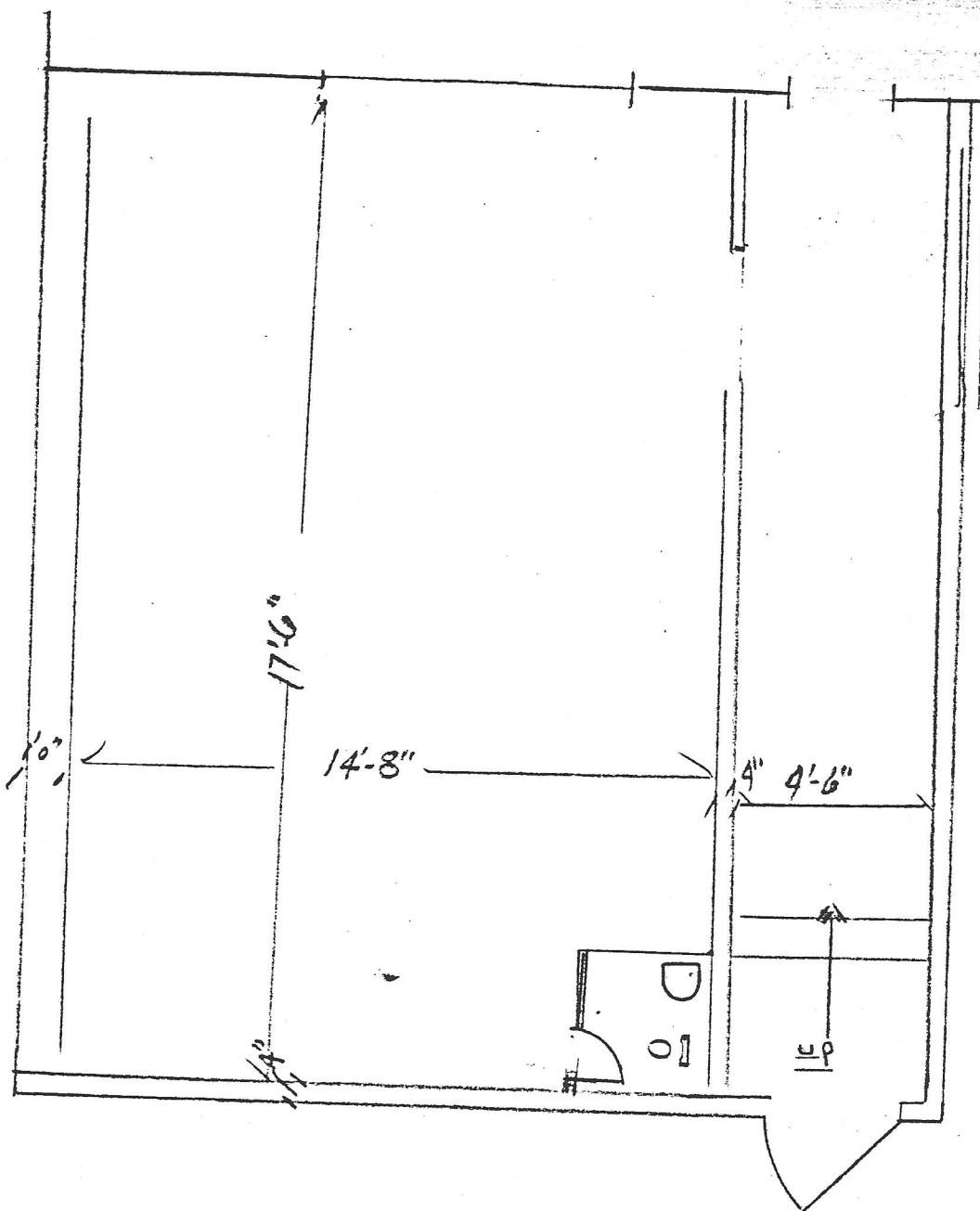
UNIT #3  
AVAILABLE

UNIT #2  
LEASED

UNIT #1  
LEASED

COMMON  
ROOM





2nd Floor.

719