

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.

For information, please contact:
Randy Vidal
203-226-7101 Ext 3
randy@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



SIOR

Individual Members
Society of Industrial and Office Realtors

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

719 Post Road East, Westport, Connecticut

Retail Building Available for Sale

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:** \$1,590,000

Property Details:

Acres: .43	Year Built: 1960
Total Sq. Ft.: 4,942	Heating: Hot air
Retail Sq. Ft.: 4,458	AC: Yes
Office Sq. Ft.: 484	Gas: Yes
Zoning: GBD	Volts: 240
Parking: 23 cars	Amps: 200
Taxes for 2019: \$18,869	Water/ Sewer: City
Sewer Tax: \$748	

Demographics:

Owner Household: 82% within 5 mile radius

Average HH Income: \$304,439

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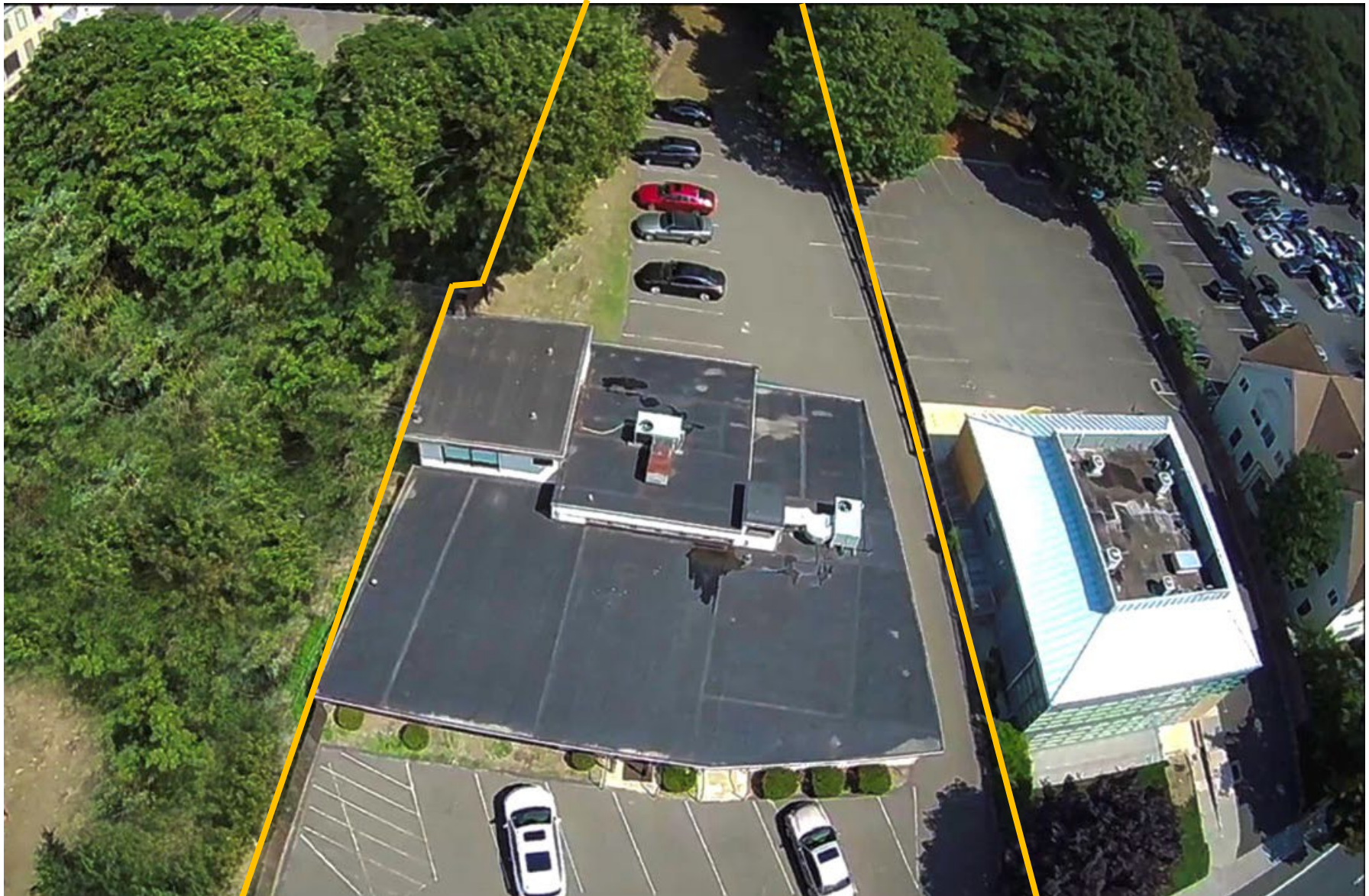


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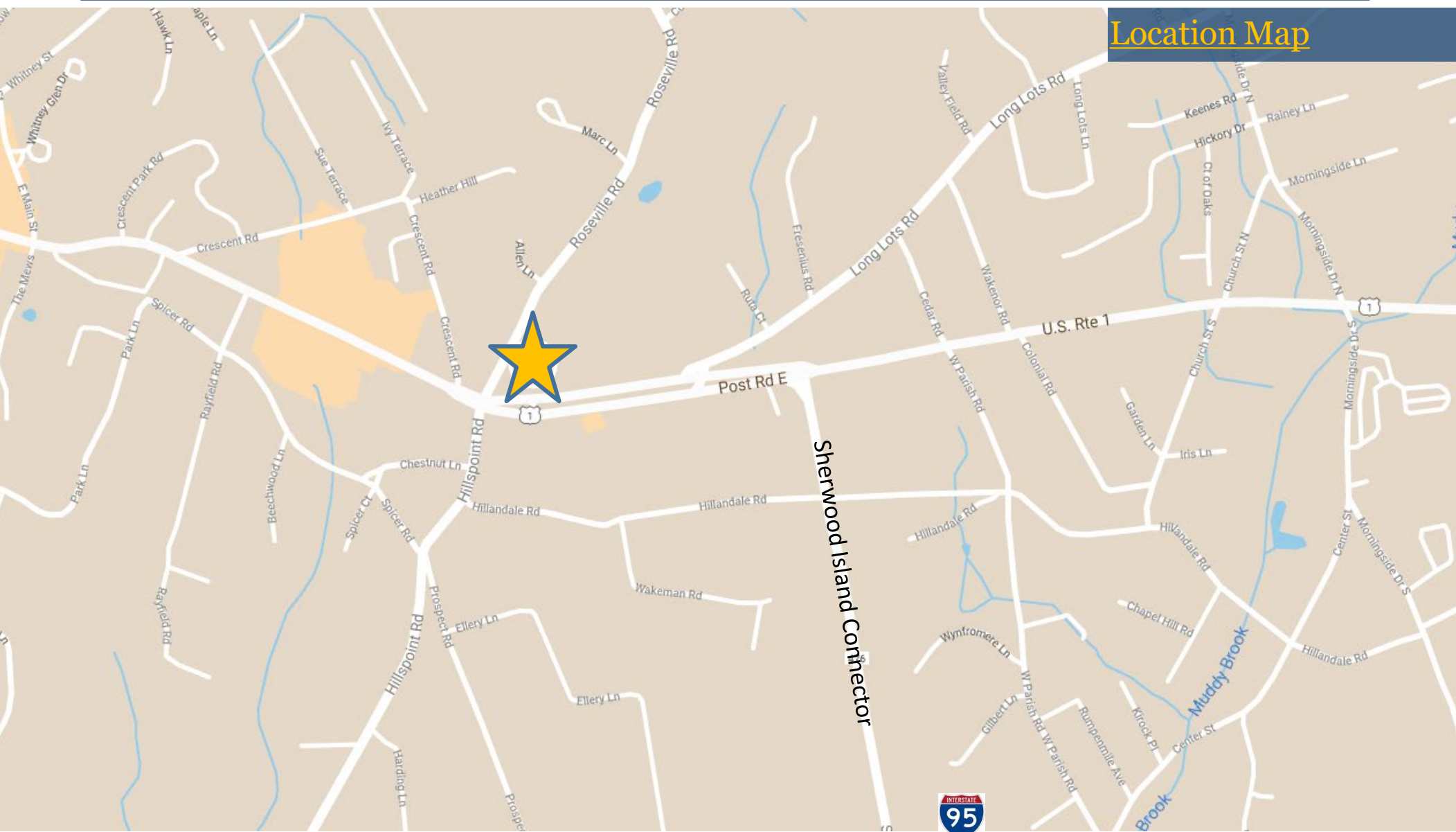


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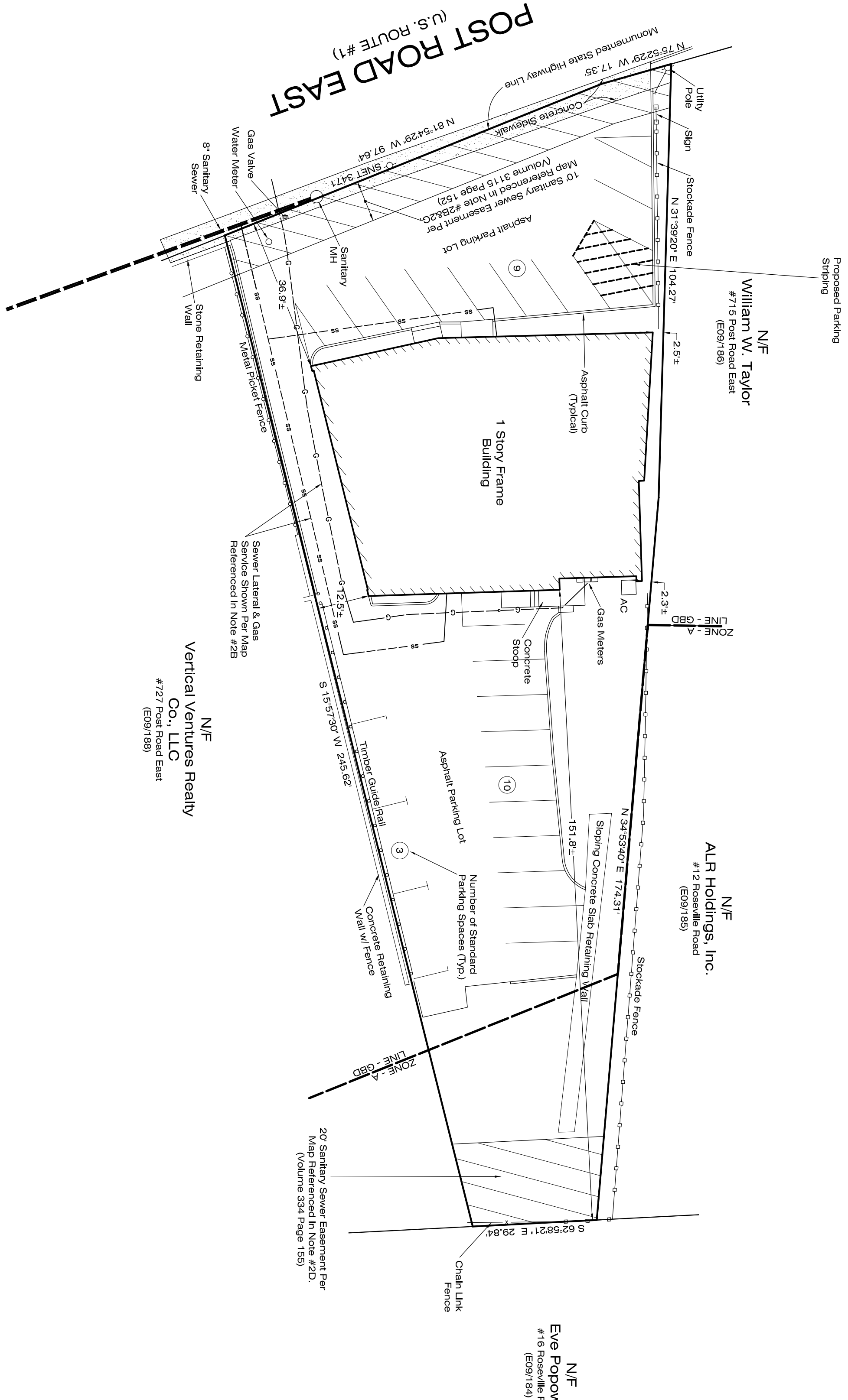
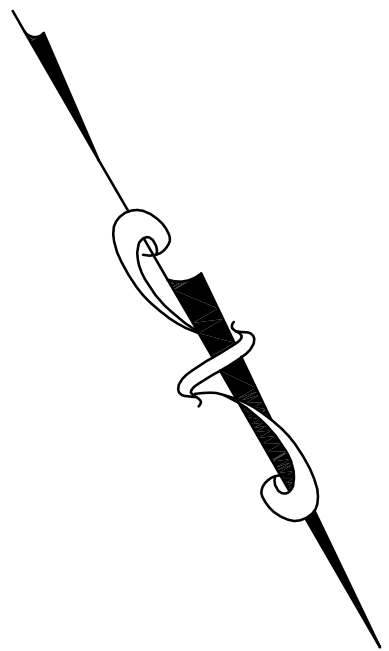
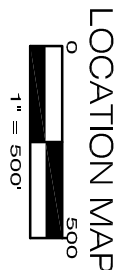
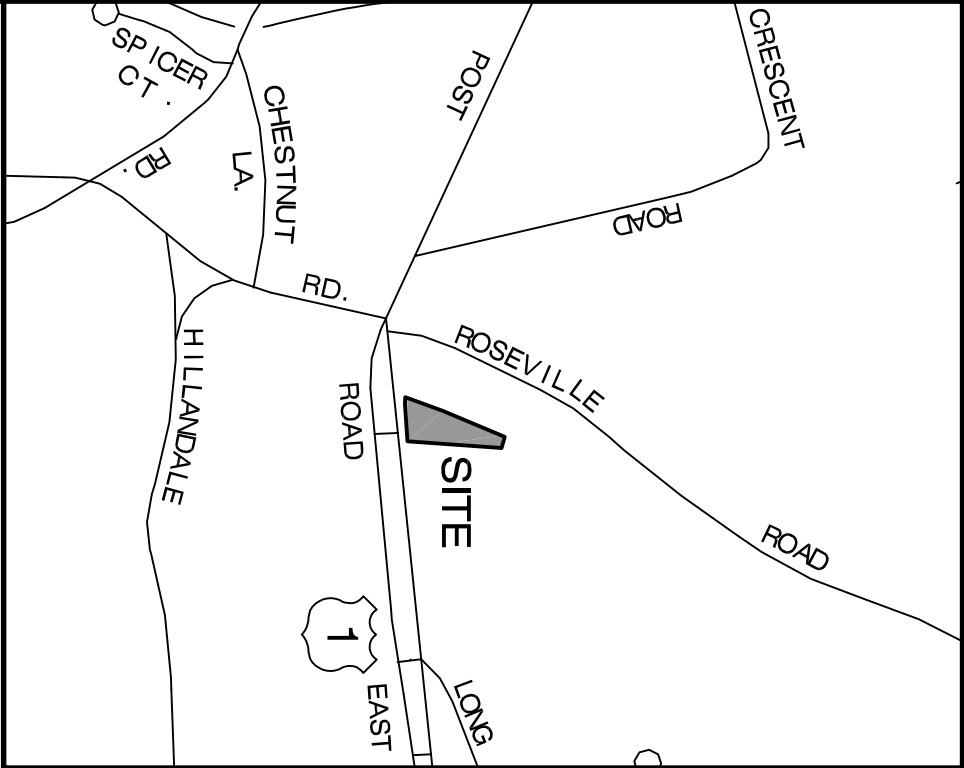
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- LEGEND**
- HYDRANT
 - MANHOLE
 - GAS VALVE
 - UTILITY POLE
 - WATER VALVE
 - LAMP POST
 - CATCH BASIN
 - ELECTRIC BOX
 - SIGN
 - MAILBOX
 - TELEPHONE BOX
 - EXISTING IRON PIN
 - EXISTING CONCRETE MONUMENT
 - STONE BOUND
 - HEDGE
 - STONEWALL
 - WOOD 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, 2010¹ prepared by Walter H. Skidd (RM 9983)
- Easement Through Property Of Norman Pollack, East State Street, Date: February 17, 1970¹ 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, and the surveyor shall not be held liable for any damages or claims arising from the use of the information provided herein. 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 #09001C0414G, Effective Date: July 8, 2013; Panel 414 of 626.

- Parcel Area = Total: 18,736 sf±, 0.430 ac±.
Zone GBD: 16,798±, 0.386 AC±.

- 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:

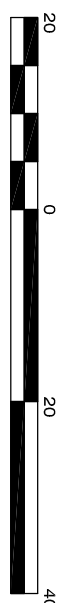
- | | |
|---|-------------------------------------|
| Required minimum frontage: 50' | Existing: 115.00' |
| Maximum building coverage: 25% | Existing: 26.1% ± |
| Maximum floor area: 10,000 sq ft | Existing: 4,367 sq ft |
| Maximum lot area: 10,000 sq ft | Existing: 10,000 sq ft |
| Minimum front setback: 30' | Existing: 36.0' ± |
| Minimum rear setback: 15' | Existing: 2.3' ± See Note #7 |
| Minimum building height: 25' | Existing: 151.8' ± |
| 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.

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



NO.	DATE	DESCRIPTION
1	7-11-13	Proposed Parking Strip
2	7-24-13	Add Former Parking Strip

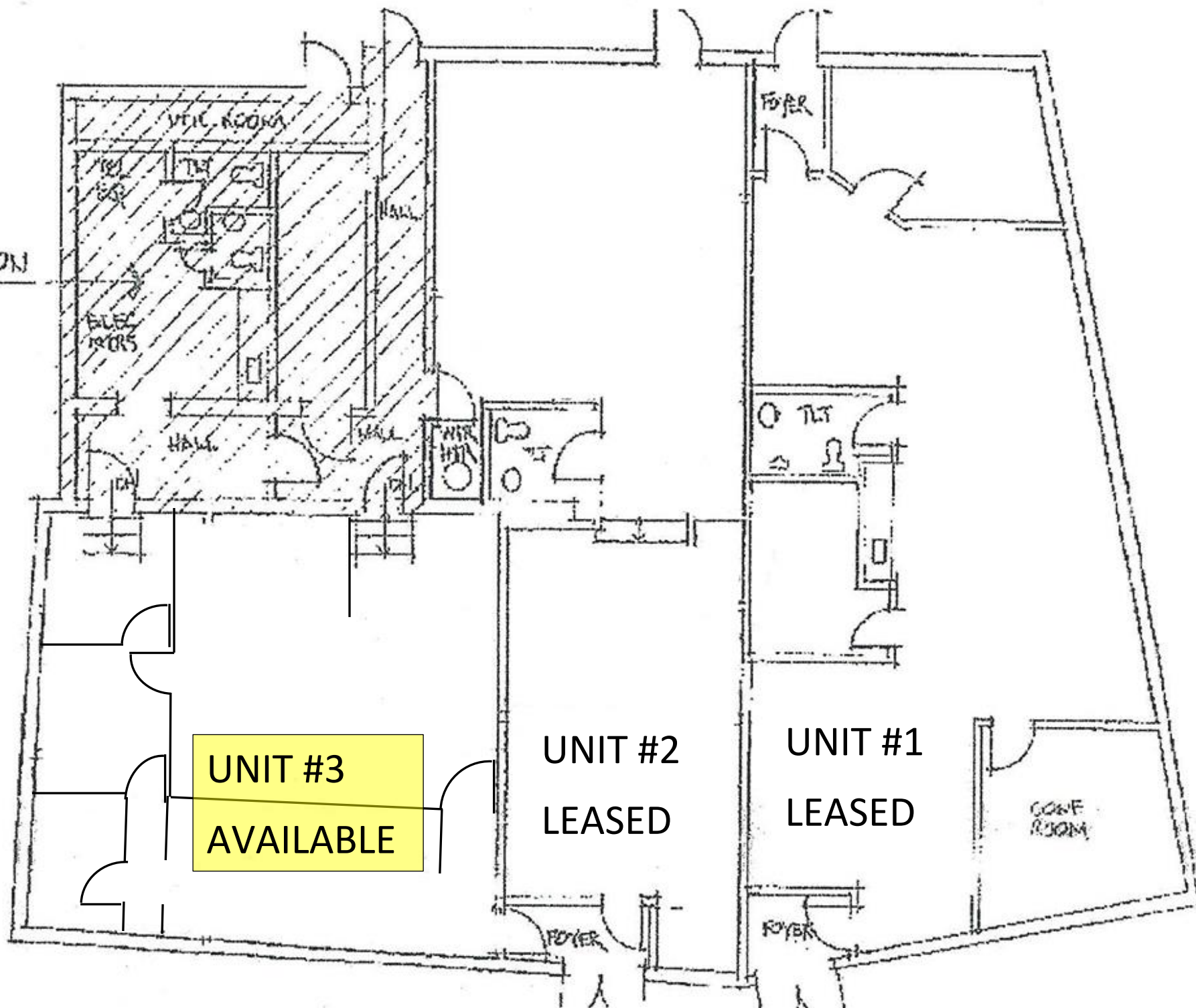
REVISIONS

DATE:	JUNE 13, 2013	SCALE:	1"=20'	DRAWN:	SJR	JOB NUMBER:	9313	PROJECT #:	9313
THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 300 Linwood Avenue, Fairfield, CT 06424-2911 203.259.1091									
									1/1

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

COMMON
AREA

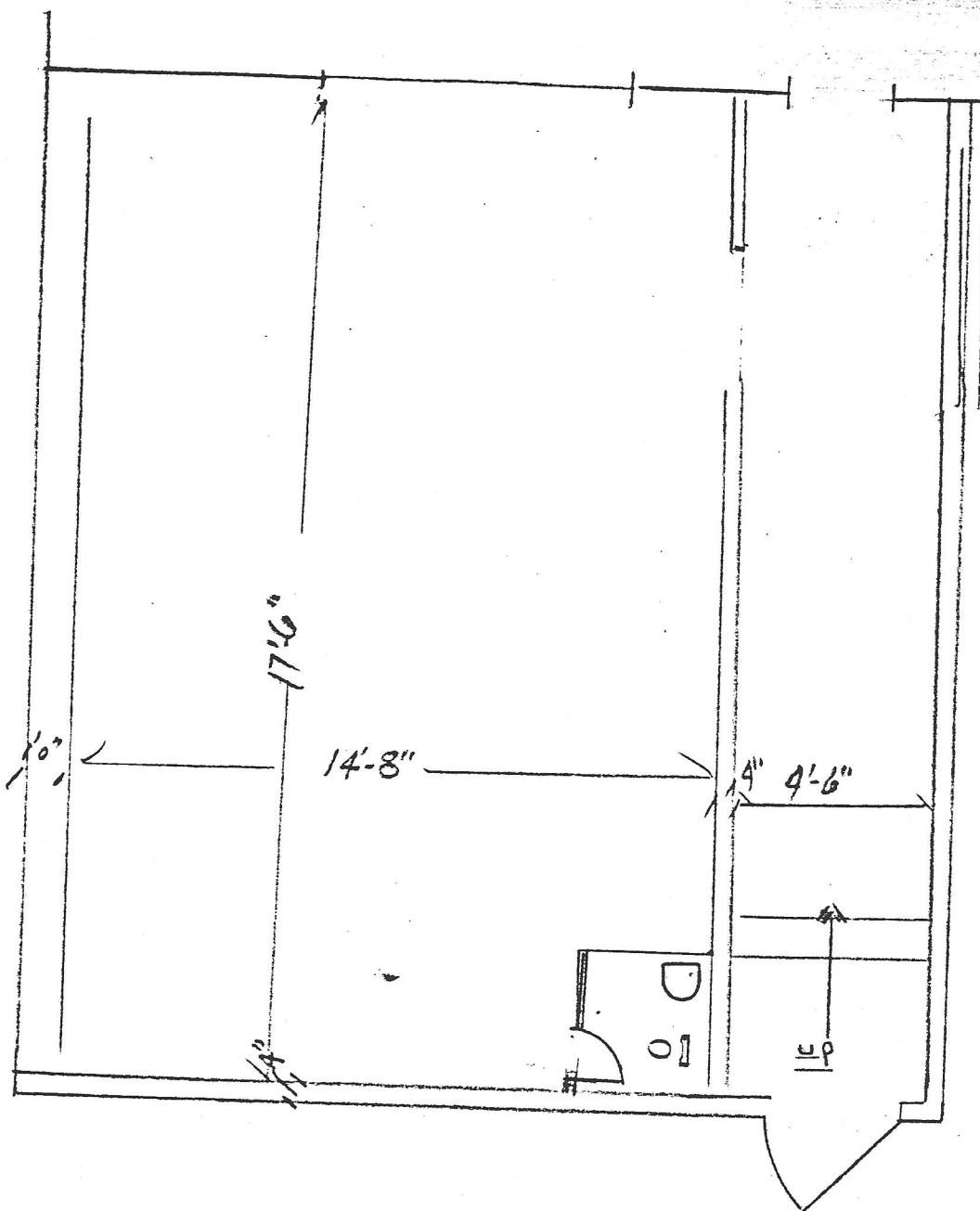


UNIT #3
AVAILABLE

UNIT #2
LEASED

UNIT #1
LEASED

CONF.
ROOM



2nd Floor.

719