

Retail Building Available for Sale

719 Post Road East, Westport, CT

To arrange a tour contact:
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randy@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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

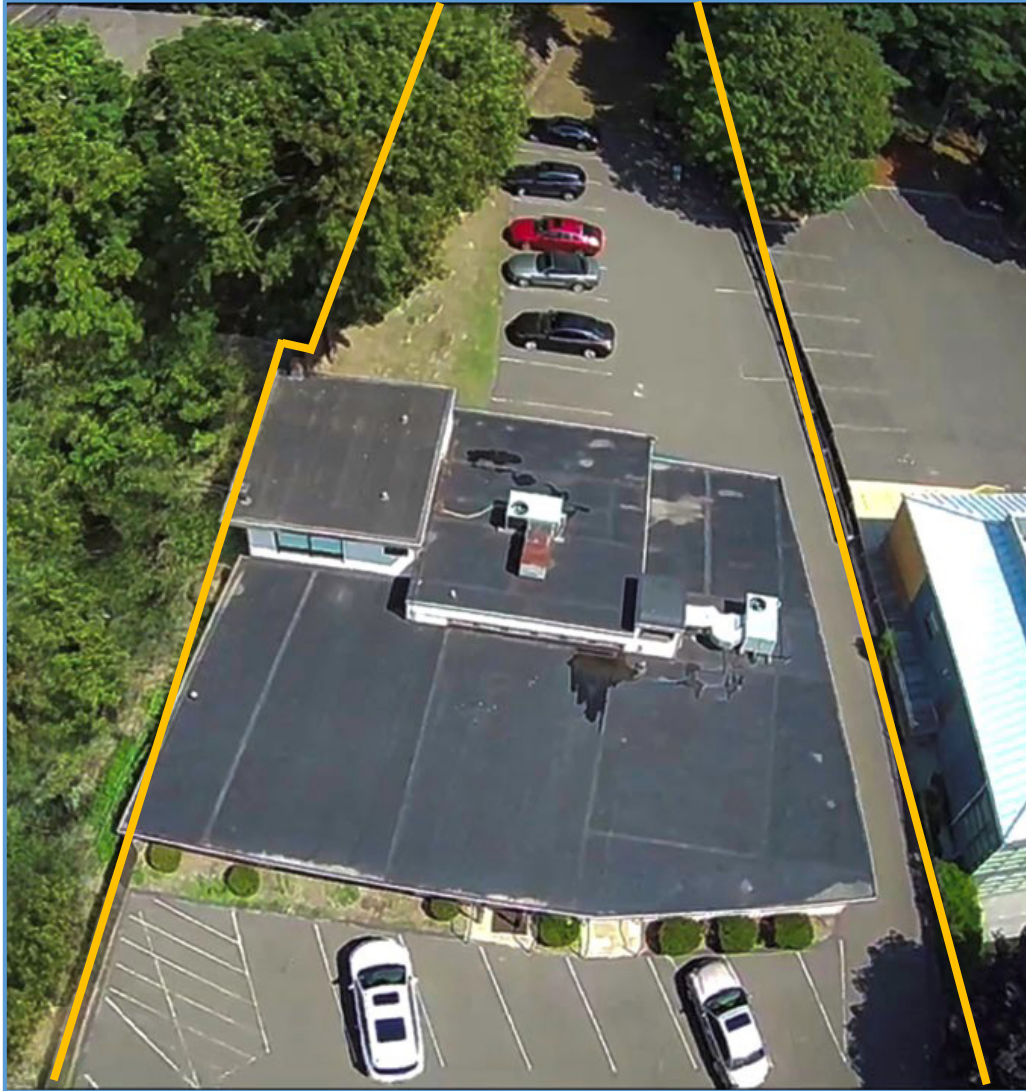
Half Mile from Exit 18 of I-95

Superb Visibility

Sale Price Reduced: \$1,490,000

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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 2020: \$18,869	Water/ Sewer: City
Sewer Tax: \$748	

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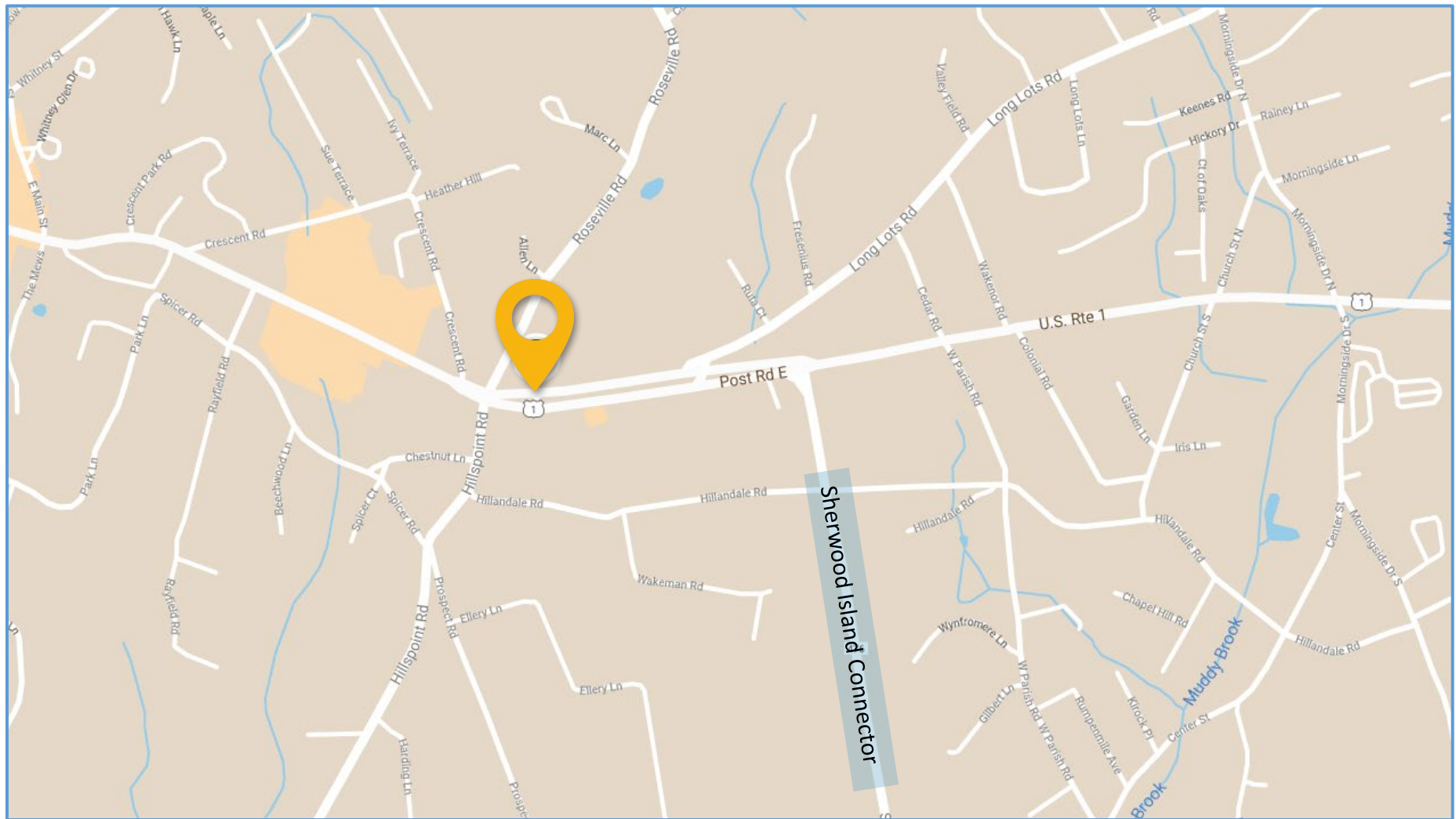


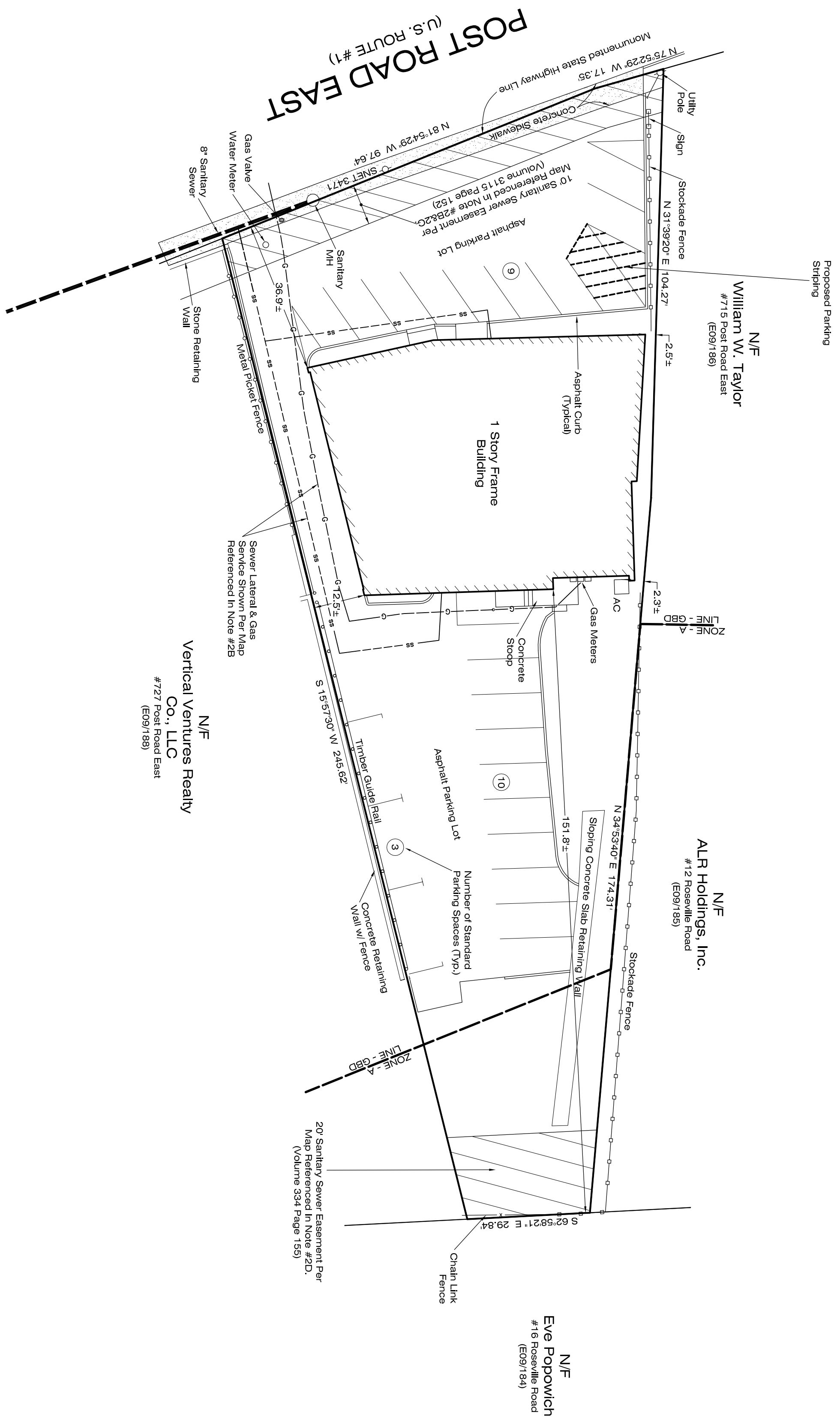
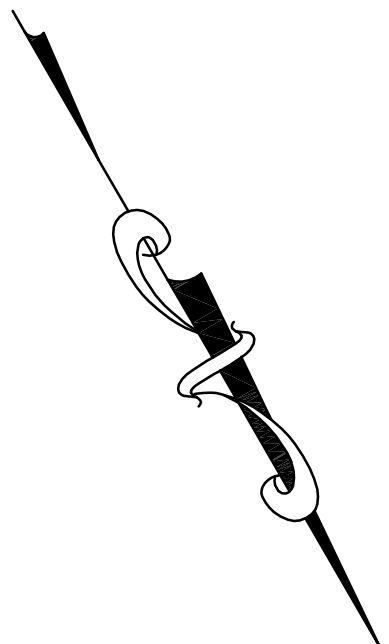
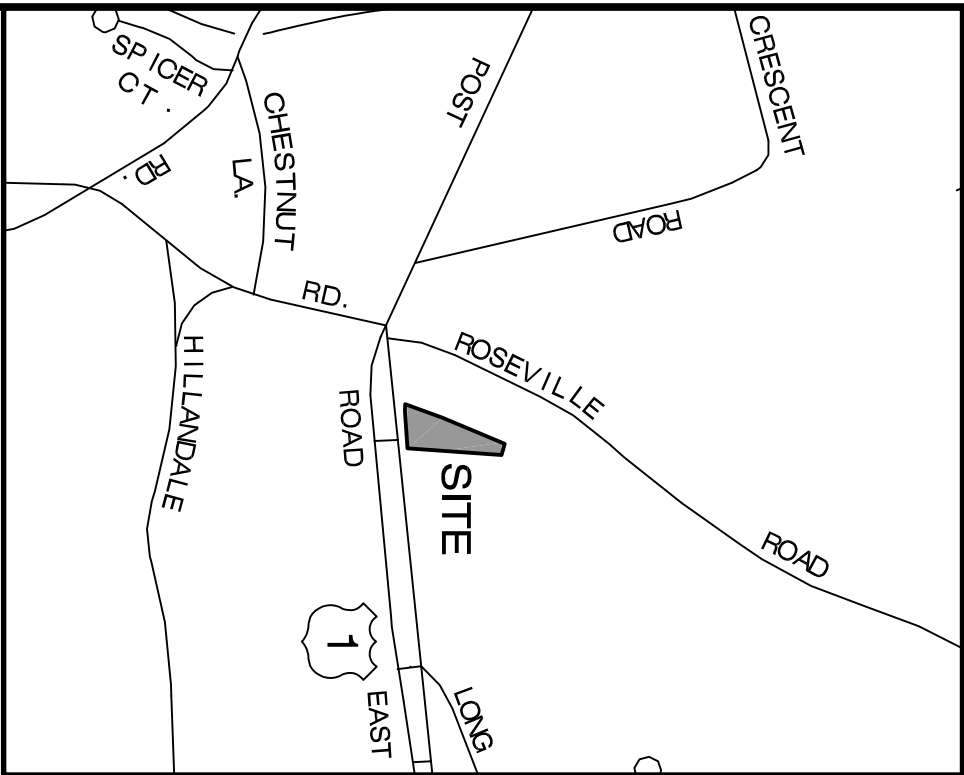
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














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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 GUIDELINE
 INLAND WETLANDS
 METAL FENCE
 WOOD FENCE

NOTES:

1. 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.

2. Reference is made to the following documents:

- A. "Map of Property for Norman L. Pollack, Westport, Conn., May 25, 1967. Revised July 14, 1967" prepared by The Huntington Company, LLC. (RM 7073)
- B. "As-Built Plan & Profile of Sanitary Sewer Extension Prepared For The Town of Westport, Post Road East, Westport, Connecticut." Dated: Oct. 2, 2010¹ prepared by Walter H. Skidd - Land Surveyor, L.L.C.
- C. "Easement Survey, Showing Sanitary Sewer Extension, Westport, Connecticut Dated July 15, 2010" prepared by Walter H. Skidd (RM 9893)
- D. "Easement Through Property of Norman Pollack, East State Street, Dated: February 17, 1970" prepared by J.E. Cozi PE & L.S (RM 7044)

- E. Volume 334 Page 155 (Sewer Easement);

- F. Volume 1124 Page 210 (Variance)

- G. Volume 2154 Page 58 (Variance)

- H. Volume 31 15 Page 152 (Temporary Easement)

3. 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 further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
4. Property is located in FEMA Zone X, Per Flood Insurance Rate Map #09001C0414G, Effective Date: July 8, 2013; Panel 414 of 626.

5. Parcel Area = Total: 18,736 sf \pm , 0.430 ac \pm .

- Zone GBD: 16,798±, 0.386 AC±

6. 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 footage:	Existing: 115.00
Maximum building coverage:	Existing: 26.1% ±
Maximum floor area: 10,000 sf	Existing: 4,387 sq ft
Maximum floor area ratio: 0.25	Existing: 0.26
Minimum lot setback: 30'	Existing: 36.9' ±
Minimum side setback: 15'	Existing: 2.3' ± See Note #7
Minimum rear setback: 25'	Existing: 151.0'
Maximum building height: 2 stories or 25'-0"	Existing: 1 story, <25' (Flat Roof)

Floor area and building coverage calculated using only the area located in the GBD zone.

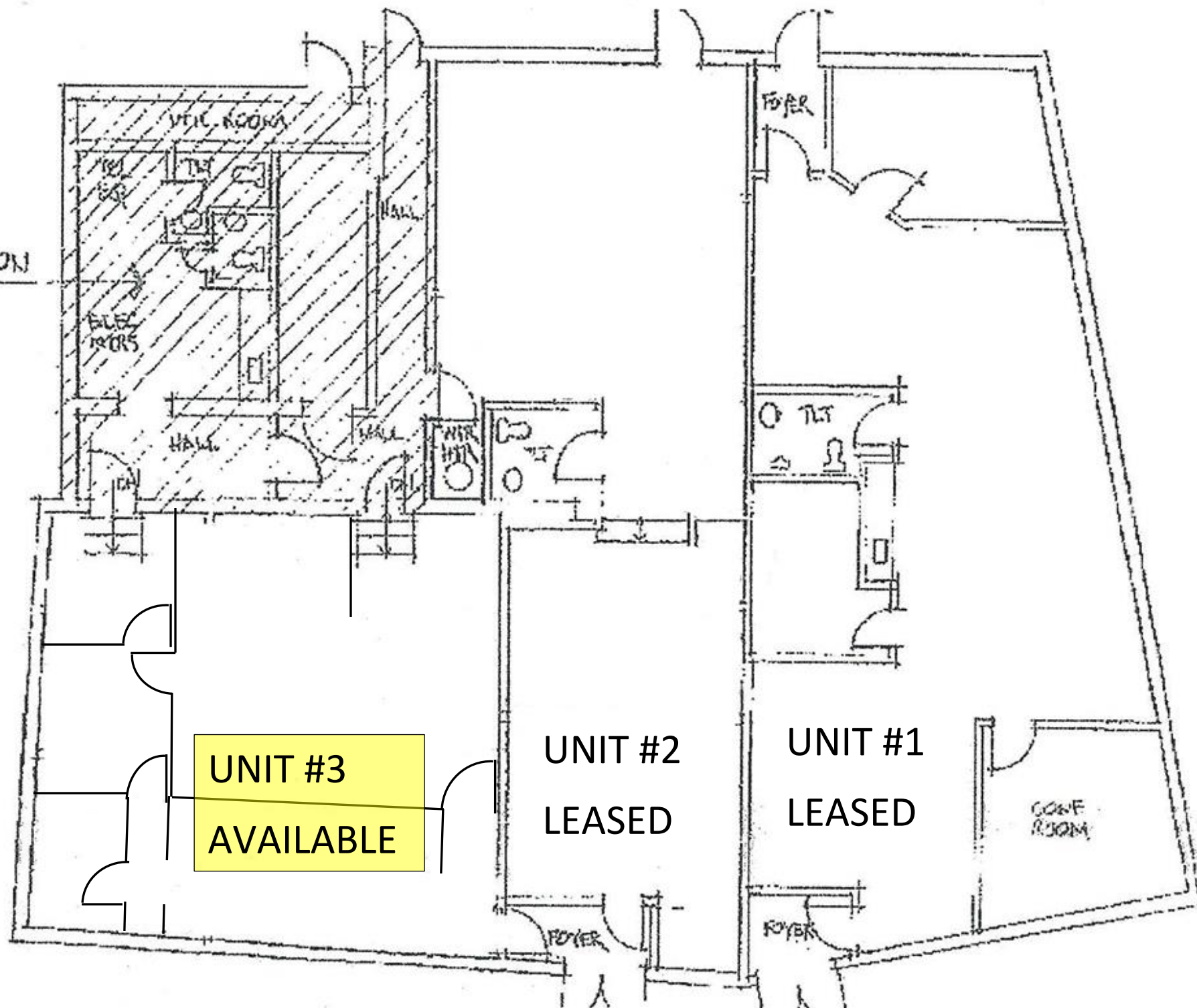
7. A Zoning Board of Appeals Variance was granted For sideyard in a Business District, Effective July 29, 1967.

8. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old

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

<h1 style="text-align: center;">DATA ACCUMULATION PLAN</h1> <h2 style="text-align: center;">PREPARED FOR</h2> <h1 style="text-align: center;">RANDOLPH A. VIDAL, TRUSTEE</h1> <h2 style="text-align: center;">#719 POST ROAD EAST</h2> <h2 style="text-align: center;">WESTPORT, CONNECTICUT</h2>			
DATE: JUNE 13, 2013	SCALE: 1"=20'	DRAFTER: SJA	JOB NUMBER: 9313
		THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 306 Lamond Avenue, Fairfield, CT 06424-2591 203.259.1091	
		PROJECT #: 9313	
		1/1	

COMMON
AREA

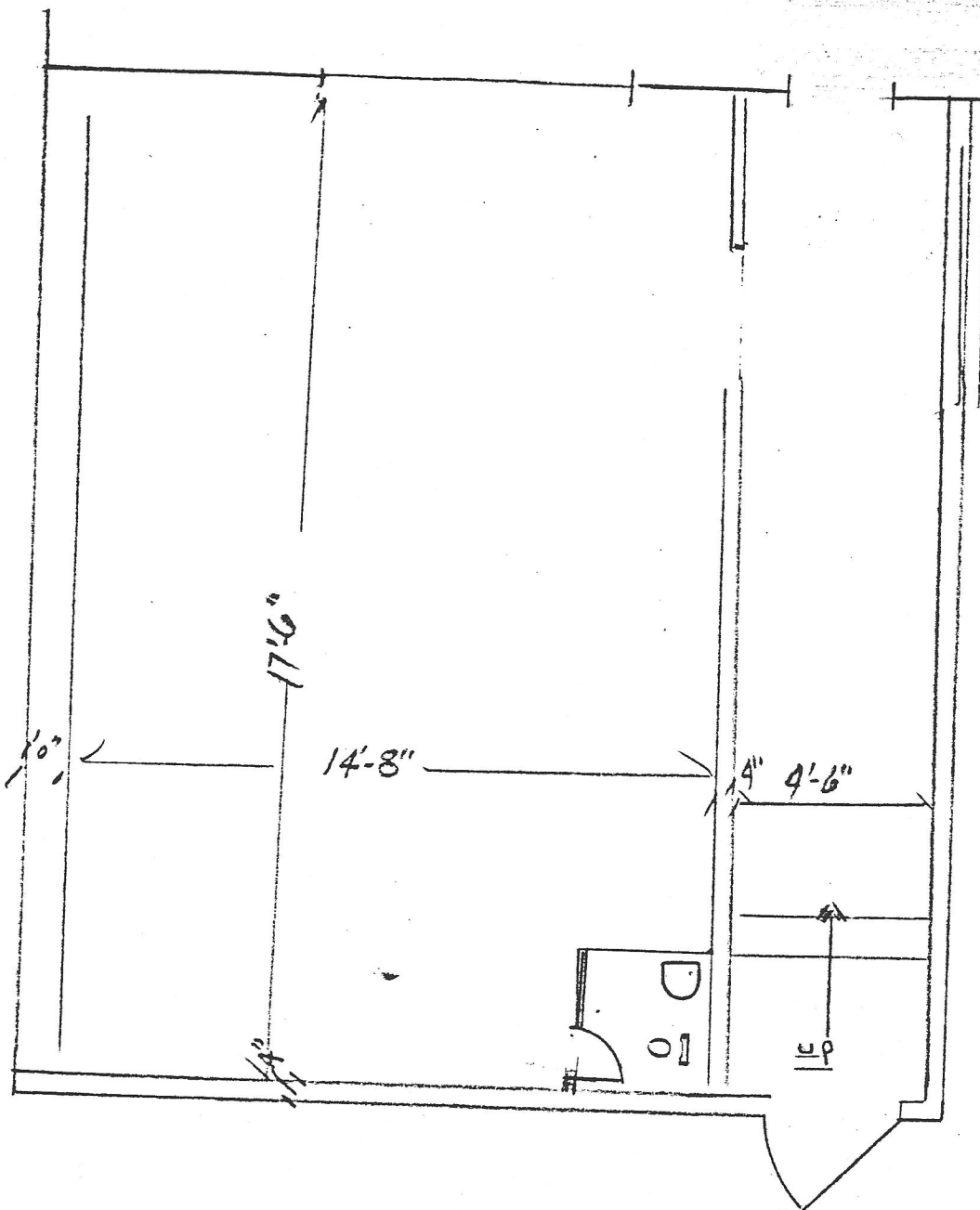


UNIT #3
AVAILABLE

UNIT #2
LEASED

UNIT #1
LEASED

CONF.
ROOM



2nd Floor.
719