

# 883 Black Rock Turnpike, Fairfield, CT

Ideal for Owner User Or Investor

Take a close look at this 9,000 sq ft office property. A fabulous professional, elevated building in a highly visible Black Rock Turnpike location. Perfect for either an owner / user or income producing for an investor.

**For information, please contact:**  
**David Fugitt, SIOR**  
**203-226-7101 Ext 5**  
**[david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)**  
**Bruce Wettenstein, SIOR**  
**203-226-7101 Ext 2**  
**[bruce@vidalwettenstein.com](mailto:bruce@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](http://www.vidalwettenstein.com)

# 883 Black Rock Turnpike, Fairfield, CT

## Office Building Available for Sale

### Property Highlights:

- .48 Acre
- Superior Location
- Highly Visible on Black Rock Turnpike
- Neighborhood Business Zone (NDD)
- Intersection of Black Rock Turnpike & Jennings Road
- **Price Reduction: \$3,000,000.**

For information, please contact:  
David Fugitt, SIOR  
203-226-7101 Ext 5  
[david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)  
Bruce Wettenstein, SIOR  
203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

### Property Details:

Building Area 8,937 Square Feet

Modern Updated Building

Ample On-site Parking

Roof 4 years old

Built in 1979

Vinyl Siding

Electric HVAC

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](http://www.vidalwettenstein.com)



# 883 Black Rock Turnpike, Fairfield, CT



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](http://www.vidalwettenstein.com)



# 883 Black Rock Turnpike, Fairfield, CT



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**

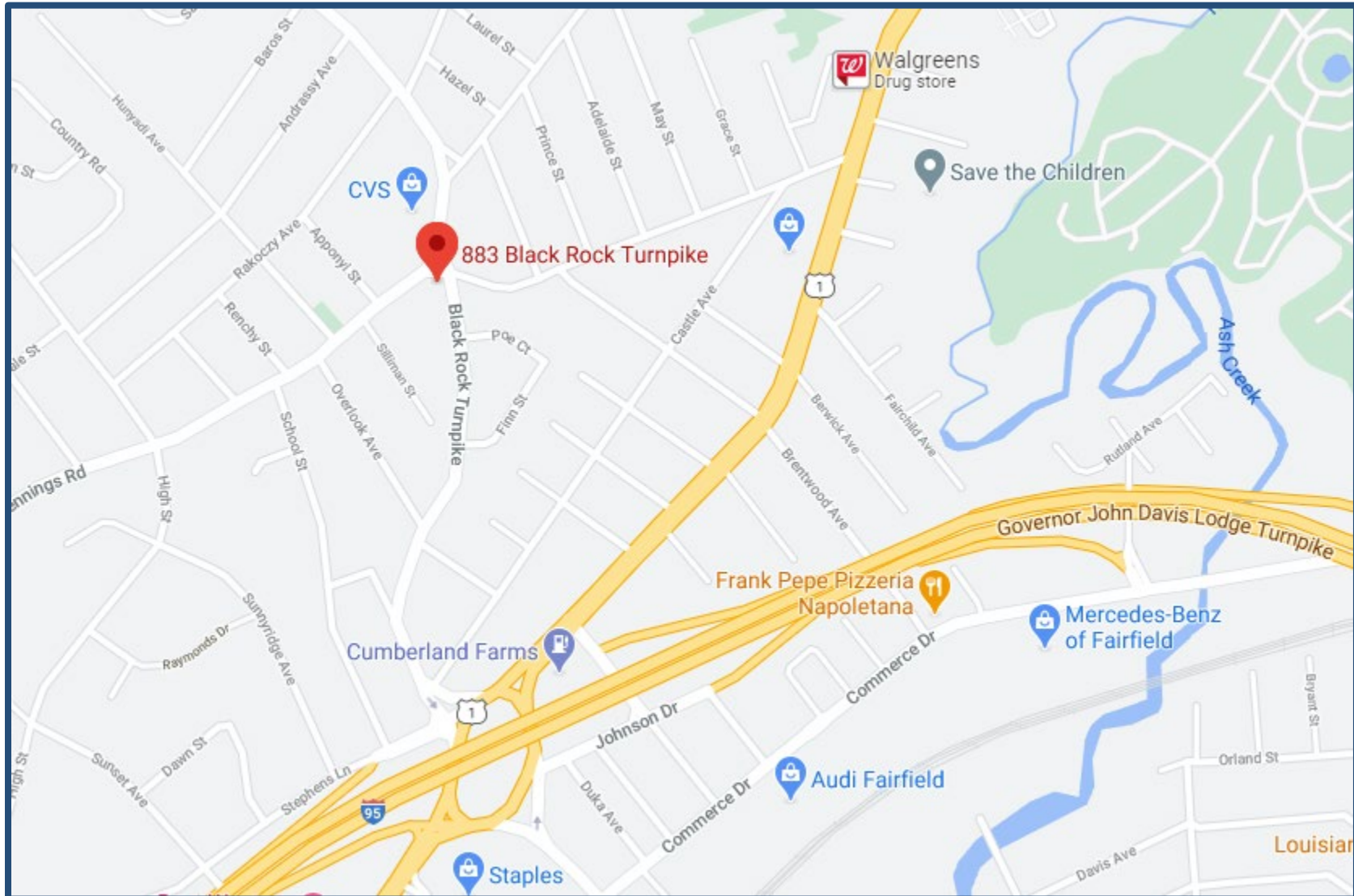


**SIOR**

Individual Members  
Society of Industrial and Office Realtors

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

# 883 Black Rock Turnpike, Fairfield, CT



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**

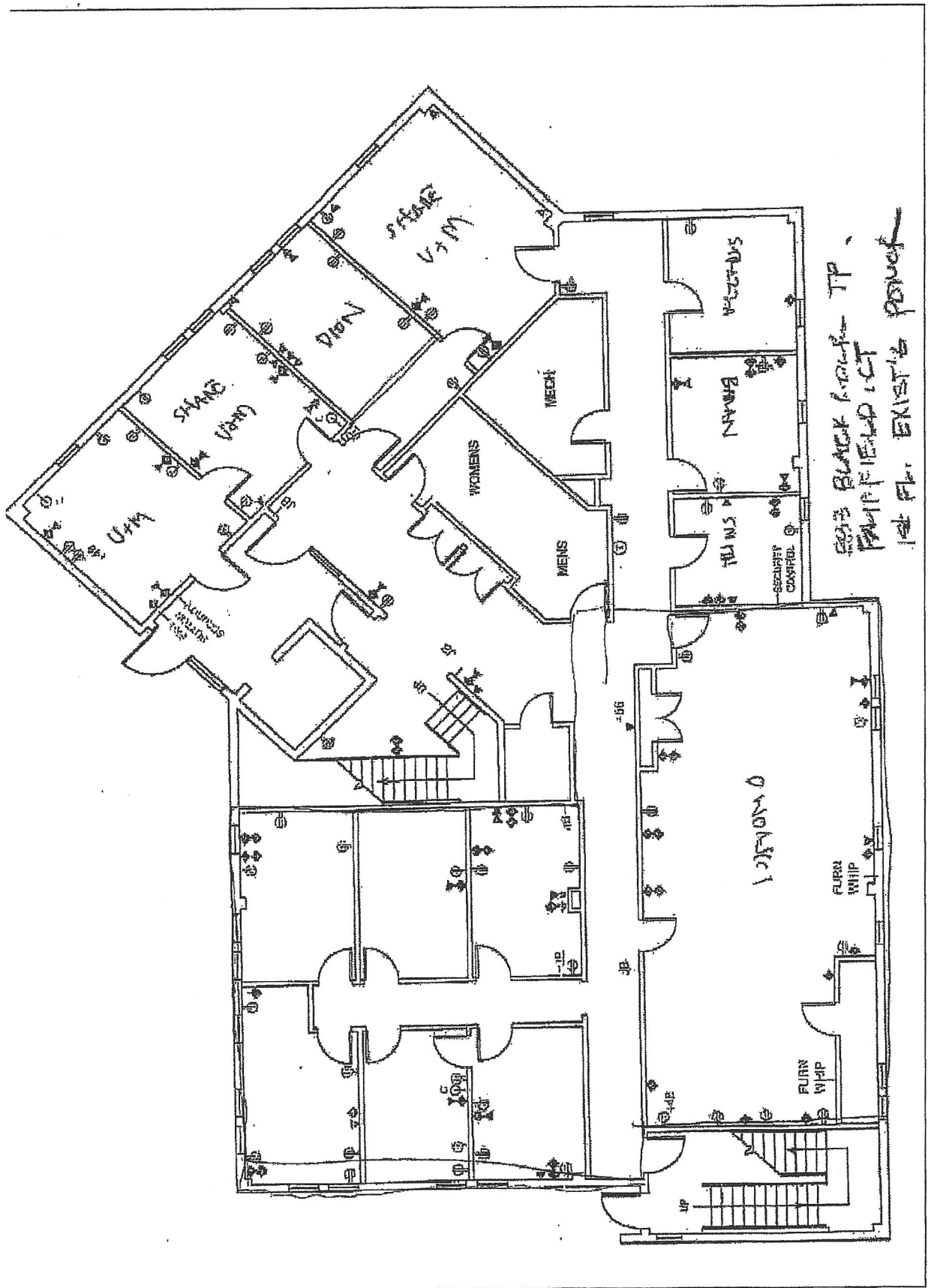


**SIOR**

Individual Members  
Society of Industrial and Office Realtors

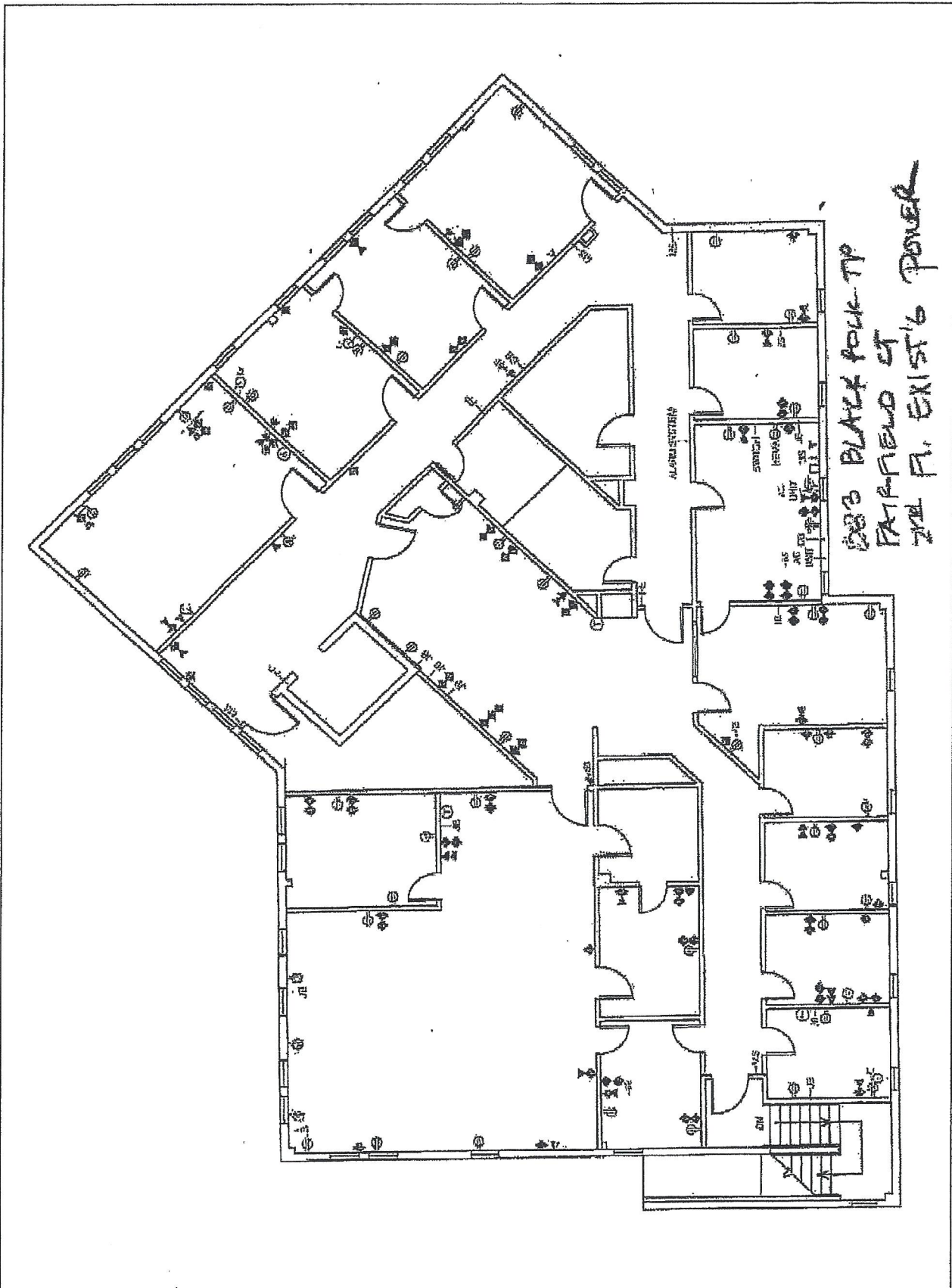
719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)





BLACK ROCK TURNPIKE TP,  
FAIRFIELD, CT  
1st FL. EXISTING POWER

First Floor Plan



# 883 BLACK ROCK TURNPIKE

**Location** 883 BLACK ROCK TURNPIKE

**Mblu** 79/320///

**Acct#** 17770

**Owner** 883 BLACK ROCK TURNPIKE  
LLC

**Assessment** \$1,196,370

**Appraisal** \$1,709,100

**PID** 7875

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$930,700	\$778,400	\$1,709,100

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$651,500	\$544,870	\$1,196,370

## Owner of Record

**Owner** 883 BLACK ROCK TURNPIKE LLC  
**Co-Owner** C/O URY & MOSKOW  
**Address** 883 BLACK ROCK TURNPIKE 2ND FL  
 FAIRFIELD, CT 06825-4718

**Sale Price** \$1,490,000  
**Certificate**  
**Book & Page** 2557/0308  
**Sale Date** 07/22/2002  
**Instrument** UNKQ

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
883 BLACK ROCK TURNPIKE LLC	\$1,490,000		2557/0308	UNKQ	07/22/2002
HALABY KENNETH S	\$482,000		1428/20-1	UNKQ	09/30/1994
T & G ASSOCIATES	\$0		0669/0647		04/15/1980

## Building Information

### Building 1 : Section 1

**Year Built:** 1979  
**Living Area:** 8,937  
**Replacement Cost:** \$1,186,762



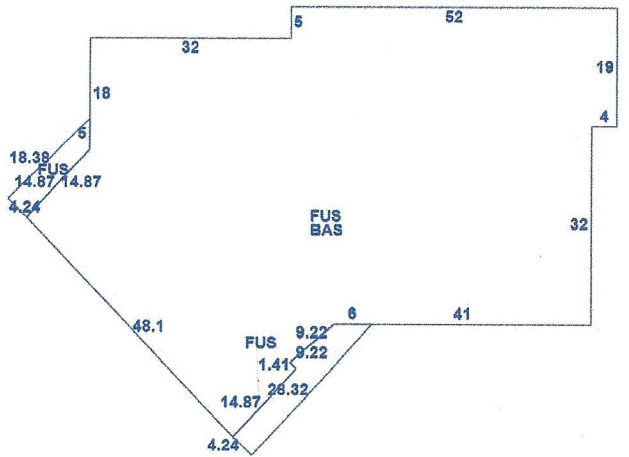
**Building Percent Good:** 71  
**Replacement Cost**  
**Less Depreciation:** \$842,600

**Building Photo**



(http://images.vgsi.com/photos2/FairfieldCTPhotos/A02\04\69\39.jpg)

**Building Layout**



(ParcelSketch.aspx?pid=7875&bid=7690)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	4,560	4,560
BAS	First Floor	4,377	4,377
		8,937	8,937

Building Attributes	
Field	Description
Style:	Office
Model	Comm/Ind
Grade	Average Plus
Stories:	2
Occupancy	6.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Struct Class	
Bldg Use	Office C
Total Rooms	
Total Bedrms	00
Total Baths	0
Liv Area	
Effect Area	
1st Floor Use:	3400
Heat/AC	Heat/AC Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceill & WI
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	0.00

**Extra Features**

Extra Features				
Code	Description	Size	Value	Bldg #
ELV1	PASS ELEV	2.00 STOPS	\$49,700	1

**Land**

**Land Use**

Use Code 3400  
 Description Office C  
 Zone NDD  
 Neighborhood C3  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 0.48  
 Depth 0  
 Assessed Value \$544,870  
 Appraised Value \$778,400

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			12000.00 S.F.	\$37,800	1
LT1	LIGHTS-IN W/PL			1.00 UNITS	\$700	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$930,700	\$778,400	\$1,709,100
2018	\$930,700	\$778,400	\$1,709,100
2017	\$930,700	\$778,400	\$1,709,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$651,490	\$544,880	\$1,196,370
2018	\$651,490	\$544,880	\$1,196,370
2017	\$651,490	\$544,880	\$1,196,370