

# OFFICE PROPERTY FOR SALE

883 Black Rock Turnpike, Fairfield, CT



# 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~~ \$2,250,000**



Location: Convenient to exit 24, I-95

**Call to arrange a tour today**

**David Fugitt | 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 Sq. Ft.

➤ 4,377 1<sup>st</sup> floor

➤ 4,560 2<sup>nd</sup> floor

Modern Updated Building

Ample On-site Parking

Roof 5 years old

Built in 1979

Low Maintenance Siding

Electric HVAC

Elevator



# 883 Black Rock Turnpike, Fairfield, CT

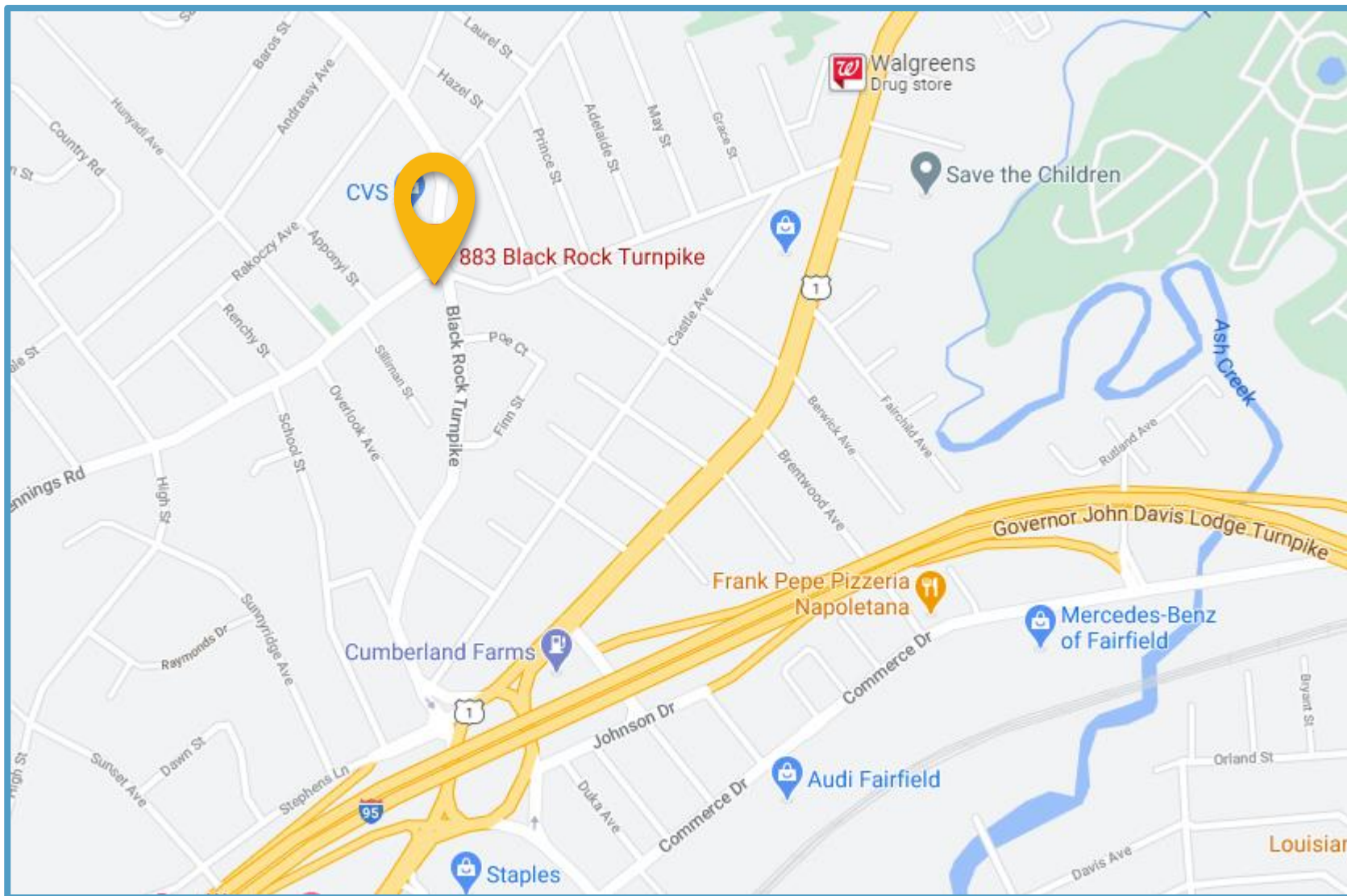


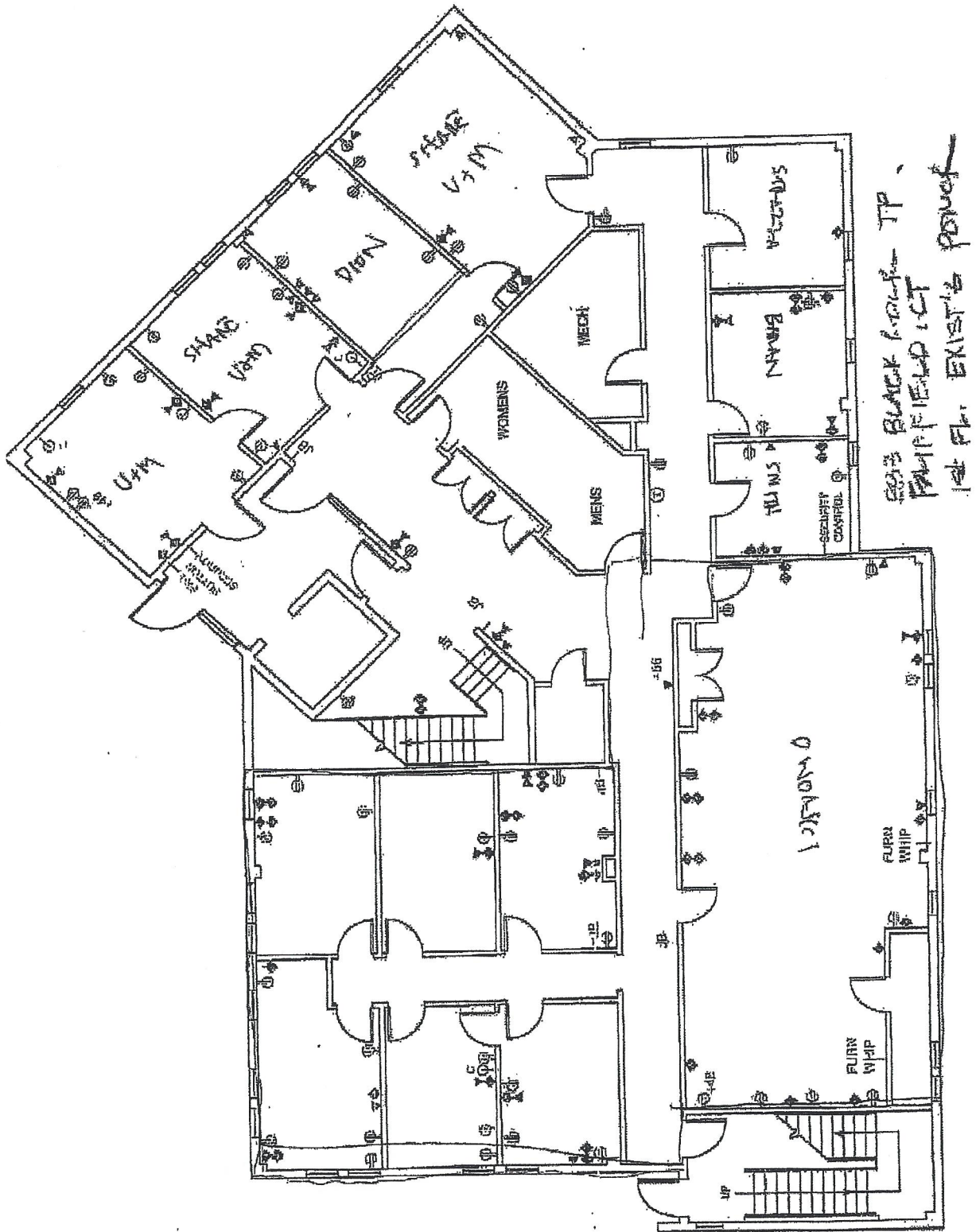
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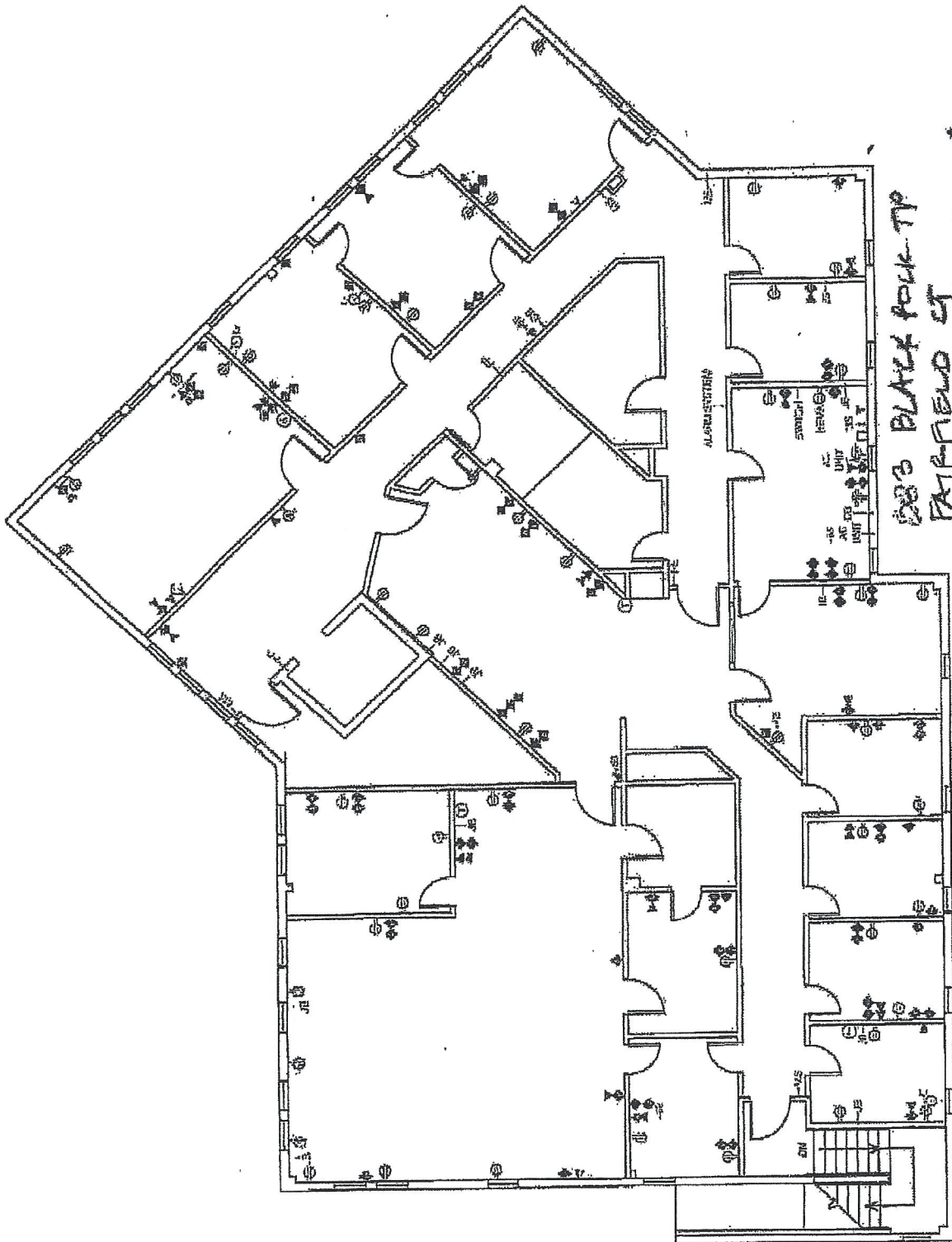


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First Floor Plan



883 BLACK ROCK TP  
FAIRFIELD CT  
2ND FL. EXIST'G POWER



## 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

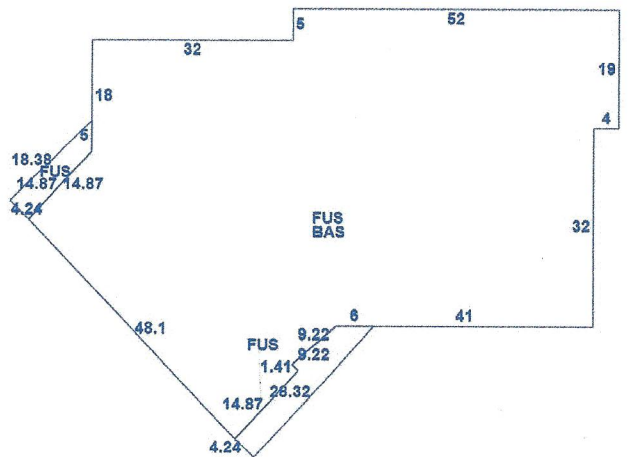
Less Depreciation: \$842,600

**Building 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

**Building Photo**

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

**Building Layout**

(ParcelSketch.ashx?pid=7875&amp;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

**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						<u>Legend</u>
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