

OFFICE PROPERTY FOR SALE

883 Black Rock Turnpike, Fairfield, CT



PRICE REDUCTION!
Sellers Motivated



SIOR

Individual Members
Society of Industrial & Office Realtors

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.

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**
- **Sellers Motivated!**



Location: Convenient to exit 24, I-95

Call to arrange a tour today

David Fugitt | 203-226-7101 Ext 5

david@vidalwettenstein.com

Bruce Wettstein, SIOR | 203-226-7101 Ext 2

bruce@vidalwettenstein.com

PROPERTY DETAILS

Building Area 8,937 Sq. Ft.

➤ 4,377 1st floor

➤ 4,560 2nd floor

Modern Updated Building

Ample On-site Parking

Roof 5 years old

Built in 1979

Low Maintenance Siding

Electric HVAC

Elevator



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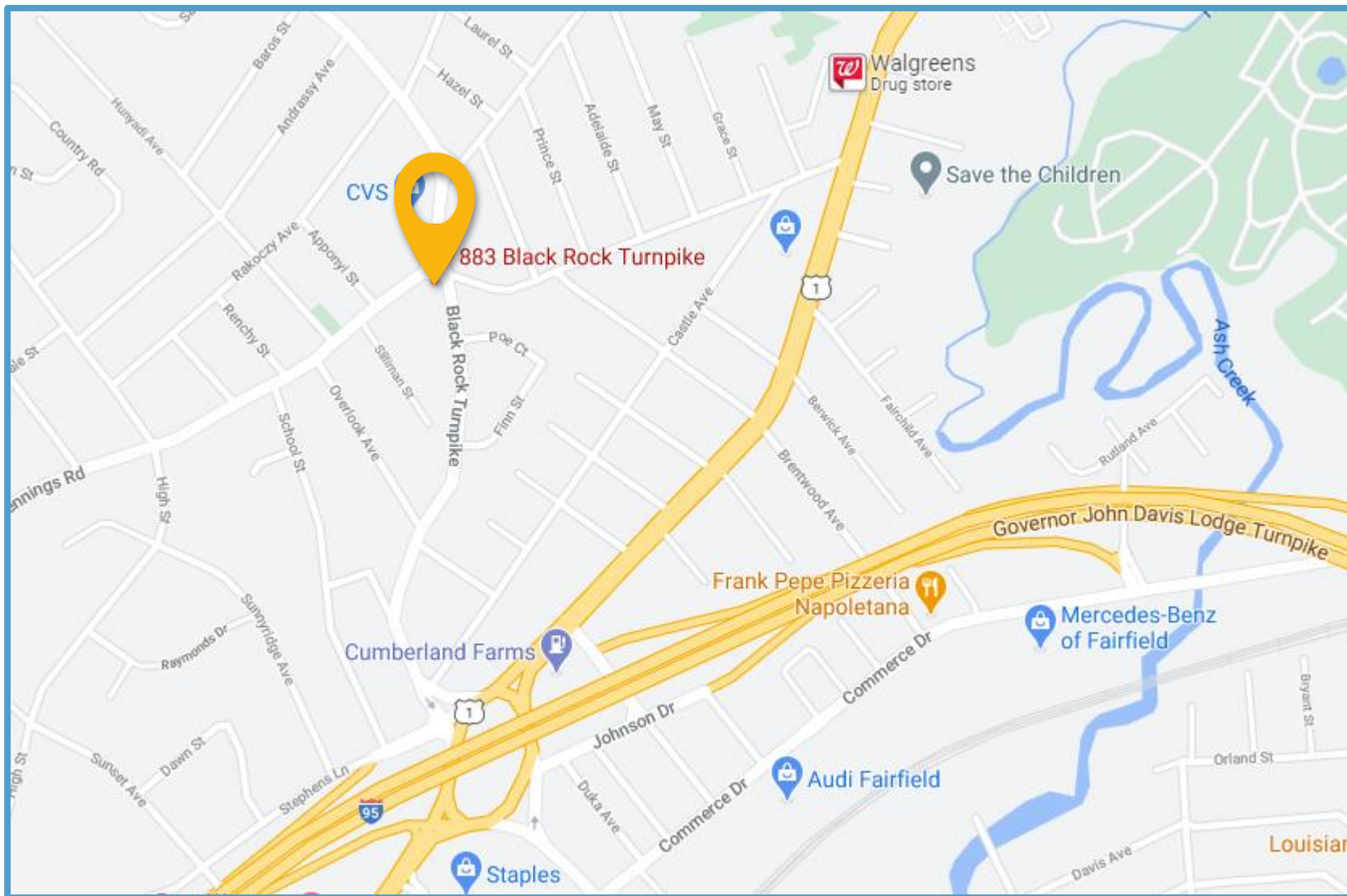
883 Black Rock Turnpike, Fairfield, CT

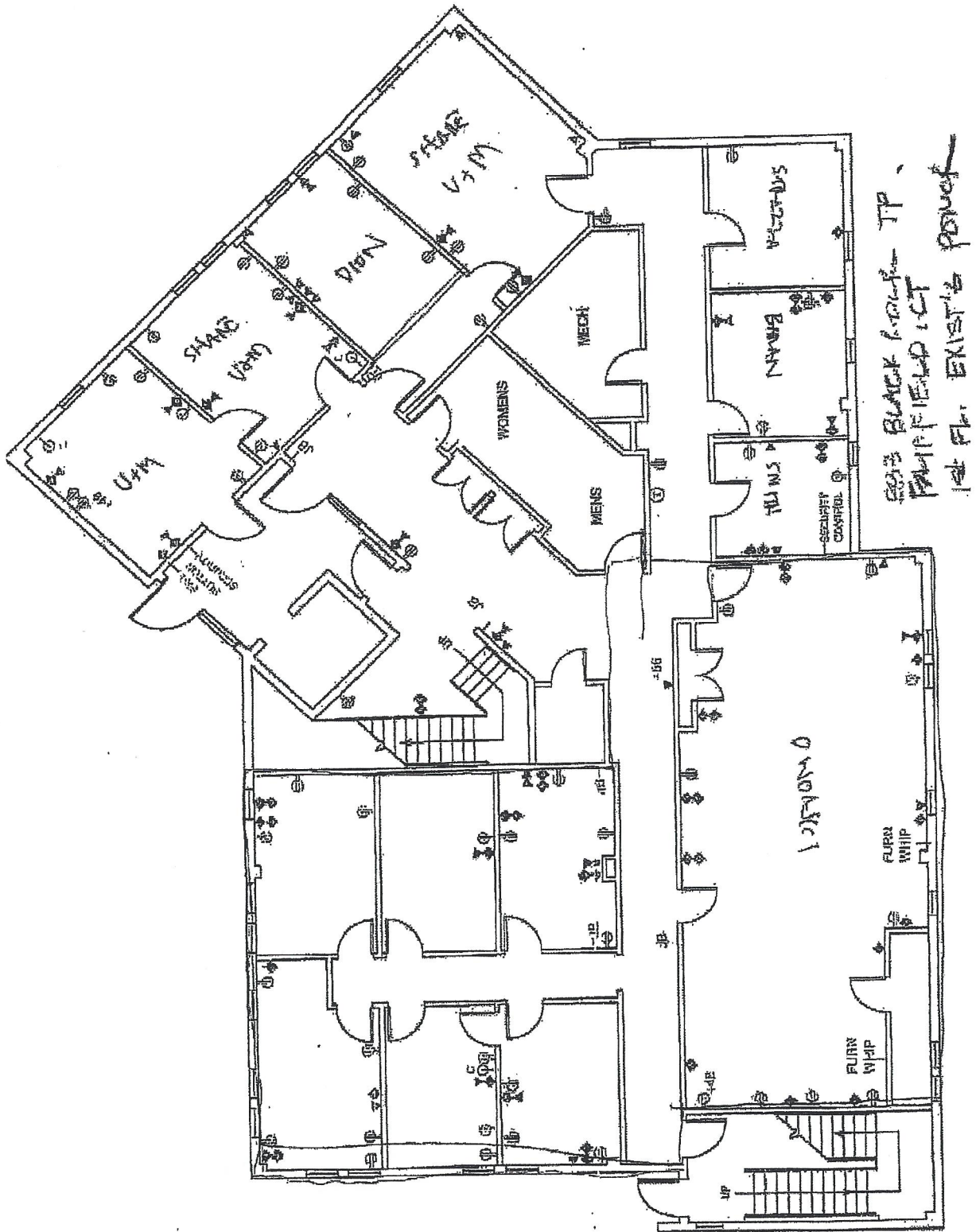


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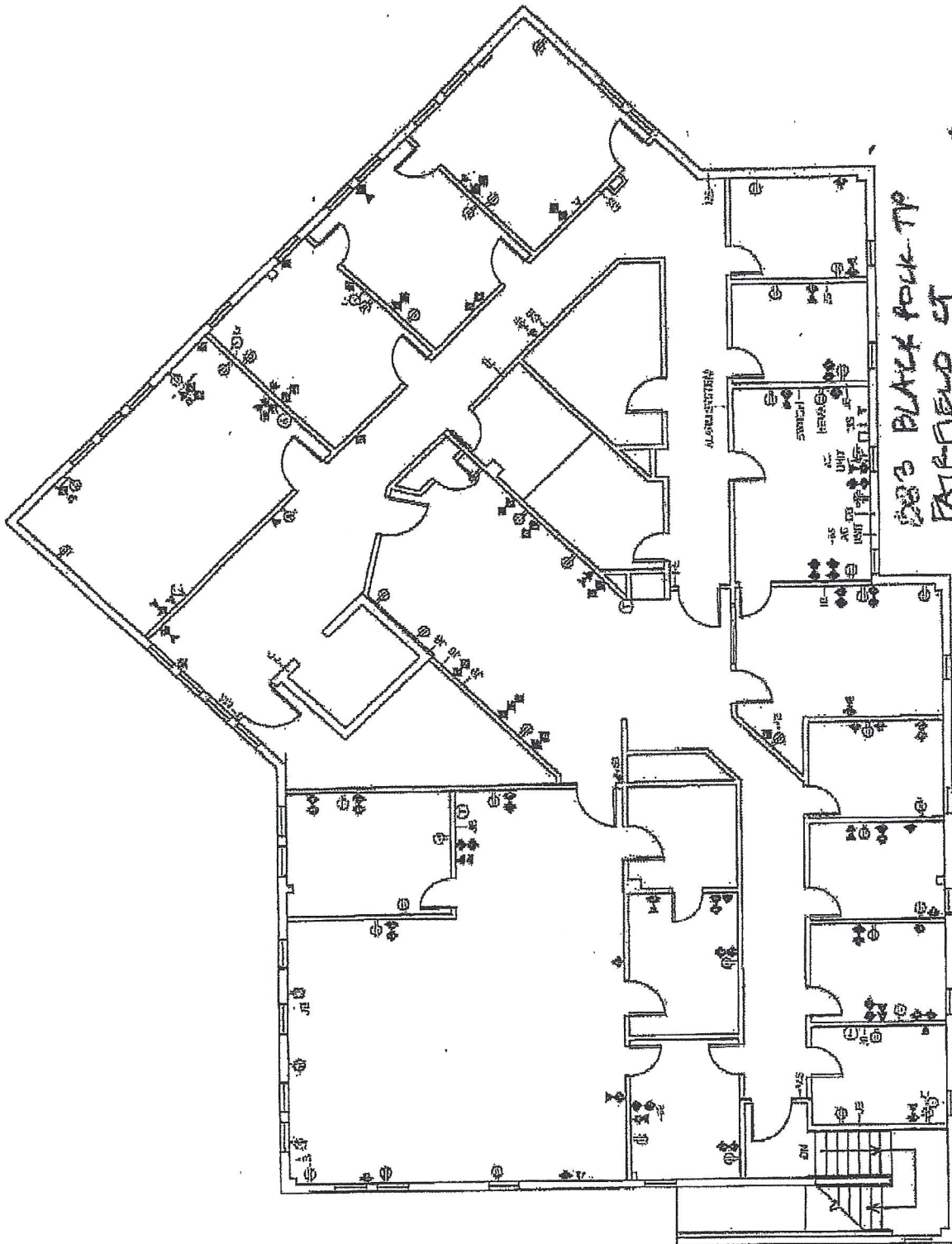


883 Black Rock Turnpike, Fairfield, CT





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

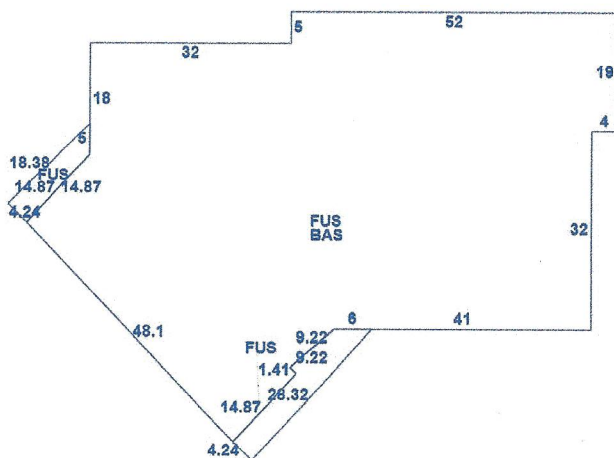
Field	Description
Style:	Office
Model	Comm/Ind
Grade	Average Plus
Stories:	2
Occupancy	6.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Forced 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&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

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