



# FOR SALE

## 36 Larkin Street Stamford, CT

Warehouse Space Plus Front Office Space & Yard Space  
with 3 Residential Apartments Attached



36 Larkin Street presents a rare opportunity to acquire a mixed use asset in one of Fairfield County's most desirable commercial markets. The property combines warehouse/commercial space with residential income, offering flexibility for both owner users and investors. The warehouse space will be delivered vacant, allowing immediate occupancy for an owner user or lease up at market rental rates. The residential units are currently occupied by month to month tenants at below market rents and can be delivered vacant if desired, creating a significant value add opportunity. This asset offers multiple paths to value creation through owner occupancy, lease up of the commercial space, residential rent growth, or a combination of both strategies.

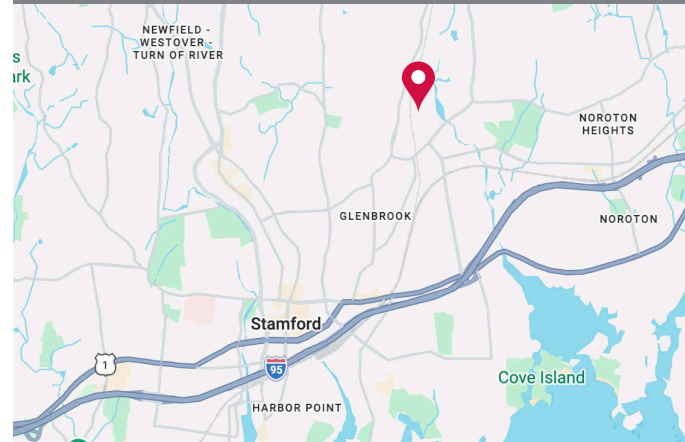
**\$1,195,000**

### CONTACT

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Existing mixed-use industrial/residential asset with three residential units and potential to expand the residential component or reconfigure/add additional square footage to existing units, subject to zoning and municipal approvals



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PROJECTED INCOME	1st floor unit	\$1,800/m
	2nd floor unit	\$1,500/m
	3rd floor unit	\$2,300/m
	Commercial unit	\$3,000/m
	<b>Rent Total</b>	<b>\$8,600/m</b>
ANNUAL EXPENSES	City Taxes	\$18,000
	Natural Gas (heat/hot water)	\$2,700
	Water	\$1,800
	Property Insurance	\$3,300
	Maintenance/Repairs	\$1,500
	<b>Total Annual Expenses</b>	<b>\$27,300</b>
	<b>Projected NOI</b>	<b>\$75,900</b>

## KEY HIGHLIGHTS

- Warehouse delivered vacant at closing
- Immediate occupancy available for owner user
- Residential units are month to month
- Apartments can be delivered vacant if desired
- Existing residential rents are significantly below market
- Opportunity to increase NOI through rent growth and warehouse lease up
- Strong Stamford location with excellent regional access
- Suitable for owner users, investors, or mixed use operators



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