

AVAILABLE FOR SALE

1410 Stratford Ave, Stratford, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR 203-226-7101 Ext 2
bruce@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.

1410 Stratford Ave, Stratford, CT

Perfect for a contractor or construction company with a need for parking.

PROPERTY DETAILS

Building Area: 2,992± SF pre-engineered bldg.
3 offices, one is on front and one of the o/h doors can be removed.

Land Area: .22 acres total

Zone: MA

Clear Height: 11' under the truss

Parking: 10 cars

Overhead Doors: two, 10'x10' & 10'x9' one is blocked by offices

Downdraft fans, side wall ventilation fan, fluorescent lighting in the shop. Shelving included, pallet racking can be purchased, along with a tow motor. 1 ton overhead crane

Heat: natural gas, overhead forced air units

Electric: 400 amps, 120/240 volts

Water/ Sewer: City

Taxes: \$10,209.

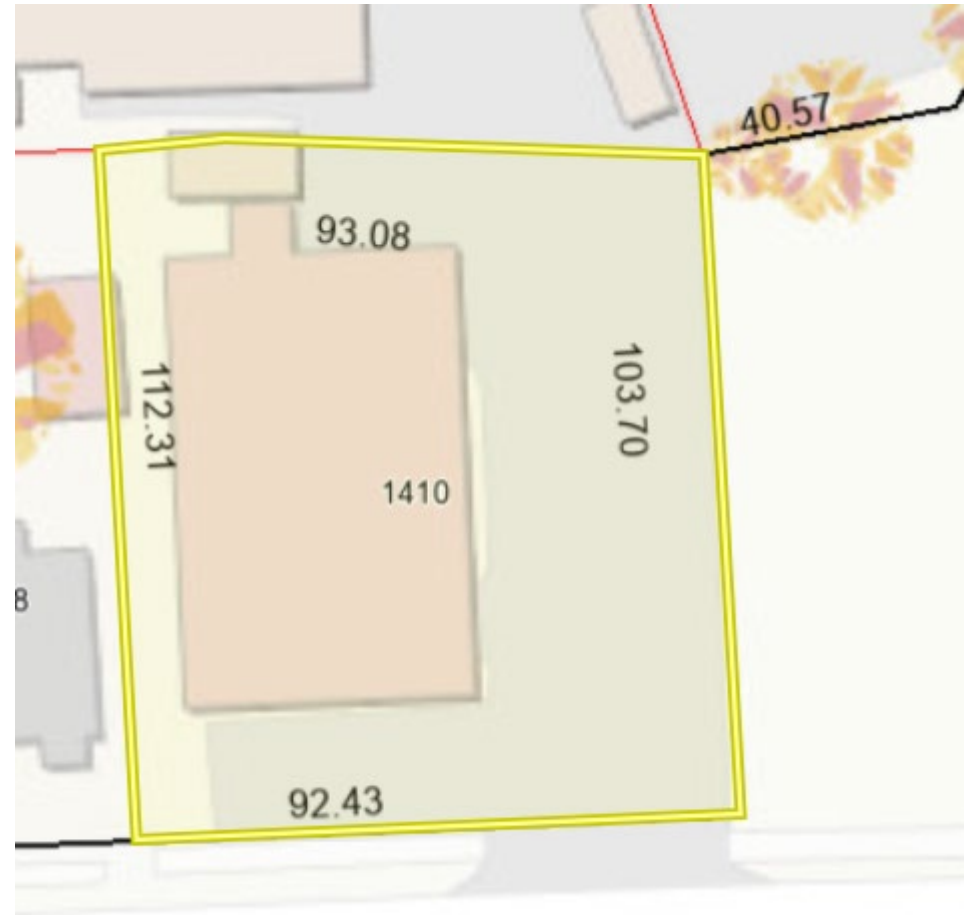
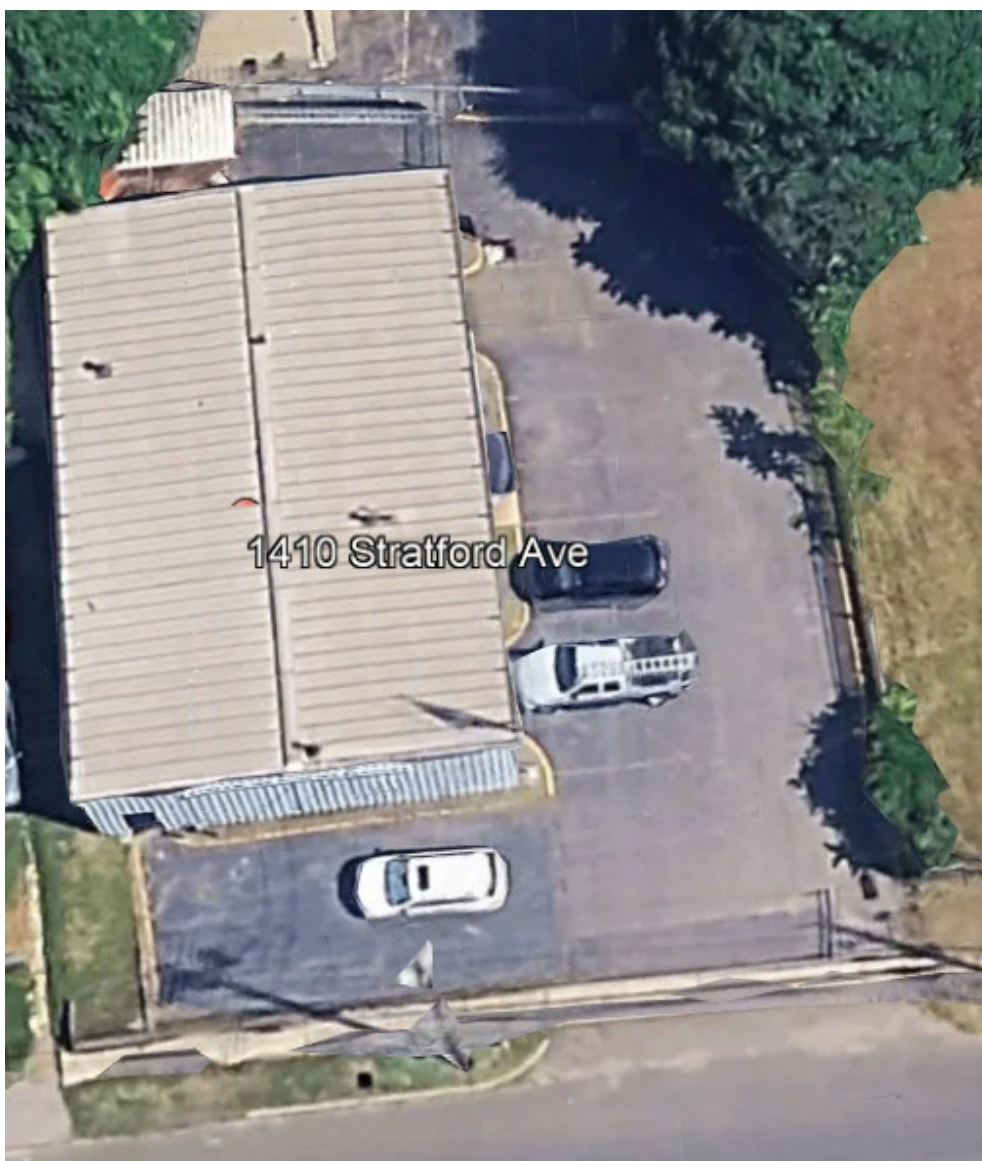
Sale Price: \$585,000.00



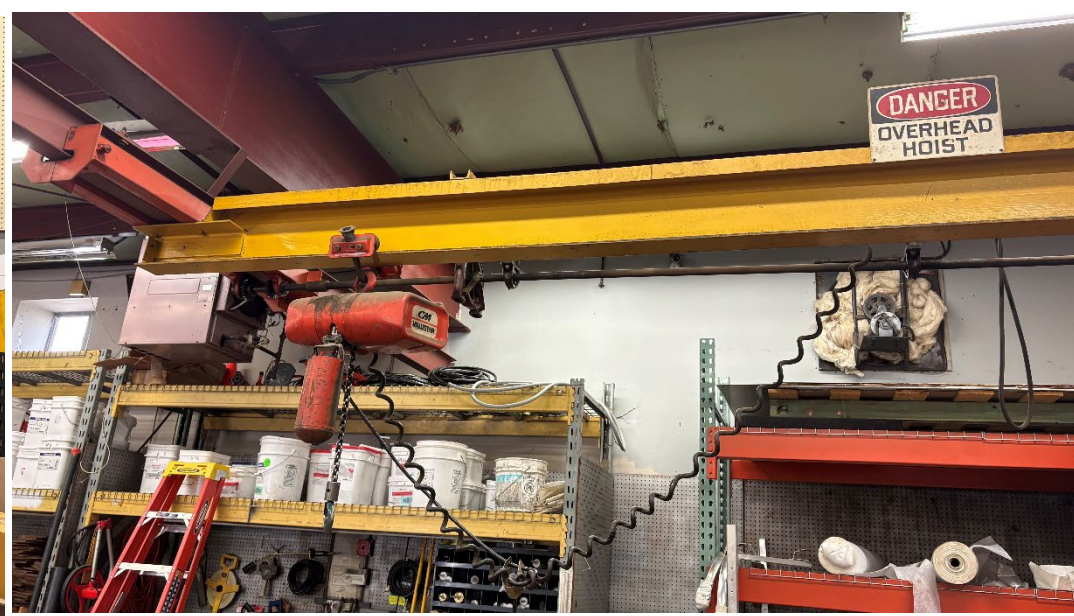
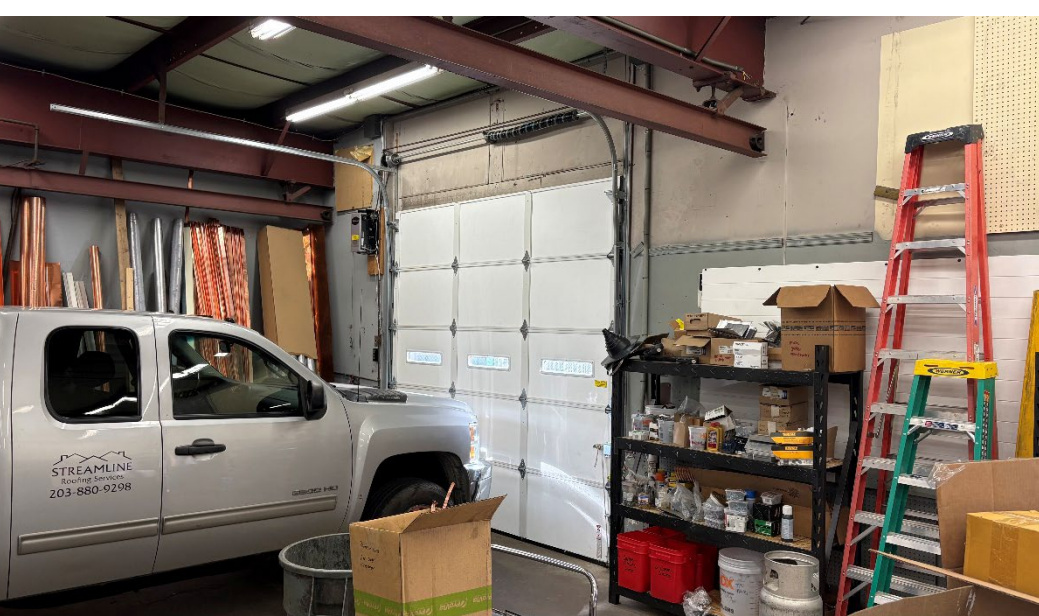
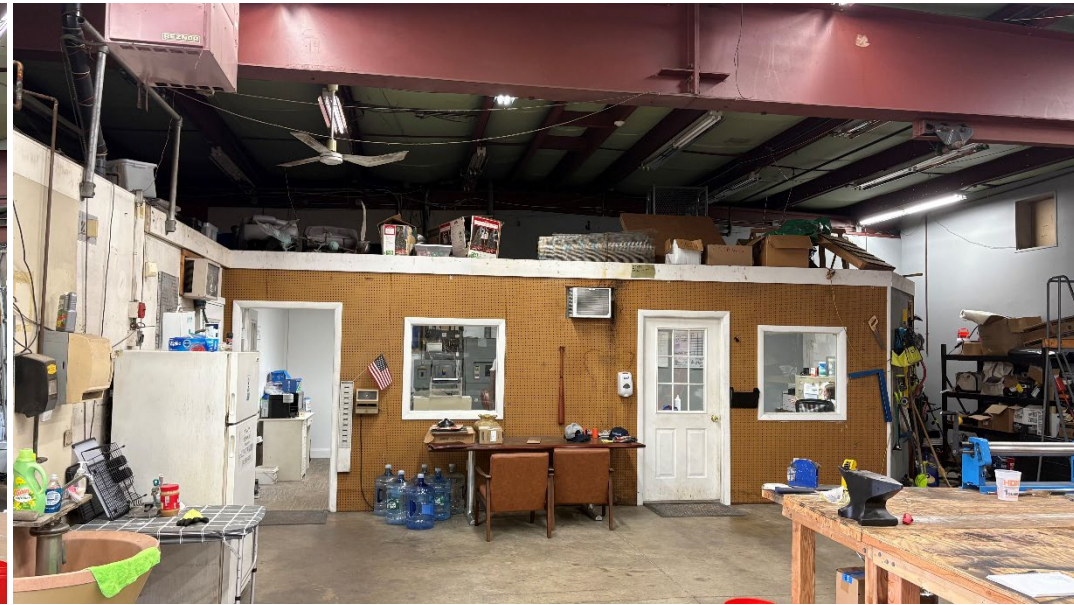
Location: Convenient to exit 31 & 32 of I-95

1410 Stratford Ave, Stratford, CT

Aerial View



1410 Stratford Ave, Stratford, CT



1410 STRATFORD AVE

Location 1410 STRATFORD AVE

Mblu 40/8 1/ 10/ /

Acct# 1638700

Owner 1410 STRATFORD AVE LLC

Total Market Value \$253,680

Appraisal \$362,400

PID 17212

Building Count 1

Sewer Use BZZ

Raymark or EPA?

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$138,400	\$224,000	\$362,400

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$96,880	\$156,800	\$253,680

Owner of Record

Owner 1410 STRATFORD AVE LLC
Co-Owner
Address 26 MILL RIVER RD
FAIRFIELD ` , CT 06824

Sale Price \$375,000
Book 4187
Page 0165
Sale Date 06/29/2018

Ownership History

Ownership History				
Owner	Sale Price	Sale Date	Book	Page
1410 STRATFORD AVE LLC	\$375,000	06/29/2018	4187	0165
EEIC REALTY LLC	\$265,000	11/17/2011	3523	0340
PRESTIGIOUS REALTY LLC	\$175,000	10/24/2007	3118	0009

Building Information

Building 1 : Section 1

Year Built: 1981

Living Area: 2,992

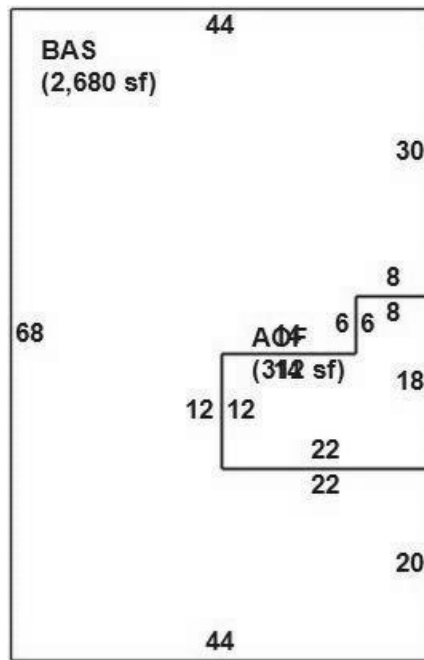
Building Attributes	
Field	Description
Style:	Pre-Eng Warehs
Model	Commercial
Grade	C+
Stories:	1 Story
Occupancy	3.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Heat/AC	None

Building Photo



(<https://images.vgsi.com/photos/StratfordCTPhotos/A00\04\41\34.JPG>)

Building Layout



([ParcelSketch.ashx?pid=17212&bid=17212](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,680	2,680
AOF	Office Area	312	312
		2,992	2,992

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 315
Description Job Shop
Zone
Neighborhood 100

Land Line Valuation

Size (Acres) 0.22
Total Market Land \$156,800
Appraised Value \$224,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value
FN3	FENCE-6' CHAIN			310.00 L.F.	\$4,900	\$3,430
PAV	Paving	AS	Asphalt	5000.00 S.F.	\$4,500	\$3,150

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$148,300	\$214,500	\$362,800
2023	\$148,300	\$214,500	\$362,800
2022	\$148,300	\$214,500	\$362,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$103,810	\$150,150	\$253,960
2023	\$103,810	\$150,150	\$253,960
2022	\$103,810	\$150,150	\$253,960