

RETAIL/OFFICE BUILDING FOR SALE OR LEASE



1035 WASHINGTON BOULEVARD, STAMFORD CT.

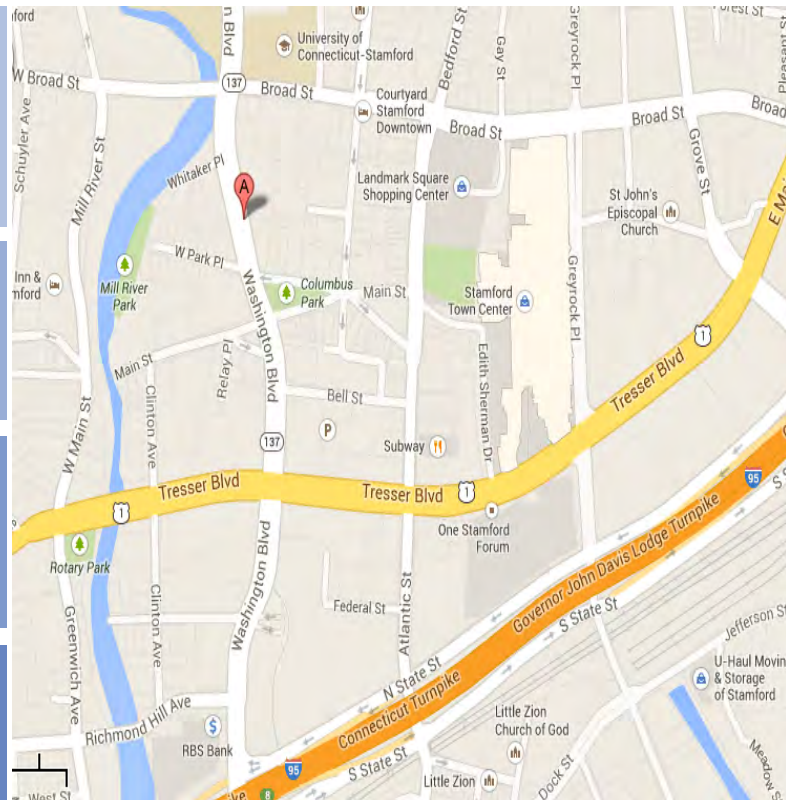
Retail / Office FOR LEASE or SALE

- **Sale Price; \$895,000.00**
- **Lease Price: Negotiable**

- **Well-Located Stamford Property.**
- **Kitchen and Bathroom.**
- **Walk To Train and Village.**
- **Street Signage**

- **+1,600 Square Foot Building.**
- **Central A/C**
- **Zoning GB Retail/Office**
- **Basement**

- **42 feet on Washington Blvd**
- **Located In Business district.**
- **Just Off I95**



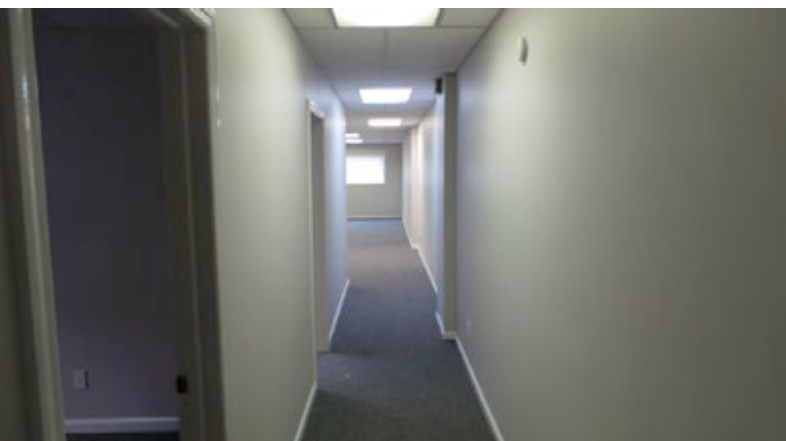
**For more information or to view this property, contact:
Bruce Wenig 203.359.5703 ext. 24 or online at Bwenig@RakowGroup.com**

RAKOW
COMMERCIAL REALTY GROUP

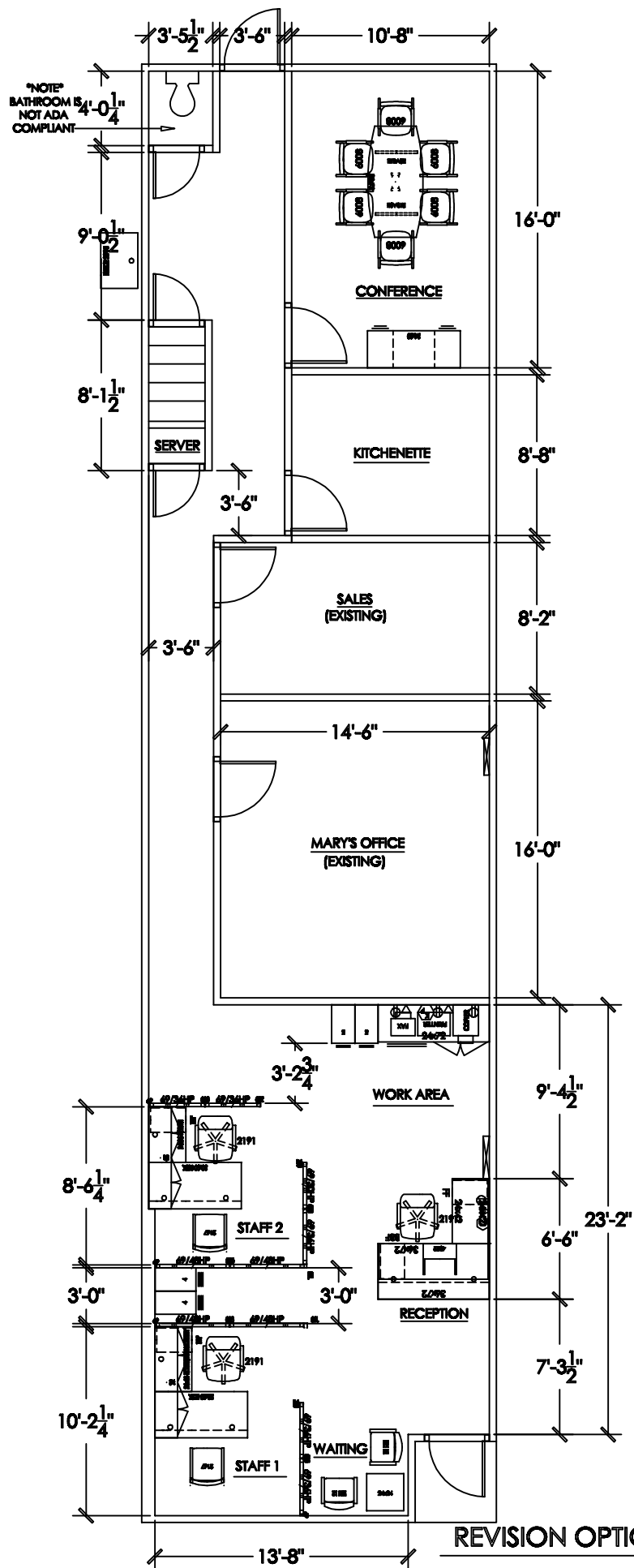
**Rakow Commercial Realty Group, Inc.
6 Landmark Square 4th Floor,
Stamford Ct 06901- Rakowgroup.com**

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1035 WASHINGTON BOULEVARD, STAMFORD CT



For Lease or Sale (203) 359-5703 x 24



REVISION OPTION 1

For Lease or Sale

BUILDING INFORMATION

Property Address: Property 1035 Washington Blvd, Stamford CT

Asking Sale Price: Property \$895,000.00

Asking Lease Price: Negotiable

Property Description

Square Feet (Building): 1,600 Square Feet

Acreage: Approximately .04 acre

Number of Floors: One.

Zoning: GB.

Parking: Available

Amenities: Walking distance to town and Stamford train.

Physical Characteristics Of Primary Building

Foundation: Concrete slab.

Basement: Yes -538 SF. Plus storage space.

Exterior Walls/ Brick.

Façade: Roof: The roof was replaced in +-1999. Torched down rubber membrane.

Sprinklers: No.

Ceiling 9'4" to dropped ceiling, 10'0" to ceiling joist.

Level One:

Restroom Yes

Kitchen Yes

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Mechanical Systems

HVAC Systems: Central A/C, baseboard Heat.
Fire and Security Protection: Central station and local alarms.
Utilities: Electric and Gas.
Other Utility: Cable.
Electric: 150 amp electrical service.
Elevators: None.

Financial Information

\$10,400 Per Year.
Taxes: Building to be sold vacant.
Rent Roll: Building to be sold vacant.
Current Cash Flow:

Miscellaneous

2007
Year Purchased: Skylights in all offices

Other Structures:

Comments:

The building is located on Washington Ave. Access is via Route I-95 and Long Ridge Road. The building is walking distance to town and the Stamford Metro North train station.

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