



A High-Visibility Office Building in the Heart of the Post Road East (US-1)

Medical Use Allowed on First Floor

468 Post Road East
Westport, Connecticut
Fairfield County



Executive Summary

468 Post Road East is a high-visibility, perfectly located 4,000 SF office building right in the heart of Westport, CT: it sits directly between the Morgan Stanley building at 500 Post Road East and the Wells Fargo Advisors building at 450 Post Road East.

The property has a very extensive 200' frontage on US-1.

The building is ideal for a small business that has certain space requirements at the time of purchase and may need to expand over the course of the next few years. **Additionally the 1,000 SF suite on the first floor can accommodate medical use.**

With total flexibility of occupancy, the building space is currently 50% available, but can be made 75% available or even 100% available within a reasonable period of time.

Currently, the building has two tenants with leases in place for a total of 2,000 SF. One of them is the owner, who could stay long-term, short-term or vacate, depending on the terms of the sale and the interest of the buyer. The other tenant's lease contains a termination clause that can be triggered in coordination with the sale of the building.

468 Post Road East has excellent parking in compliance with the current zoning regulations, and the Real Estate Taxes are reasonable at approximately \$3.75 SF.

Westport is ranked the 10th wealthiest town in the US in the 20,000 to 65,000 population range (2008 Census), and the second wealthiest in Connecticut.

Westport is and will remain in the future a wonderful place to live and work, and 468 Post Road East represents an unique opportunity to own a piece of it.



Alternate Building View





Parking Area View



About The Property

Address:	468 Post Road East, Westport, CT 06880, Fairfield County
Land size:	0.37 Acres
Zoning District:	GBD-General Business District – Medical use allowed for 1 st floor suite – 1,000 SF
Frontage:	200' on the Post Road East – US 1
Building size:	4,000 SF total 1,000 SF on first floor 3,000 SF on second floor
Year built:	1988- Interior spaces renovated with each tenancy
Construction:	Wood frame over steel super structure
HVAC:	Natural gas heat, electric A/C
Electrical:	Each unit has 100 Amp service with own meter. An additional 100 Amp site service.
Sewer:	Property is connected to the sewer
RE Taxes:	\$15,026 for fiscal year 2017-2018
Parking:	16 parking spaces of which 4 covered
Asking Price:	\$1,395,000

All information in subject to errors and omissions

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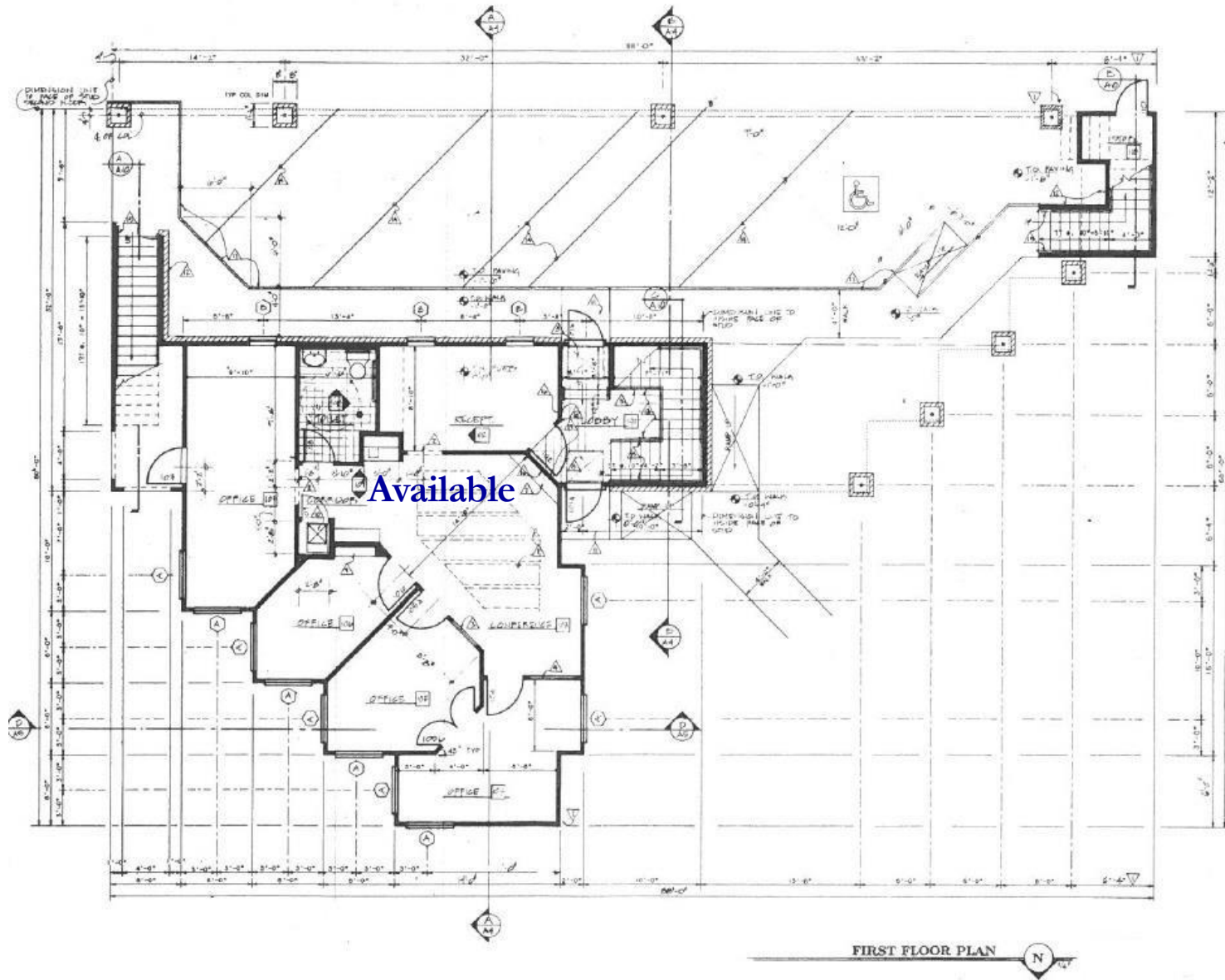
Tenant Space – The Promark Group



Interior Photos

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

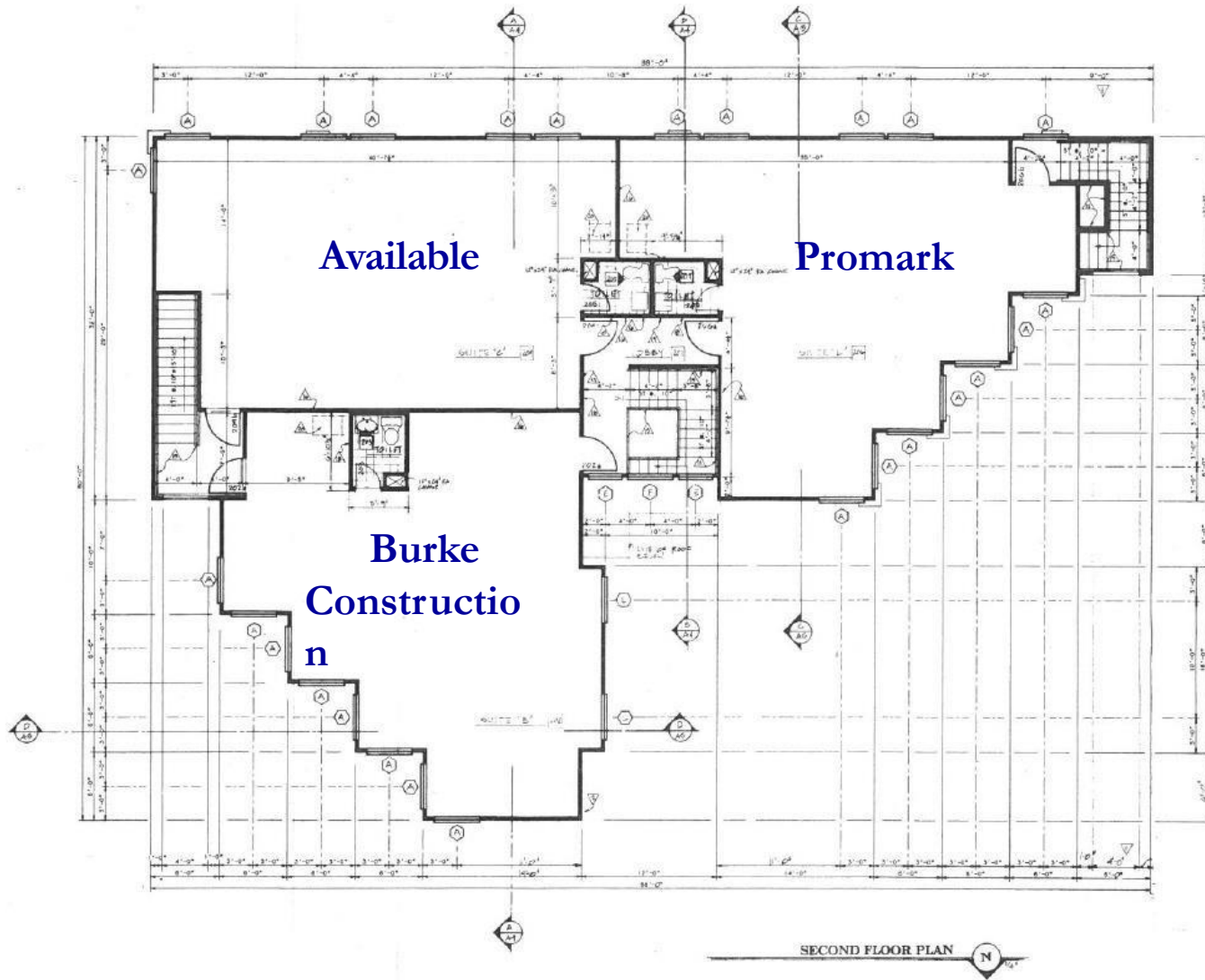




First Floor Plan

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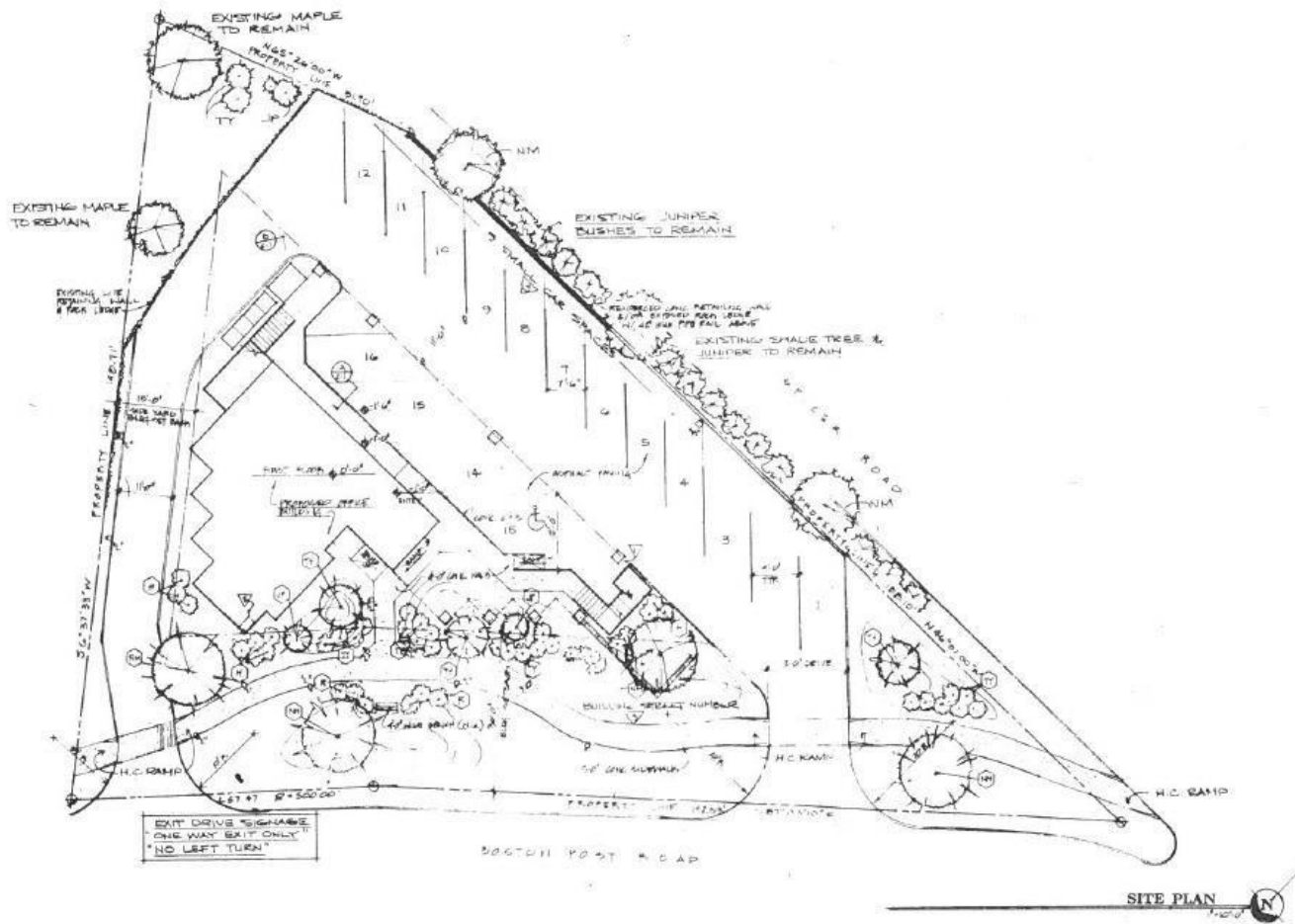




Second Floor Plan

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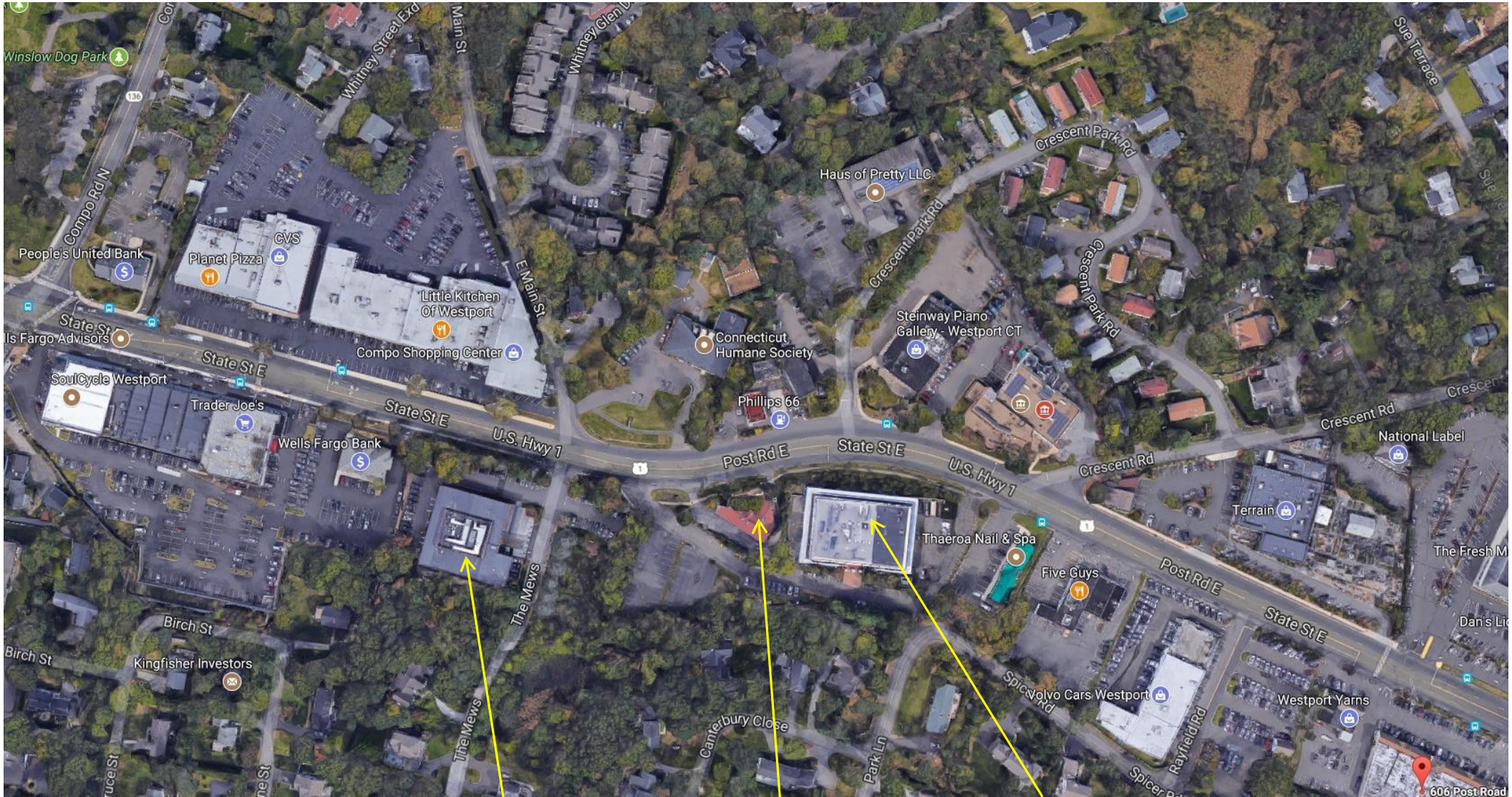




Site Plan

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**Wells Fargo
Advisors**

**468 Post Road East
Westport, CT**

Morgan Stanley

Satellite

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Street Map

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