

FOR SALE

472 RIVERSIDE AVE

WESTPORT, CT



PRICE
\$1,495,000

LAND AREA
0.28 ACRE

YEAR BUILT
1985

ZONING
RORD2

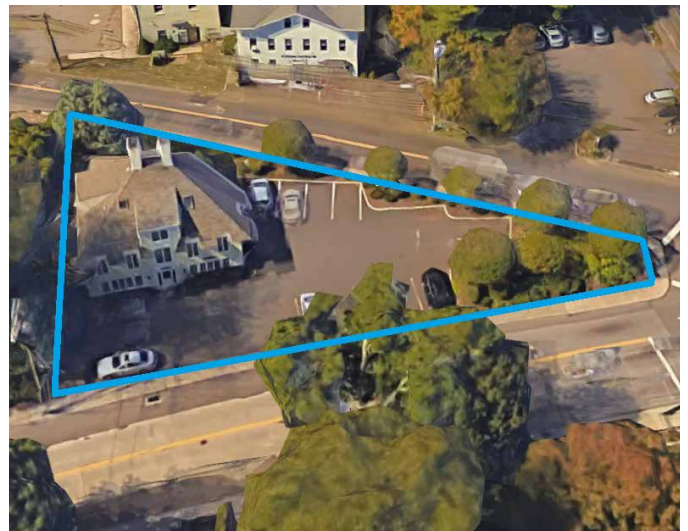
CURRENT USES
OFFICE & APARTMENTS

DESCRIPTION: Recently renovated office building (plus rental apartment) available for sale for the first time since it was constructed in 1985! Convenient and high visibility location at the signaled intersection of Riverside Avenue and Saugatuck Avenue. Easy access to I-95 (Exit 17) and the Metro-North train station. The first two levels were recently renovated and are currently occupied by Coldwell Banker real estate brokerage (who will be relocating to a new location shortly). The top level is a one bedroom apartment which is currently leased month-to-month.

BUILDING SIZE:

1st Floor:	1,362 SF
2nd Floor:	1,362 SF
3rd Floor:	817 SF
Total:	3,541 SF

CONTACT:
Sean Grathwohl
203.349.5005 | sean@davidadamrealty.com



57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

FOR SALE

472 RIVERSIDE AVE

WESTPORT, CT



57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

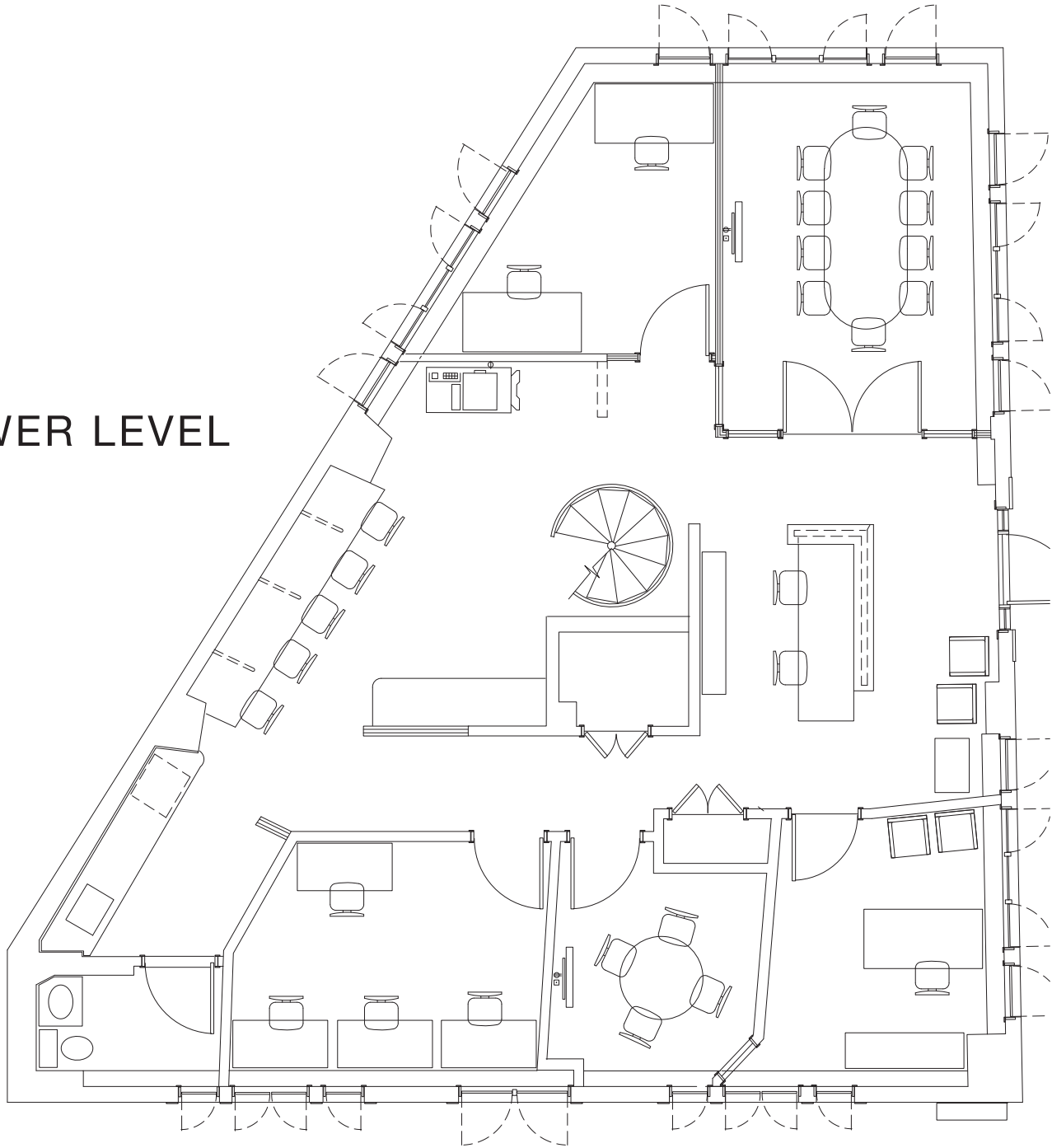
FOR SALE

472 RIVERSIDE AVE

WESTPORT, CT



LOWER LEVEL



57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

FOR SALE

472 RIVERSIDE AVE

WESTPORT, CT



UPPER LEVEL



57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

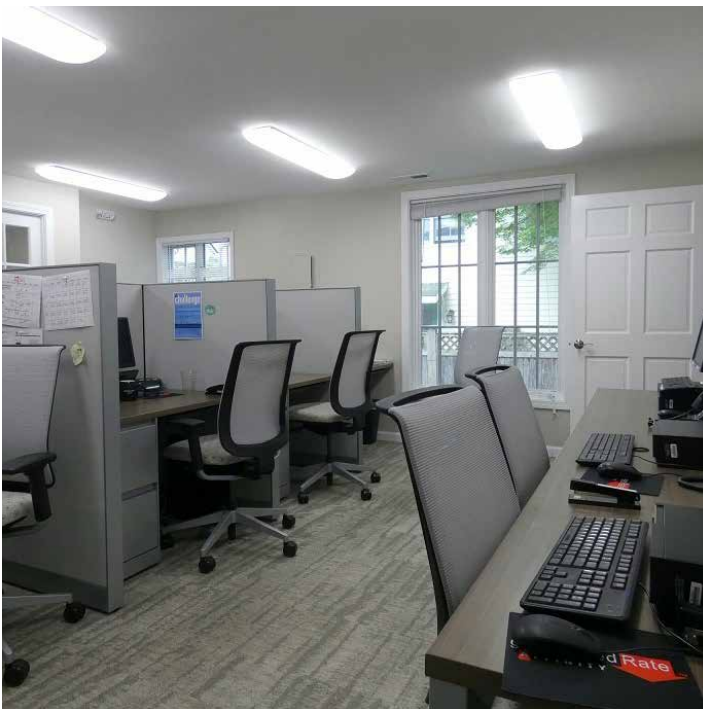
FOR SALE

472 RIVERSIDE AVE

WESTPORT, CT



ADDITIONAL PHOTOS



57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.