

# OFFICE CONDO UNIT 101A FOR SALE

1700 Bedford Street, Stamford, CT



To arrange a tour contact:  
David Fugitt 203-226-7101 Ext 5  
[david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)

To arrange a tour contact:  
Silvester Garza 203-226-7101 Ext 8  
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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

## Unit 101A- Professional Condo

- ❑ Private entrance & exit
- ❑ Security system in building
- ❑ 4 windowed office rooms
- ❑ 2 ADA bathrooms
- ❑ Office condo is vacant and ready for immediate occupancy

Prime ground floor unit in the two-story commercial condominium building. Unit 101 is comprised of 1,144 square feet with an additional 180 square feet of secured storage in basement.

Unit currently consists of a large entry/bullpen area with 5 private offices and two bathrooms within the unit, one general bathroom and a private bathroom in the master office. Building has a security system with buzzer/camera to allow entry to visitors/clients.



Location: Convenient to exit 7 & 8 of I-95

### PROPERTY DETAILS

Building Area: 1,144± SF plus 180 SF of storage

Ideal Uses: Professional office; Attorney, CPA, Insurance, Marketing, Real Estate, Financial etc.

Zoning: RMF

Parking: 5 reserved spaces

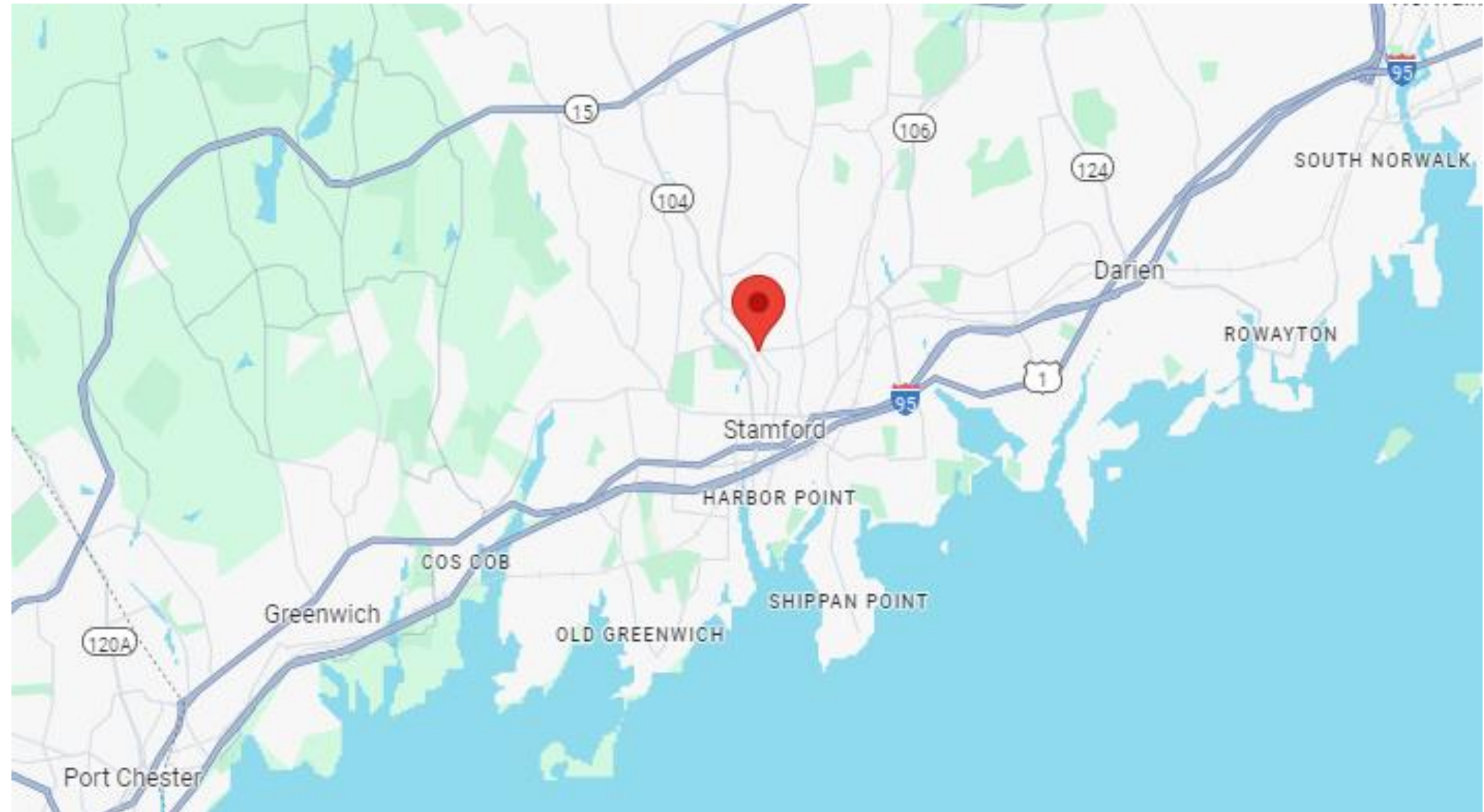
Gas: Yes

Water/ Sewer: City

Monthly CAM Fee include: all HVAC (Heat and A/C) as well as electricity, water and cleaning services.

Sale Price: \$299,000

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# 1700 Bedford Street, Stamford, CT



1700 Bedford St 101A



**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**



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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



# 1700 BEDFORD STREET

**Location** 1700 BEDFORD STREET

**Mblu** 002/ 7733/ / A1/

**Acct#** 002-7733

**Owner** BERGER JAMES F JR

**Assessment** \$170,190

**Appraisal** \$243,130

**PID** 9929

**Building Count** 1

## Legal Description

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$243,130	\$0	\$243,130

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$170,190	\$0	\$170,190

## Owner of Record

**Owner** BERGER JAMES F JR

**Sale Price** \$350,000

**Co-Owner**

**Book & Page** 8729/0323

**Address** 1700 BEDFORD STREET #1A  
STAMFORD, CT 06905

**Sale Date** 10/03/2006

**Instrument** 00

## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
BERGER JAMES F JR	\$350,000	8729/0323	00	10/03/2006
RRJD BEDFORD REALTY LLC	\$0	6746/0034	25	03/20/2003
RYAN RYAN JOHNSON & DELUCA LLP	\$0	5566/0225		08/08/2000
RYAN RYAN JOHNSON MCCAGHEY	\$60,750	4856/0163	00	10/24/1997
USMAN AHMED ET UX	\$0	1488/0301	25	08/11/1975

## Building Information

**Building 1 : Section 1**

**Year Built:** 1972  
**Living Area:** 1,144

**Building Photo**

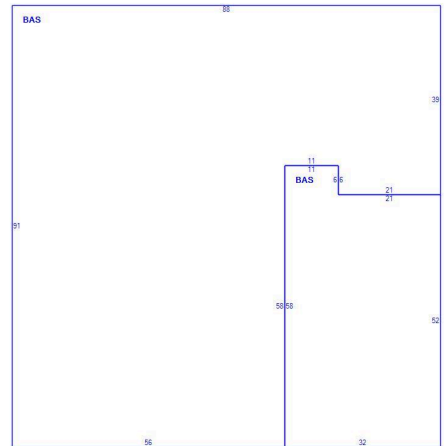


(<https://images.vgsi.com/photos/StamfordCTPhotos//00\12\94\16.jpg>)

Building Attributes	
Field	Description
Style:	Office Condo
Model	Com Condo
Stories:	1 Story
Grade	C+
Occupancy	
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas/LP
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	A+
Stories:	2
Residential Units:	6
Exterior Wall 1:	Brick/Masonry

**Building Layout**

BAS



(ParcelSketch.ashx?pid=9929&bid=9929)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,144	1,144
		1,144	1,144

Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 205  
**Description** Comm Condo MDL-06  
**Zone** RMF  
**Neighborhood** 0051  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0  
**Depth**  
**Assessed Value** \$0  
**Appraised Value** \$0

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$243,130	\$0	\$243,130
2021	\$222,890	\$0	\$222,890
2020	\$222,890	\$0	\$222,890

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2022	\$170,190	\$0	\$170,190
2021	\$156,020	\$0	\$156,020
2020	\$156,020	\$0	\$156,020

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# Stamford, Connecticut

## General

ACS, 2017–2021	Stamford	State
Current Population	134,820	3,605,330
Land Area <i>mi</i> <sup>2</sup>	38	4,842
Population Density <i>people per mi</i> <sup>2</sup>	3,584	745
Number of Households	52,577	1,397,324
Median Age	38	41
Median Household Income	\$99,791	\$83,572
Poverty Rate	9%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government <i>Local Government</i>	9,039	49%
2 Manufacturing <i>Food Manufacturing</i>	8,958	100%
3 Wholesale Trade <i>Merchant Wholesalers, Nondurable Gds</i>	8,752	36%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	6,402	29%
5 Construction <i>Specialty Trade Contractors</i>	6,088	94%
Total Jobs, All Industries	69,131	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	1,568	1,678	1,875	2,254	2,373

Total Active Businesses 20,448

### Key Employers

Data from Municipalities, 2023

- 1 Stamford Health
- 2 NBC Sports Group
- 3 Gartner
- 4 Deloitte
- 5 Charter Communications

## Schools

CT Department of Education, 2022-23

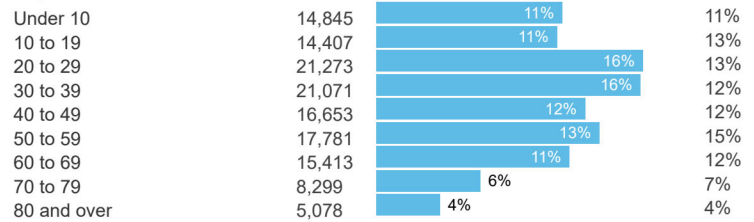
### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Stamford Charter School for Excellence	PK-6	561	60	
Stamford School District	PK-12	16,158	265	83%
Statewide	-	513,513	19,014	89%

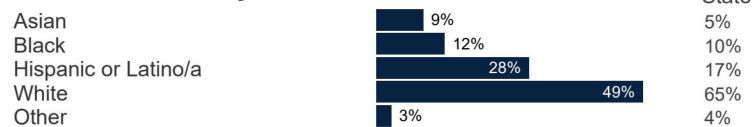
## Demographics

ACS, 2017–2021

### Age Distribution



### Race and Ethnicity

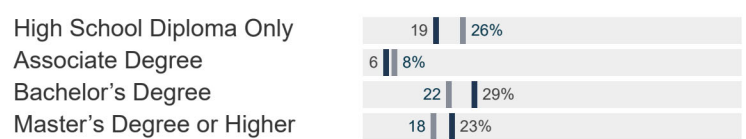


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home

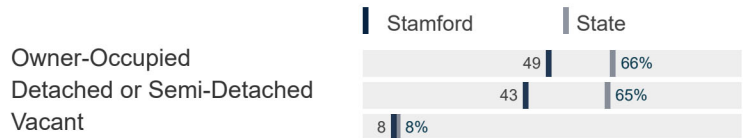


### Educational Attainment



## Housing

ACS, 2017–2021	Stamford	State
Median Home Value	\$550,600	\$286,700
Median Rent	\$1,981	\$1,260
Housing Units	56,918	1,527,039



### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Stamford Charter School for Excellence	76%	78%
Stamford School District	32%	41%
Statewide	42%	48%

# Stamford, Connecticut

## Labor Force

CT Department of Labor, 2022

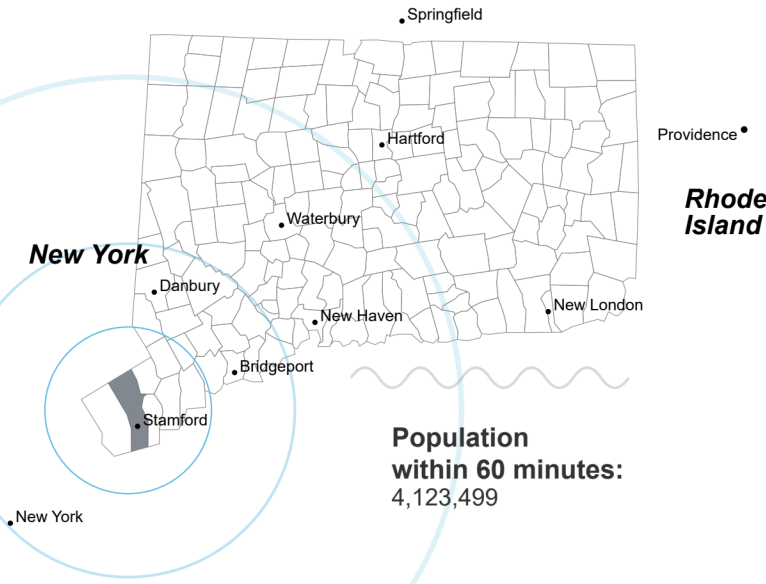
	Stamford	State
Employed	69,940	1,851,993
Unemployed	2,858	80,470

	Stamford	State
Unemployment Rate	4%	4%
Self-Employment Rate*	10%	11%

\*ACS, 2017–2021

## Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



## Access

ACS, 2017–2021

	Stamford	State
Mean Commute Time *	28 min	26 min
No Access to a Car	8%	9%
No Internet Access	6%	9%

## Commute Mode

	Stamford	State
Public Transport	4%	11%
Walking or Cycling	3%	5%
Driving	71%	82%
Working From Home *	10%	11%

## Public Transit

CT <i>transit</i> Service	Local
Other Public Bus Operations	-
Train Service	Amtrak, Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

### Municipal Revenue

Total Revenue	\$651,710,412
Property Tax Revenue	\$563,418,664
<i>per capita</i>	\$4,224
<i>per capita, as % of state avg.</i>	132%
Intergovernmental Revenue	\$60,241,601
Revenue to Expenditure Ratio	114%

### Municipal Expenditure

Total Expenditure	\$572,163,863
Educational	\$325,601,264
Other	\$246,562,599

### Grand List

Equalized Net Grand List	\$33,016,329,131
<i>per capita</i>	\$242,217
<i>per capita, as % of state avg.</i>	149%
Commercial/Industrial Share of Net Grand List	25%
Actual Mill Rate	27.20
Equalized Mill Rate	17.44

### Municipal Debt

Moody's Rating (2023)	Aa1
S&P Rating (2023)	AAA
Total Indebtedness	\$405,309,968
<i>per capita</i>	\$2,973
<i>per capita, as % of state avg.</i>	109%
<i>as percent of expenditures</i>	71%
Annual Debt Service	\$54,608,188
<i>as % of expenditures</i>	10%



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## About Town Profiles

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Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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