

Auto Body & Repair Shop for Sale

1788 Barnum Avenue, Stratford, CT



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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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.

1788 Barnum Avenue, Stratford, CT

FABULOUS OPPORTUNITY FOR OWNER/USER

Presently occupied with a used car dealer license

- Corner location: Barnum Avenue & Van Rensselaer Avenue
- Spray booth, Nova Berta and a down draft system
- Air compressor with lines in both buildings.
- The attached list of equipment is available through direct negotiations with the property owner.



Location: Convenient to exit 31 or 32 of I-95
Superb visibility with signage on Barnum Ave

PROPERTY DETAILS

Building Area: 5,628± SF auto related building with a separate 576± SF garage

Land Area: .32 acre

Zoning: CA

Parking: 15±

Clear Height: varies from 9' to 10'6" in the shop and 12' in the garage

Overhead Doors: multiple doors throughout

Electric: 200 amps, 120/208 volts, 3 phase

Heating: Heated by gas and oil, above ground tank

Gas: yes, natural gas

Water/ Sewer: City water, city sewer

Taxes: \$13,524 annually

Sale Price: \$1,050,000.00

EQUIPMENT LIST

CAR-O-LINER MEASURING SYSTEM

CHASSIS LINER FRAME MACHINE

PRO SPOT WELDER

DAS3000 ADAS CALIBRATION SYSTEM

HUNTER HAWKEYE ALIGNMENT LIFT AND SYSTEM

HUNTER MAVERICK TIRE MACHINE

HUNTER SMART TOUCH WHEEL BALANCER

SNAP ON R134 AC MACHINE

ROBIN AIR R1234Y AC MACHINE

SKAT SANDBLASTING CABINET

SNAP ON TOOL BOX

SNAP ON SCANNER

BRANICK STRUT MACHINE

NOVA VERTA DOWNDRAFT SPRAY BOOTH 12wx24Lx 9h

CLARK TOW MOTOR

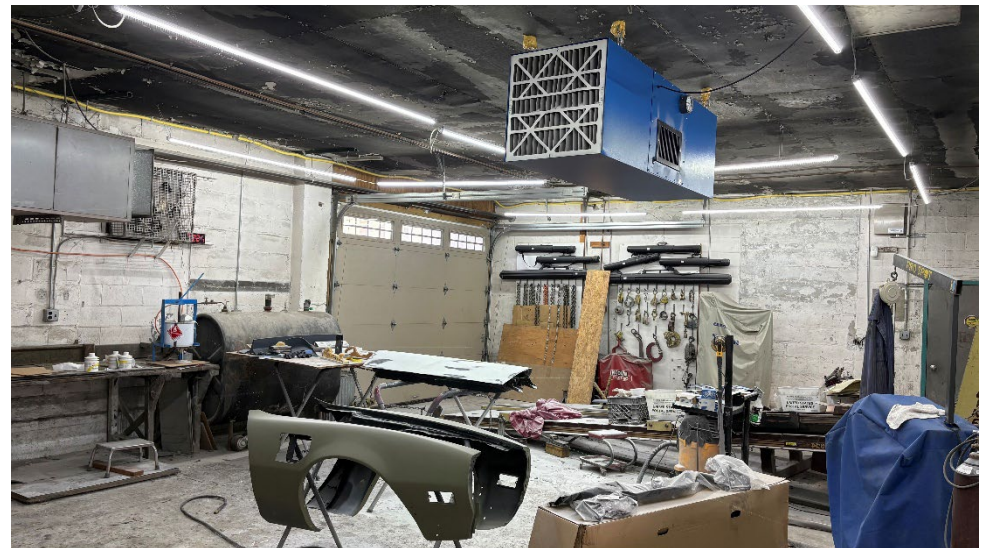
BENDEX MIDRISE SCISSOR LIFT

SMART PARTS WASHER

MILLER TIG WELDER

LINCOLN MIG WELDER

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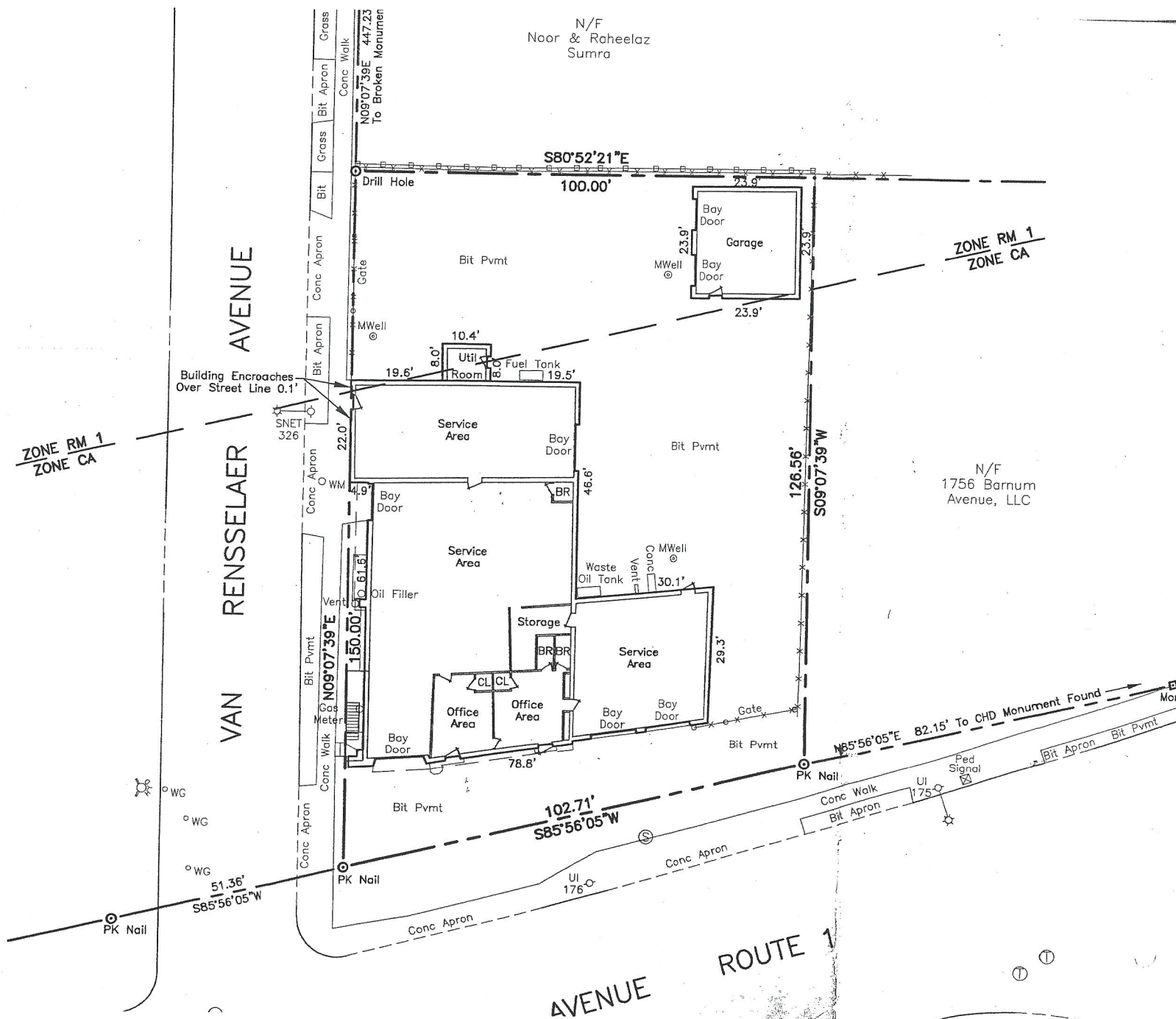
SIOR Individual Members
Society of Industrial & Office Realtors

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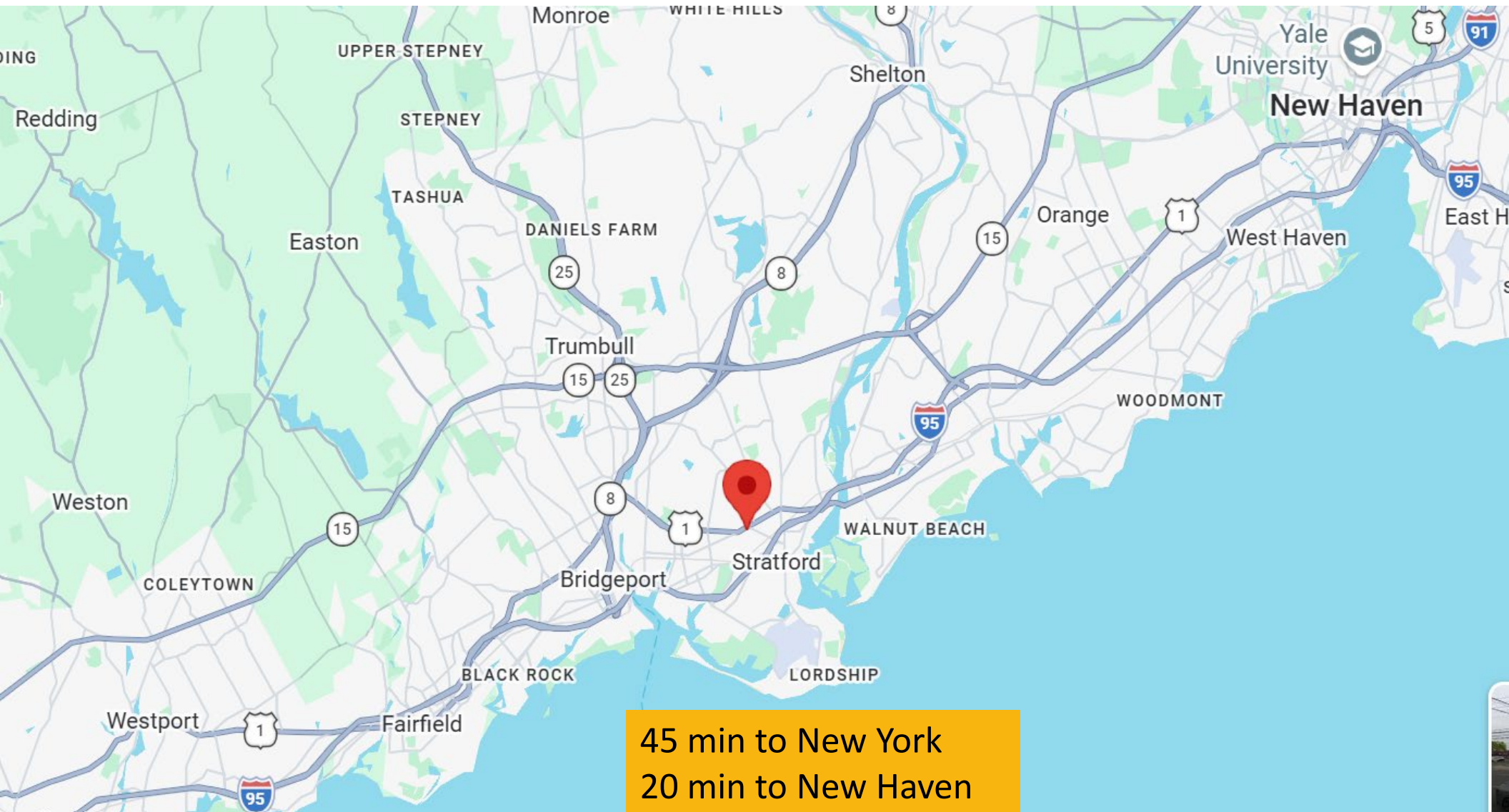
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45 min to New York
20 min to New Haven
45 min to Danbury

1788 BARNUM AVE

Location	1788 BARNUM AVE	Mblu	30/9 6/ 5/ /
Acct#	0082100	Owner	HANSEN PROPERTIES LLC
Total Market Va...	\$490,910	Appraisal	\$701,300
PID	840	Building Count	1
Sewer Use	BZZ	Raymark or EPA?	

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$445,100	\$256,200	\$701,300
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$311,570	\$179,340	\$490,910

Owner of Record

Owner	HANSEN PROPERTIES LLC	Sale Price	\$500,000
Co-Owner		Book	3220
Address	1788 BARNUM AVE STRATFORD, CT 06614	Page	0235
		Sale Date	09/05/2008

Ownership History

Ownership History				
Owner	Sale Price	Sale Date	Book	Page
HANSEN PROPERTIES LLC	\$500,000	09/05/2008	3220	0235
1788 BARNUM AVENUE LLC	\$0	05/06/2004	2411	0152
BOWSER JENNIFER	\$390,000	05/30/2003	2156	0297

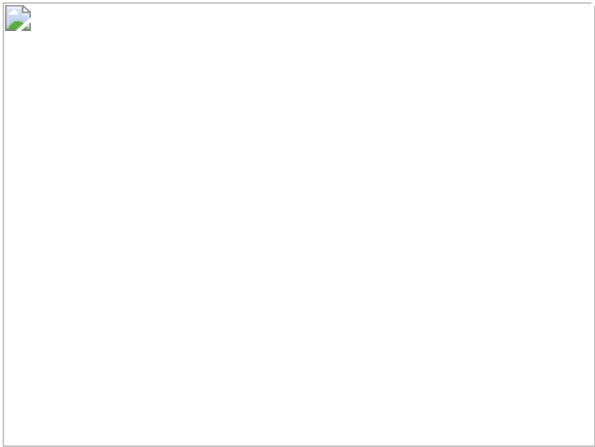
Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	5,628
Building Attributes	
Field	Description
Style:	Service Garage
Model	Commercial
Grade	C+

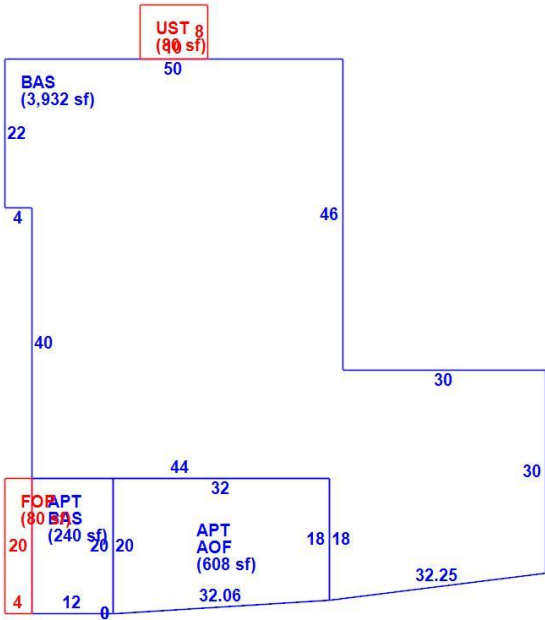
Stories:	1 Story
Occupancy	2.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Clapboard
Roof Structure	Gable
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Minim/Masonry
Interior Floor 1	Hardwood
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Heat/AC	None

Building Photo



(/photos/StratfordCTPhotos///0088/IMG_0029_88231.JPG

Building Layout



(ParcelSketch.ashx?pid=840&bid=840)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	4,172	4,172
APT	Apartment	848	848
AOF	Office Area	608	608
FOP	Finished Open Porch	80	0
UST	Unfin Utility Storage	80	0
		5,788	5,628

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use

Use Code 332
Description Auto Repr
Zone CA
Neighborhood 110

Land Line Valuation

Size (Acres) 0.32
Total Market Land \$179,340
Appraised Value \$256,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value
PAV	Paving	AS	Asphalt	4500.00 S.F.	\$2,600	\$1,820
FGR1	Garage	CF	ConcBlk/Frame	576.00 S.F.	\$10,900	\$7,630
FN1	FENCE-4' CHAIN			120.00 L.F.	\$1,500	\$1,050
FN3	FENCE-6' CHAIN			120.00 L.F.	\$1,900	\$1,330

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$445,100	\$256,200	\$701,300
2024	\$236,500	\$244,100	\$480,600
2023	\$236,500	\$244,100	\$480,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$311,570	\$179,340	\$490,910
2024	\$165,550	\$170,870	\$336,420
2023	\$165,550	\$170,870	\$336,420

Stratford, Connecticut

General

ACS, 2019–2023	Stratford	State
Current Population	52,403	3,598,348
Land Area <i>mi</i> ²	17	4,842
Population Density <i>people per mi</i> ²	2,998	743
Number of Households	20,679	1,420,170
Median Age	46	41
Median Household Income	\$93,820	\$93,760
Poverty Rate	7%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	8,974	
Transportation Equip Mfg		61%
2 Government	6,430	
Local Government		80%
3 Health Care and Social Assistance	3,384	
Ambulatory Health Care Services		37%
4 Transportation and Warehousing	2,947	
Transit & Ground Passenger Transp		34%
5 Retail Trade	2,301	
General Merchandise Retailers		28%
Total Jobs, All Industries	32,738	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	545	665	703	728	674

Total Active Businesses 4,642

Key Employers

Data from Municipalities, 2025

- 1 Sikorsky, A Lockheed Martin Company
- 2 Two Roads Brewing Company
- 3 Ashcroft Industries
- 4 Nuovo Pasta
- 5 Kubtec

Demographics

ACS, 2019–2023

Age Distribution

	Stratford	State
Under 10	4,524 9%	10%
10 to 19	6,011 11%	13%
20 to 29	6,062 12%	13%
30 to 39	5,698 11%	13%
40 to 49	6,312 12%	12%
50 to 59	8,385 16%	14%
60 to 69	7,797 15%	13%
70 to 79	4,738 9%	8%
80 and over	2,876 5%	4%

Race and Ethnicity

	Stratford	State
Asian	2%	5%
Black	11%	10%
Hispanic or Latino/a	19%	18%
White	64%	63%
Other	3%	5%

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

	Stratford	State
English	77 78%	
Spanish	13 13%	

Educational Attainment

	Stratford	State
High School Diploma Only	26 29%	
Associate Degree	7 8%	
Bachelor's Degree	21 23%	
Master's Degree or Higher	16 19%	

Housing

ACS, 2019–2023

	Stratford	State
Median Home Value	\$344,200	\$343,200
Median Rent	\$1,610	\$1,431
Housing Units	21,880	1,536,049

	Stratford	State
Owner-Occupied	66 82%	
Detached or Semi-Detached	65 79%	
Vacant	5 8%	

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Stratford School District	PK-12	6,578	217	87%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Stratford School District	29%	34%
Statewide	44%	49%

Stratford, Connecticut

Labor Force

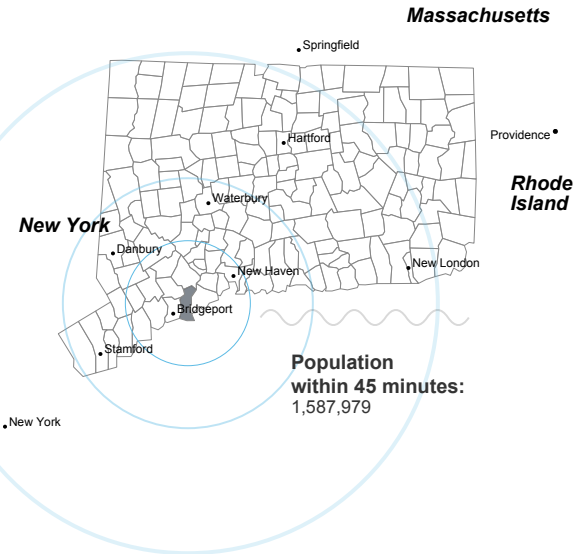
CT Department of Labor, 2024

	Stratford	State
Employed	26,133	1,842,285
Unemployed	1,126	67,181

Unemployment Rate	4%
Self-Employment Rate*	10%

*ACS, 2019–2023

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



Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min
No Access to a Car	6%	9%
No Internet Access	7%	7%

Commute Mode

Public Transport	3%	4%
Walking or Cycling	1%	3%
Driving	78%	81%
Working From Home *	13%	14%

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$253,926,420
Property Tax Revenue	\$193,473,157
per capita	\$3,687
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$54,079,573
Revenue to Expenditure Ratio	100%

Municipal Expenditure

Total Expenditure	\$253,624,911
Educational	\$136,591,658
Other	\$117,033,253

Grand List

Equalized Net Grand List	\$8,533,418,103
per capita	\$162,613
per capita, as % of state avg.	91%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.47
Equalized Mill Rate	22.52

Municipal Debt

Moody's Rating (2024)	A2
S&P Rating (2024)	AA-
Total Indebtedness	\$306,612,921
per capita	\$5,843
per capita, as % of state avg.	199%
as percent of expenditures	121%
Annual Debt Service	\$32,869,268
as % of expenditures	13%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

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