51 SCHUYLER AVE

Stamford, CT 06902 | **Fairfield County**

FOR SALE
PLEASE CONTACT FOR ASKING PRICE

4,200 SF GROUND-FLOOR MEDICAL OFFICE CONDOMINIUM UNIT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Health-System Tenant

Long standing medical practice in occupancy since 2011, with a fresh five-year term and ~2.5% annual escalations

#2

Long Term Tenant

Demonstrated tenant stickiness — Has extended lease multiple times since 2011

#3

Expense Growth Protection

Future increases in real estate taxes and common charges are reimbursed by the tenant, protecting the owner's income from rising costs.

#4

Central Location

Walkable downtown location adjacent to Mill River Park and within close proximity to Stamford Hospital, Metro-North rail service, and regional transit.

#5

On-site Parking

Convenient on-site front-lot parking enhances accessibility and differentiates the property from competing downtown medical offices.

PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Address	51 Schuyler Ave, Stamford, CT
Neighborhood	Downtown Stamford
County	Fairfield County
Block	1001
Lot(s)	Lot: 121 272 UT1B Lot: 121 272 UT1C Lot: 121 272 UT1D Lot: 121 272 UT1E Lot: 121 272 UT1F
Stories	9
Year Built	1981

SPACE INFORMATION

Commercial SF	4,200 SF (approx.)
Parking	22 spaces - Front surface lot Underground parking

TAX INFORMATION

Assessment (26/27)	$1,000,720 ($188,150 + $188,150 + $213,080 + $213,080 + $198,260)
Tax Rate (Commercial)	25.14 mills, i.e. $25.14 per $1,000 of assessed value (2.514%)

STRENGTHS

- Health-system tenant in occupancy since 2011, with a fresh five-year term and 2.5% annual escalations. They have renewed their lease several times since 2011
- Demonstrated tenant retention.
- Base-year lease structure shields the owner from future increases in real estate taxes and common charges
- Walkable downtown location adjacent to Mill River Park, near Stamford Hospital and mass transit
- On-site front-lot parking, a differentiator for medical users downtown

PROPERTY OVERVIEW

LEASE SUMMARY

Tenant	Long standing medical practice, an employed-physician group of the local health system
Landlord	SOL Realty, a Connecticut general partnership
Original Lease	April 1, 2011
Term	Five-year Extension Term, December 1, 2025 - November 30, 2030 (approx. 4.4 years remaining as of July 2026)
Tenant History	Evidence that this is a long standing tenant since 2011 and a strong probability of renewal
Structure	Gross lease with base-year expense escalations. Landlord pays real estate taxes, insurance, and condominium common charges. Per Section 4 of the First Amendment, tenant pays increases in taxes and common charges above the amounts incurred during the last year of the prior Extension Term (approximately 2025 levels).
Tenant	Responsibility for utilities, janitorial, and interior maintenance is governed by the original 2011 lease (not the amendment) and is being verified. The NOI in this analysis assumes these are paid directly by the tenant; if any are a landlord obligation, NOI and value will adjust downward accordingly

LEASE YEAR	PERIOD	ANNUAL RENT	MONTHLY RENT	RENT PSF
1	Dec 2025 - Nov 2026	$142,800.00	$11,900.00	$34.00
2	Dec 2026 - Nov 2027	$146,370.00	$12,197.50	$34.85
3	Dec 2027 - Nov 2028	$150,029.25	$12,502.44	$35.72
4	Dec 2028 - Nov 2029	$153,779.98	$12,815.00	$36.61
5	Dec 2029 - Nov 2030	$157,624.48	$13,135.37	$37.53

Escalations average approximately 2.5% per year, providing built-in income growth over the holding period.

INVESTMENT ANALYSIS

INCOME APPROACH

Per Section 4 of the First Amendment, the tenant pays increases in taxes and condominium common charges above the amounts incurred by the landlord during the last year of the prior Extension Term (approximately 2025 levels). The landlord therefore carries the base-year expense load throughout the term, with tax and common-charge growth passed through to the tenant. Year 1 net operating income:

ITEM	ANNUAL	PER SF
Base Rent (Year 1)	$142,800	$34.00
Less: Taxes	($25,158)	($5.99)
Less: Common Charges (2026 actual, units 1B-1F)	($33,607)	($8.00)
Less: Insurance (est.)*	($3,150)	($0.75)
Less: Reserves / Misc. (est.)*	($2,100)	($0.50)
NET OPERATING INCOME (YEAR 1)	**$78,785**	**$18.75**

**Real estate taxes are actual 2026 totals across the five tax parcels. Common charges are actual per the association's December 2025 notice, effective February 1, 2026. Insurance and reserves remain estimates.*

BEYOND THE IN-PLACE LEASE: SCARCITY AND OPTIONALITY

Current in-place income reflects one lease, at one point in a five-year term, and understates what this asset offers a buyer over a longer hold. Three factors support pricing above a straight income-approach valuation:

Location scarcity. Ground-floor medical office space within walking distance of Stamford Hospital is in genuinely short supply. Comparable sales in this market are almost entirely large multi-tenant buildings; a small, self-contained medical unit this close to the hospital campus rarely comes to market.

Owner-user upside. A buyer is not limited to the current tenancy. If the lease is not renewed at term end, the space converts to owner-occupied medical or professional use immediately, eliminating releasing risk and vacancy that a pure investment buyer would otherwise price in.

Residential conversion optionality. The unit sits within a residential condominium building. Subject to condominium association approval and municipal zoning and building code review, the space carries the long-term option to convert back to residential units, a use this building was originally designed for, adding a second exit strategy beyond continued commercial leasing.

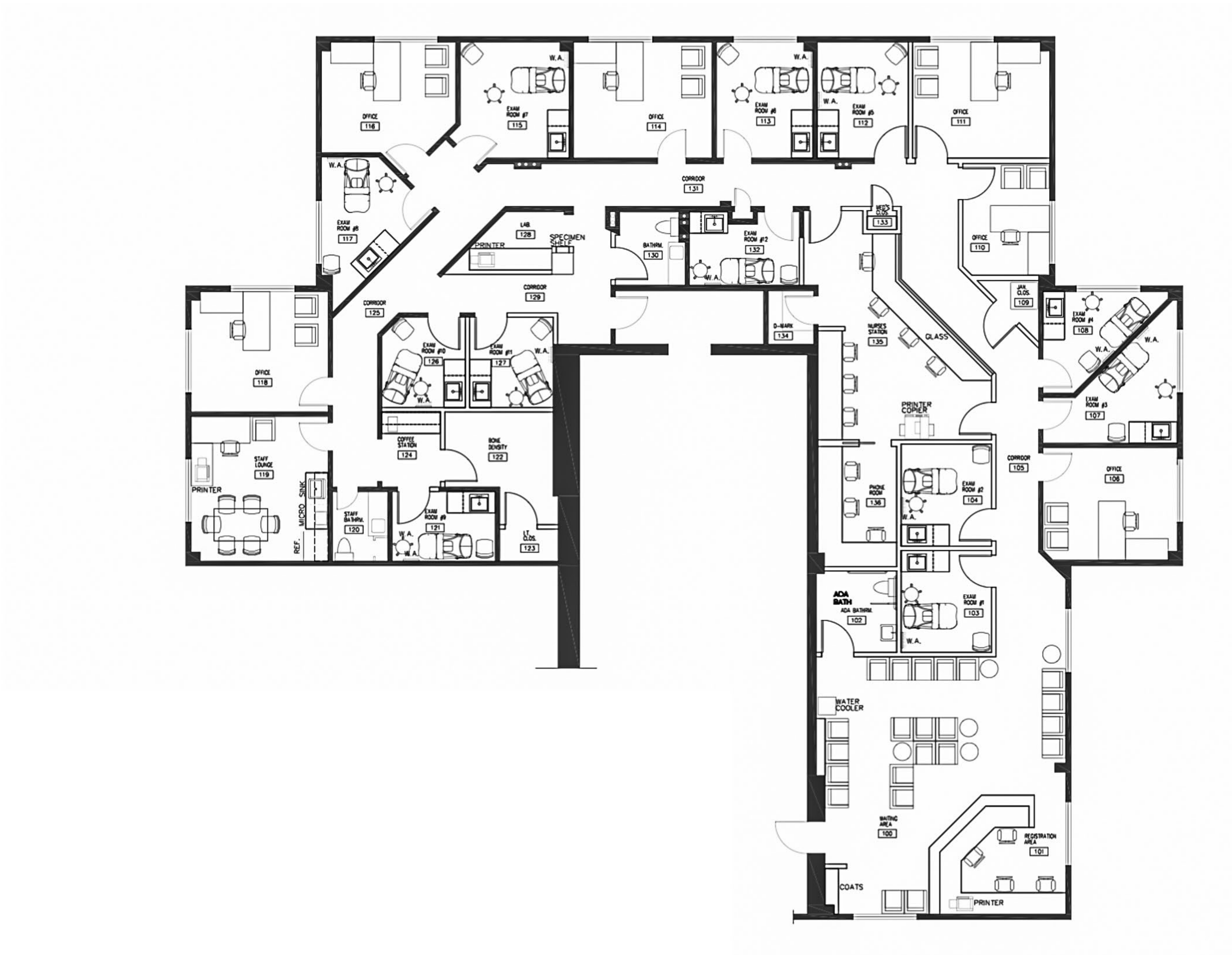
These factors are difficult to capture in a single capitalization rate and are not reflected in the table below, which values the in-place lease only. A buyer underwriting this asset is buying both the current income stream and a rare, adaptable Stamford location.

SALES COMPARABLE SUMMARY

							
PROPERTY	500 Summer St., Stamford (general office 85% leased;r reference for non-medical downtown product)	945 Summer St. Specialist Center, Stamford (medical, 85% leased; part of 3-property sale)	999 Summer St. - Professional Center, Stamford (medical, 85% leased; part of 3-property sale)	1275 Summer St. - Health Sciences Center, Stamford (medical, 85% leased; part of 3-property sale)	1472 Boston Post Rd., Darien (single-story medical building; Greenwich Health & plastic surgery tenants)	1458 Bedford St., Stamfrod (small office building, built 1914; price confirmed)	1500 Boston Post Rd., Darien (medical office; acquired by AEI Capital for a Delaware Statutory Trust)
SALE DATE	Sept 2025	Feb 2026	Feb 2026	Feb 2026	Feb 2026	April 2026	May 2026
SIZE	32,053 SF	10,040 SF	43,944 SF	43,944 SF	2,985 SF	6,601 SF	17,556 SF
PRICE	$3,450,000	$1,893,915	$7,068,937	$8,037,148	$2,500,000	$1,350,000	$11,650,000
PRICE/SF	$108	$189	$161	$183	$838	$205	$663

Stamford sale prices reported per a CoStar comparable-sales report dated July 20, 2026 (licensed to RIPCO Real Estate); Fairfield and Darien sales per published reports. The February 2026 Summer Street portfolio allocations — previously undisclosed — totaled $17.0 million and establish the current Stamford medical office market at $161–$189/SF for 85%-leased multi-tenant product, with the smallest building (945 Summer St., 10,040 SF) at the top of that range. Fully leased medical product with credit tenancy trades higher: Holly Pond at $261/SF, and single-tenant health-system properties on reimbursement leases at $569–$663/SF (Fairfield and Darien). General office trades well below medical ($108/SF at 500 Summer St.), and the one small Stamford office sale, 1458 Bedford St., brought $205/SF despite 1914 vintage. Against this data, the subject's indicated value of $242–$278/SF represents a defensible premium over the 85%-leased Summer Street tier — justified by 100%occupancy, health-system credit, and a fresh five-year term — while sitting appropriately below the single-tenant tier, whose leases pass expenses through to the tenant rather than leaving the base-year load with the landlord as the subject's lease does.

SITE / FLOOR PLAN



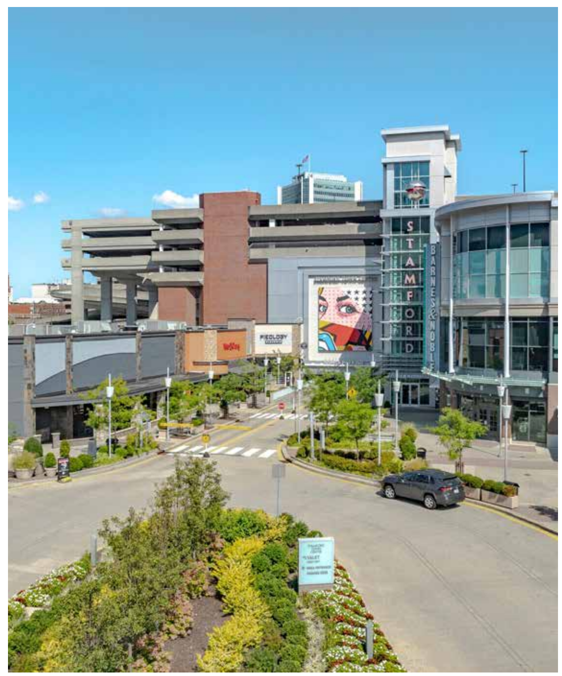
MARKET OVERVIEW

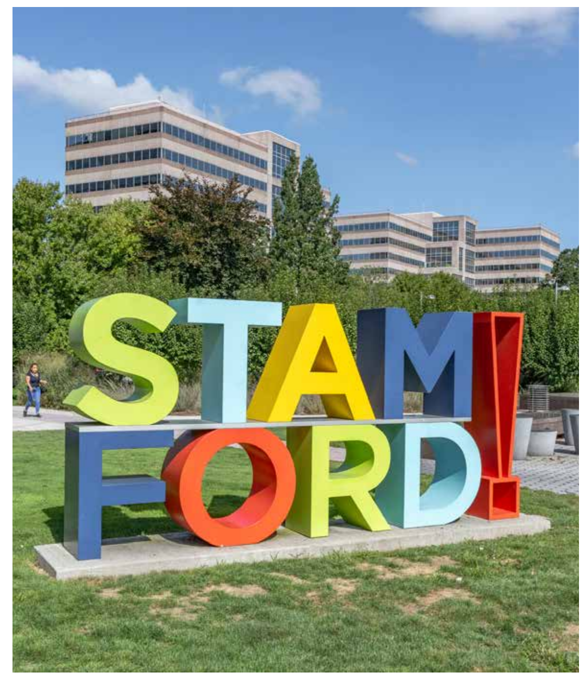
STAMFORD is Fairfield County's largest city and one of the premier commercial centers in the New York metropolitan area, approximately 40 miles northeast of Manhattan. With direct access to Interstate 95, the Merritt Parkway, Metro-North Railroad, and Amtrak, the city offers exceptional regional connectivity and continues to attract major employers in finance, technology, healthcare, and professional services.

The city has experienced significant residential growth over the past decade, with thousands of new multifamily units delivered throughout Downtown, Harbor Point, and the South End. Strong household incomes, population growth, and limited developable land continue to support demand for neighborhood retail, medical, and service-oriented commercial space.

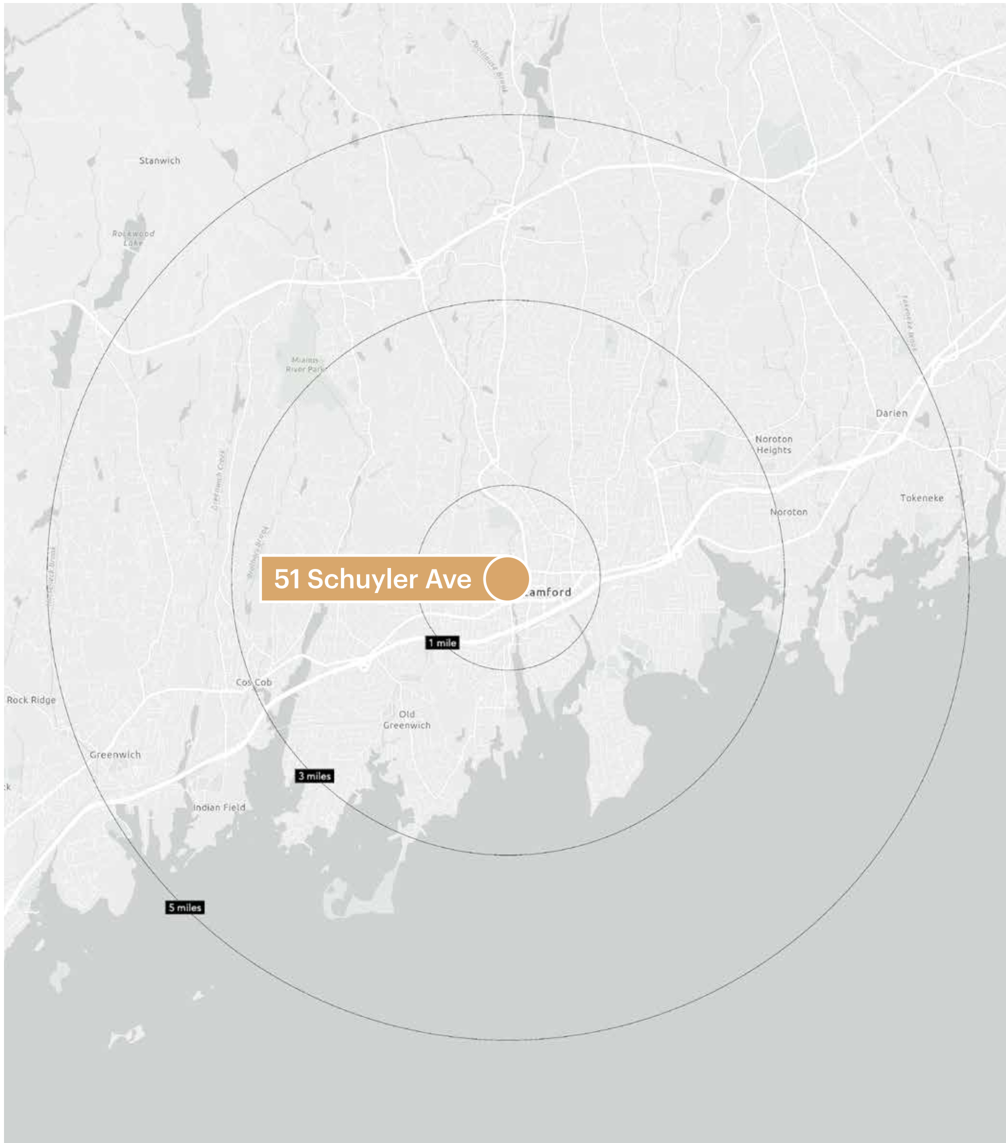
Located on Stamford's West Side, **51 SCHUYLER AVENUE** benefits from immediate access to Interstate 95, Route 1, Downtown Stamford, and the Stamford Transportation Center. The surrounding area features a dense residential population, established commercial uses, healthcare providers, schools, and neighborhood-serving businesses that generate consistent daily traffic.

As one of Connecticut's strongest commercial markets, Stamford combines an affluent consumer base, ongoing investment, and outstanding transportation infrastructure, positioning 51 Schuyler Avenue to benefit from sustained long-term demand.





DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	50,175	143,858	189,643
Number of Households	22,812	57,881	74,973
Average Household Income	$148,384	$210,012	$242,775
Median Household Income	$99,655	$122,657	$139,332
College Graduates	18,889	55,973	79,278
Total Businessess	4,157	8,882	13,139
Total Employees	45,968	86,296	125,088
Daytime Population	63,817	151,905	215,593

SURROUNDING AREA

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

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