



THE
RICCI
TEAM

POWERED BY

PLACE

4 WHITNEY STREET EXT

WESTPORT, CT



Investment & Owner-Occupier Opportunity in Prime Commercial location in Desirable Westport, CT. Ideal for Investors and Businesses with Varied Space Needs!

This office building offers a compelling opportunity for both income generation and owner occupancy with a total of 13 functional spaces. Situated in a highly desirable central Westport location, the property features :Accessory Dwelling unit 2-3 bedrooms, LR/dining area or could be used as multi-function office annex w/separate reception area, full bath: Main Office (4/5 spaces): Reception, 3 offices, kitchen, and a large studio with a separate entrance, plus a renovated half bath. Upper Level (private entrance - 2 spaces): 2 office/studios, each with its own full renovated bath.

Benefit from 13 parking spaces, shared outdoor space, and significant expansion potential to add more office suites. With all essential utilities connected, this well-maintained building offers a stable foundation and the chance to capitalize on a prime professional environment.

Explore the possibilities for increased lease rates and secure a valuable commercial asset with substantial upside and flexible space configurations. **Possible residential conversion with town approval** Current rent roll is below market rate - Great Opportunity and Turn-key!

WHITNEY STREET EXT 4
38





See yourself here.
**4 Whitney Street
Ext**

POWERED BY **PLACE**

04

Key Points

KEY POINTS

Type	Commercial
Style	Office
Sqft	2,361
Taxes	\$11,019



13

Fuctional Units

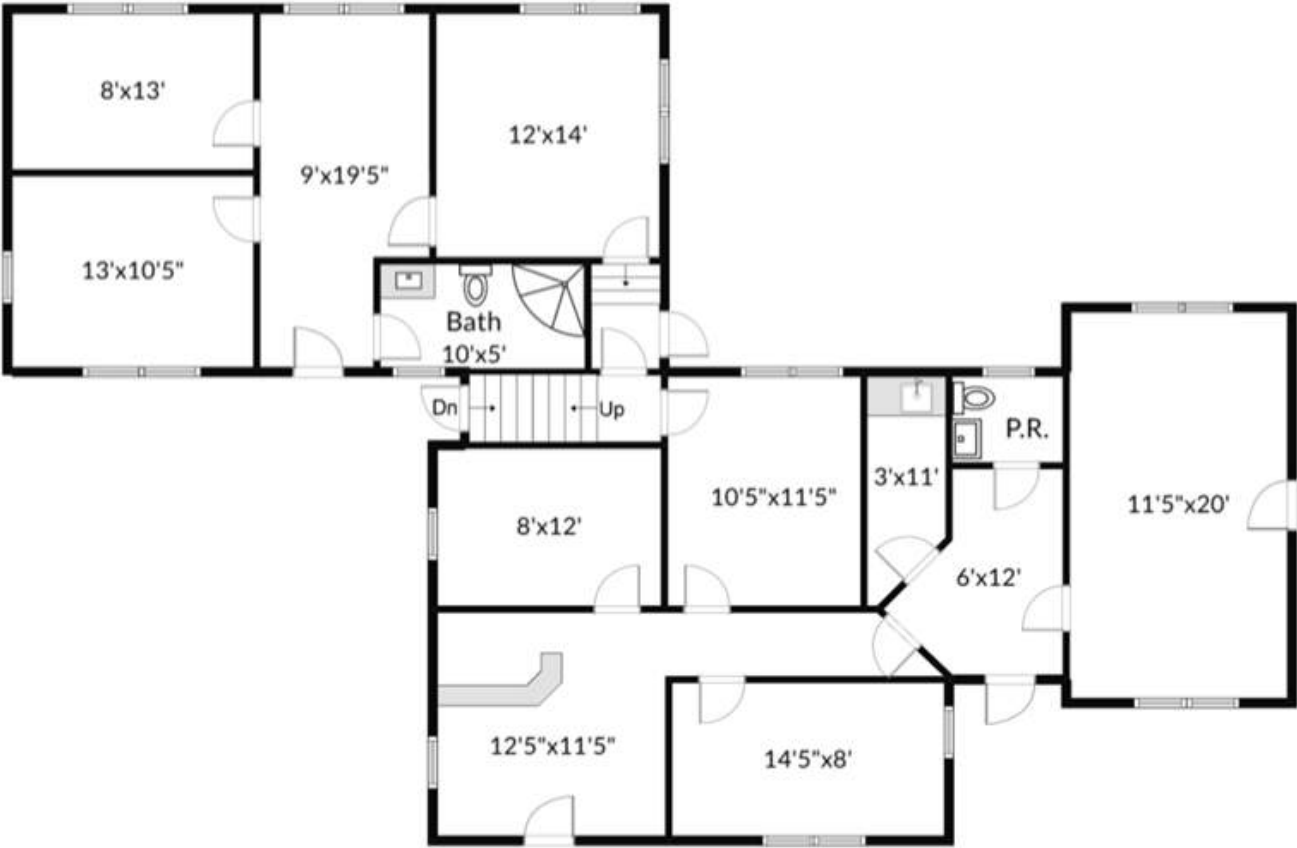
3.1

Bathrooms

1941

Year Built

FIRST FLOOR



SECOND FLOOR





Charming residential area offers a blend of tranquility and convenience with a neighborhood feel. Within close proximity of Westport's vibrant amenities, residents often appreciate how close it is to schools, making it an attractive option for families. Furthermore, the property is typically a short drive to Westport's bustling downtown area, renowned for its upscale boutiques, diverse restaurants, and cultural attractions like the Westport Country Playhouse.

With access to the Metro-North and Greens Farms train stations provides an easy commute to New York City, adding to the location's appeal for those who work in the city but prefer a suburban lifestyle. The beautiful beaches along the Long Island Sound, various farms, parks and recreational facilities are also usually within a comfortable distance, offering ample opportunities for outdoor activities and leisure.

Discover the ease of suburban living combined with access to local town amenities at this desirable Westport location.









EXPENSES

Annual Expenses	
Tax	\$11,640.10
Insurance	\$4,260.92
Water + Sewer	\$1,052.69
Disposal + Waste	\$304.00
Internet + TV	\$195.00
Utilities	\$10,931.17

TOTAL: \$33,383.88

Annual Rent Income	
Accessory Unit:	Vacant
3BR/1Ba	
Main building:	\$3,100
Reception & 3 offices + Studio	
2nd Floor: 2 units 2BA	\$1,500

TOTAL / MONTH : \$12,500

TOTAL / YEAR : \$55,200

Projected Rent Rolls	
Accessory Unit:	\$2,800
3BR/1Ba	
Main building:	\$3,500
Reception & 3 offices + Studio	\$1,200
2nd Floor: 2 units 2BA	\$1,700 (per unit)

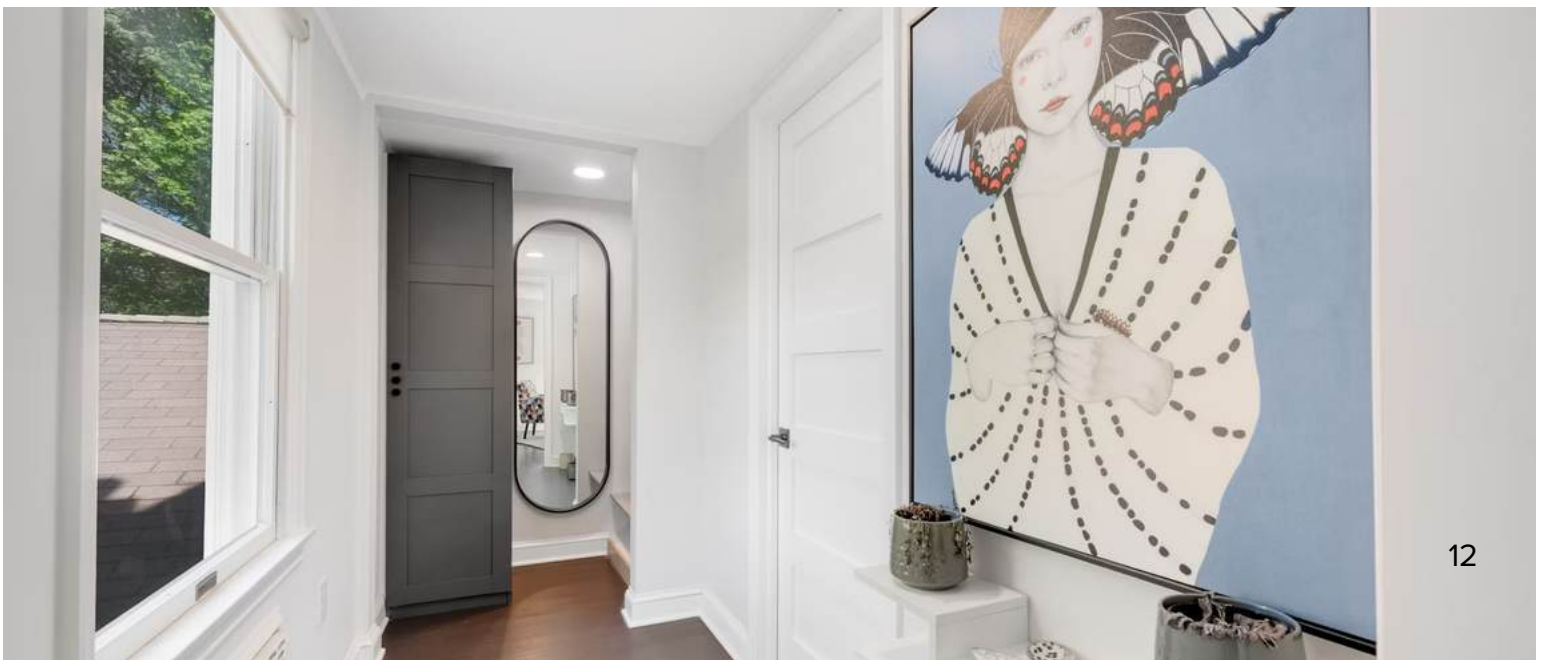
TOTAL / MONTH : \$10,900

TOTAL / YEAR : \$130,800

Net Income/Projected Rent

\$97,419







Christine Ricci

Keller Williams NY Realty

120 Bloomingdale Road, White Plains, NY 10605

Direct: (914) 437-6131

Mobile: (914) 403-0179

christine@thericciteam.com

thericciteam.com

Let's Chat.



POWERED BY **PLACE**