

SALE

THREE-PARCEL INVESTMENT & REDEVELOPMENT OPPORTUNITY | LONG RIDGE ROAD, STAMFORD
2661 Long Ridge Rd, 0 Long Ridge Rd & 17 Erskine Road, Stamford, CT 06903



SALE PRICE

\$2,850,000

Tom Cavaliere
(203) 907-7800

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

2661 Long Ridge Rd, 0 Long Ridge Rd & 17 Erskine Road, Stamford, CT 06903

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/25.

Presence in

**500+ OFFICES,
50+ COUNTRIES**

OVER 18,700

Transactions

\$9.32 BILLION

Sales Volume

\$1.06 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2025 – 12/31/2025.



SALE

2661 Long Ridge Rd, 0 Long Ridge Rd & 17 Erskine Road, Stamford, CT 06903

PROPERTY DESCRIPTION

Rare opportunity to acquire three contiguous properties totaling approximately 0.82 acres along Long Ridge Road and Erskine Road in Stamford. Offered together as a package, the properties include an existing commercial property, a residential property, and an adjoining parcel of vacant land, creating a unique opportunity for investors, owner-users, or buyers exploring future redevelopment potential.

The offering includes:

2661 Long Ridge Road – Approx. 0.32 Acres

Existing commercial property with substantial paved area and on-site parking. The property is currently tenant occupied, providing existing rental income.

17 Erskine Road – Approx. 0.19 Acres

Adjoining residential property offering additional frontage and flexibility as part of the overall assemblage.

0 Long Ridge Road – Approx. 0.31 Acres

Adjoining vacant land providing additional acreage and potential opportunities when combined with the neighboring parcels.

Together, the three contiguous properties provide approximately 0.82 acres in a desirable North Stamford location with frontage along Long Ridge Road and Erskine Road. The combination of an income-producing commercial property, existing residential property, and vacant land creates a compelling opportunity for a buyer seeking a larger footprint in the Stamford market.

Conveniently located with access to the Merritt Parkway, surrounding Stamford neighborhoods, and the New York state line.

Owner financing is available to qualified buyers.

Properties are being offered together as a package. Buyer to perform their own due diligence regarding acreage, zoning, permitted uses, redevelopment potential, property condition, utilities, lot configuration, and all municipal requirements and approvals.

LOCATION DESCRIPTION

Strategically located in North Stamford along the Long Ridge Road corridor, this three-parcel offering includes 2661 Long Ridge Road, 0 Long Ridge Road, and 17 Erskine Road, providing a combined presence along Long Ridge Road and Erskine Road.

The properties are situated in an established area of Stamford surrounded by a mix of residential neighborhoods, local businesses, professional services, and commercial uses. Long Ridge Road serves as a primary north-south route through North Stamford, providing convenient connectivity to central Stamford and surrounding communities.

The location offers convenient access to the Merritt Parkway (Route 15), Downtown Stamford, and the New York state line, making it well positioned for both local and regional accessibility.



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2661 Long Ridge Rd, 0 Long Ridge Rd & 17 Erskine Road, Stamford, CT 06903



PROPERTY HIGHLIGHTS

- Three Contiguous Parcels – Approximately 0.82 Acres Total
- Commercial, Residential & Vacant Land Offered as One Package
- Existing Tenant Provides Current Rental Income
- Owner Financing Available to Qualified Buyers
- Prime Long Ridge Road Location with Investment & Redevelopment Potential



SALE

2661 Long Ridge Rd, 0 Long Ridge Rd & 17 Erskine Road, Stamford, CT 06903



2661 Long Ridge Road, Stamford, CT 06903

\$1,900,000

**Active****Industrial, Investment****Commercial For Sale**

Listing ID : **24198883**
 Parcel Number: **328952**

DOM / CDOM: **0 / 0**County: **Fairfield**Neighborhood: **N/A**

Complex Name:

Is also for Sale/Lease: **/****Overview**

Opportunity to own a freestanding commercial property along Long Ridge Road in Stamford. 2661 Long Ridge Road offers a versatile building situated on a generously paved site with ample parking and outdoor area. The property is currently tenant occupied, providing existing rental income and an opportunity for an investor or future owner-user. Conveniently located along the well-traveled Long Ridge Road corridor with easy access to surrounding Stamford neighborhoods, the Merritt Parkway, and the New York state line. The existing layout and substantial on-site parking offer flexibility and potential for a variety of commercial uses, subject to zoning and municipal approvals. Owner financing is available to qualified buyers. Buyer to perform their own due diligence regarding zoning, permitted uses, property condition, and any municipal requirements or approvals.

Unique opportunity to acquire additional adjoining properties! Two neighboring parcels are also being offered for sale separately, providing buyers with the potential to purchase three contiguous properties along Long Ridge Road and Erskine Road. 17 Erskine Road, Stamford, CT 06903 - MLS #24198767 Adjacent residential property situated on approximately 0.19 acres. 0 Long Ridge Road, Stamford, CT 06904 - MLS #24198827 Adjacent vacant land consisting of approximately 0.31 acres. Properties may be purchased separately or buyers may explore the opportunity to acquire all three adjoining parcels. Owner financing is available to qualified buyers. Buyer to perform their own due diligence regarding zoning, permitted uses, development potential, lot configuration, and all municipal requirements and approvals.

Structural/Parking Information

Year Built:	1953	Construction:	Brick
Number of Stories:		Roof:	Asphalt Shingle
Number of Units:	1	Foundation:	Slab
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	2,943/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional Space Available YN:	

Building Information

Present Use:		Tax Year:	July 2025-June 2026
Potential Use:		Taxes:	\$34,510
Business Included:		Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	24.57	Gross Annual Expense:	
		Net Operating Income:	

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
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Utility Information

Heat Type/Fuel:	Hot Air/Oil	Available Utilities:	Electric
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Private Well	Electric Phases:	
Sewage System:	Septic	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	0.32	Lot Description:	Level Lot
Zoning:	RA2	In Flood Zone:	
Location:	Suburban	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	None
Road Frontage Feet Approx:	130	Traffic Count:	

Walk Score® : 27 Car-Dependent - Most errands require a car

Listing Information

Directions:	Rt 104	Acceptable Financing:	Owner Financing
Sign:	No	Date Available:	Negot
		Potential Short Sale / Comments:	No /
		The following items are not included in this sale:	

Property Management

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Marketing History

List Price:	\$1,900,000	Entered in MLS:	08/13/2026
Previous List Price:	\$1,900,000	Contract Effective Date:	08/13/2026
Original List Price:	\$1,900,000	Start Marketing Date:	08/13/2026
Price Last Updated:		Listing Last Updated:	08/13/2026
List Price as % of Assessed Value:	128%	Sale Financing:	

0 Long Ridge Road, Stamford, CT 06904

\$200,000

**Active****0.31 Acres****1 Lots****Parcel ID 328953****Residential Land For Sale**Listing ID: **24198827**Parcel ID: **328953**

General Information:

DOM / CDOM: **1 / 1**County: **Fairfield**Neighborhood: **N/A**

Subdivision:

Overview

Opportunity to own a 0.31-acre residential parcel located on Long Ridge Road in Stamford. Situated in an established residential area of North Stamford, this property offers a unique opportunity for buyers, builders, investors, or neighboring property owners. Owner financing is available, offering added flexibility for qualified buyers. Conveniently located with access to Stamford amenities, shopping, dining, recreation, and major commuting routes. Property is located in the RA-2 zoning district. Buyer to perform all due diligence and independently verify potential uses, building requirements, approvals, utilities, wetlands, and zoning compliance with the City of Stamford.

Additional Parcels Available Unique opportunity to acquire additional adjoining properties! Two neighboring parcels are also being offered for sale separately, providing buyers with the potential to purchase three contiguous properties along Long Ridge Road and Erskine Road. 2661 Long Ridge Road, Stamford, CT - MLS #24198883 Adjacent commercial property situated on approximately 0.32 acres, currently tenant occupied with existing rental income. 17 Erskine Road, Stamford, CT 06903 - MLS #24198767 Adjacent residential property situated on approximately 0.19 acres. Properties may be purchased separately or buyers may explore the opportunity to acquire all three adjoining parcels. Owner financing is available to qualified buyers. Buyer to perform their own due diligence regarding zoning, permitted uses, development potential, lot configuration, and all municipal requirements and approvals.

Property Information

Acres / Source:	0.31 / Public Records	Lot Description:	Level Lot
# of Lots:	1	Waterfront / Description:	No / Not Applicable
Subdividable:		In Flood Zone / Elevation Certificate:	/
Road Frontage Approx / Description:	118 / Municipal Street	Available Utilities:	None/Unknown
Location:	Suburban	Water Service:	None
Lot Improvements:	None	Sewer Service:	None
Documents Available:	None	Annual Sewer Fee / Assessment Info:	/
Restrictions:		Septic Plan Available:	
Nearby Amenities:		Septic Approved:	
Property Tax:	\$4,533	Elementary School:	Per Board of Ed
Assessed Value:	\$194,810	Intermediate School:	
Mil Rate:	24.57	Middle School:	Per Board of Ed
Tax Year:	July 2025-June 2026	High School:	Per Board of Ed
District Tax:			

Listing Information

Directions:	Long Ridge Road	Acceptable Financing:	Owner Financing
Sign:	Yes	Date Available:	Negot
		Potential Short Sale / Comments:	No /
		The following items are not included in this sale:	

Marketing History

List Price:	\$200,000	Entered in MLS:	08/12/2026
Previous List Price:	\$200,000	Contract Effective Date:	08/12/2026
Original List Price:	\$200,000	Start Marketing Date:	08/12/2026
Price Last Updated:		Listing Last Updated:	08/12/2026
List Price as % of Assessed Value:	103%	Sale Financing:	

17 Erskine Road, Stamford, CT 06903

\$750,000

**Active****4
Beds****3/0
Baths****2,288
SqFt****Acres
0.19****Single Family For Sale****Listing ID: 24198767****Parcel ID: 328951****DOM / CDOM: 1 / 1****County: Fairfield****Neighborhood: N/A****Property Information:****Subdivision:****Overview**

Welcome to 17 Erskine Road in Stamford, a spacious 4-bedroom, 3-bath home offering a great opportunity for its next owner. The property has been occupied by a long-term tenant and is ready for a new chapter, with plenty of potential to update, personalize, and make it your own. The home offers a flexible layout with four bedrooms and three full baths, providing plenty of room for a variety of living arrangements. Outside, you'll find off-street parking, a level yard, mature landscaping, and established garden areas, offering space to relax, entertain, or create your own outdoor retreat. Located in Stamford, the property combines a residential setting with convenient access to everything the city has to offer. Enjoy Stamford's wide variety of shopping, restaurants, parks, and recreational opportunities, along with easy access to major commuting routes. Downtown Stamford and the Stamford Transportation Center provide Metro-North and Amtrak service, making travel throughout Fairfield County and into New York City convenient. Whether you're looking for a home to renovate and customize or an opportunity to add value over time, 17 Erskine Road offers space, versatility, and potential in one of Fairfield County's most active communities. With its long-term tenant moving out, this is an excellent opportunity to bring your vision to this well-established Stamford property.

Additional Parcels Available Unique opportunity to acquire additional adjoining properties! Two neighboring parcels are also being offered for sale separately, providing buyers with the potential to purchase three contiguous properties along Long Ridge Road and Erskine Road. 2661 Long Ridge Road, Stamford, CT - MLS #24198883 Adjacent commercial property situated on approximately 0.32 acres, currently tenant occupied with existing rental income. 0 Long Ridge Road, Stamford, CT 06904 - MLS #24198827 Adjacent vacant land consisting of approximately 0.31 acres. Properties may be purchased separately or buyers may explore the opportunity to acquire all three adjoining parcels. Owner financing is available to qualified buyers. Buyer to perform their own due diligence regarding zoning, permitted uses, development potential, lot configuration, and all municipal requirements and approvals.

Property Information

Style:	Colonial	Restrictions:	
Color:	White	Home Warranty:	No
New Construction:	No/Resale	Property Tax / Special District Tax:	\$8,987 /
Year Built / Source:	1925 / Public Records	Assessed Value:	\$386,200
Rooms:	9	Mil Rate:	24.57
Above Grade SqFt:	2,288	Tax Year:	July 2025-June 2026
Public Record Above Grade:	2,288	Elementary School:	Per Board of Ed
Below Grade SqFt:		Intermediate School:	
Public Record Below Grade:	1,248	Middle School:	Per Board of Ed
Total SqFt:	2,288	High School:	Per Board of Ed
Zoning:	RA2		

Walk Score® : 27 Car-Dependent - Most errands require a car

Rooms

Room	Level	Dimensions	Features
Living Room	Main		
Dining Room	Main		
Primary Bedroom	Main		
Bedroom	Main		
Family Room	Upper		
Den	Upper		
Bedroom	Upper		
Bedroom	Upper		

Features

Additional Rooms:	
Laundry Level / Location:	/
Has In-Law Apartment / Apartment Access:	/
Interior Features:	
Appliances Included:	Oven/Range, Refrigerator
# of Fireplaces:	1
Home Automation:	
Energy Features:	
Solar Contract Details:	
Construction:	Frame
Basement:	Crawl Space, Unfinished
Foundation:	Concrete
Attic / Features:	Yes / Pull-Down Stairs
Handicap Features:	

Utility Information

Heat Type / Fuel:	Hot Air / Oil
Fuel Tank Location:	In Basement
Est. Annual Heating Cost:	
Cooling:	None
Hot Water System:	Oil, Domestic

Listing Information

Directions:	Long Ridge Road to Erkin Road
Sign:	Yes

Marketing History

List Price:	\$750,000
Previous List Price:	\$750,000
Original List Price:	\$750,000
Price Last Updated:	
List Price as % of Assessed Value:	194%

Roof:	Asphalt Shingle
Garage(# of Cars):	
Garage Type:	
Parking Total Spaces:	
Parking Space Detail:	
Driveway Type:	
Exterior Features:	
Exterior Siding:	Vinyl Siding
Acres / Source:	0.19 / Public Records
Swimming Pool / Features:	No /
Waterfront / Description:	No / Not Applicable
Lot Description:	Level Lot
In Flood Zone:	
Nearby Amenities:	

Water Service:	Private Well
Sewer Service:	Septic
Annual Sewer Fee / Assessment Info:	/
Air Radon Mitigation System:	
Water Radon Mitigation System:	

Acceptable Financing:	Owner Financing
Date Available:	Negot
Potential Short Sale / Comments:	No /
The following items are not included in this sale:	

Entered in MLS:	08/12/2026
Contract Effective Date:	08/12/2026
Start Marketing Date:	08/12/2026
Listing Last Updated:	08/12/2026
Sale Financing:	

Listing ID 24198767

Single Family For Sale

17 Erskine Road, Stamford, CT 06903



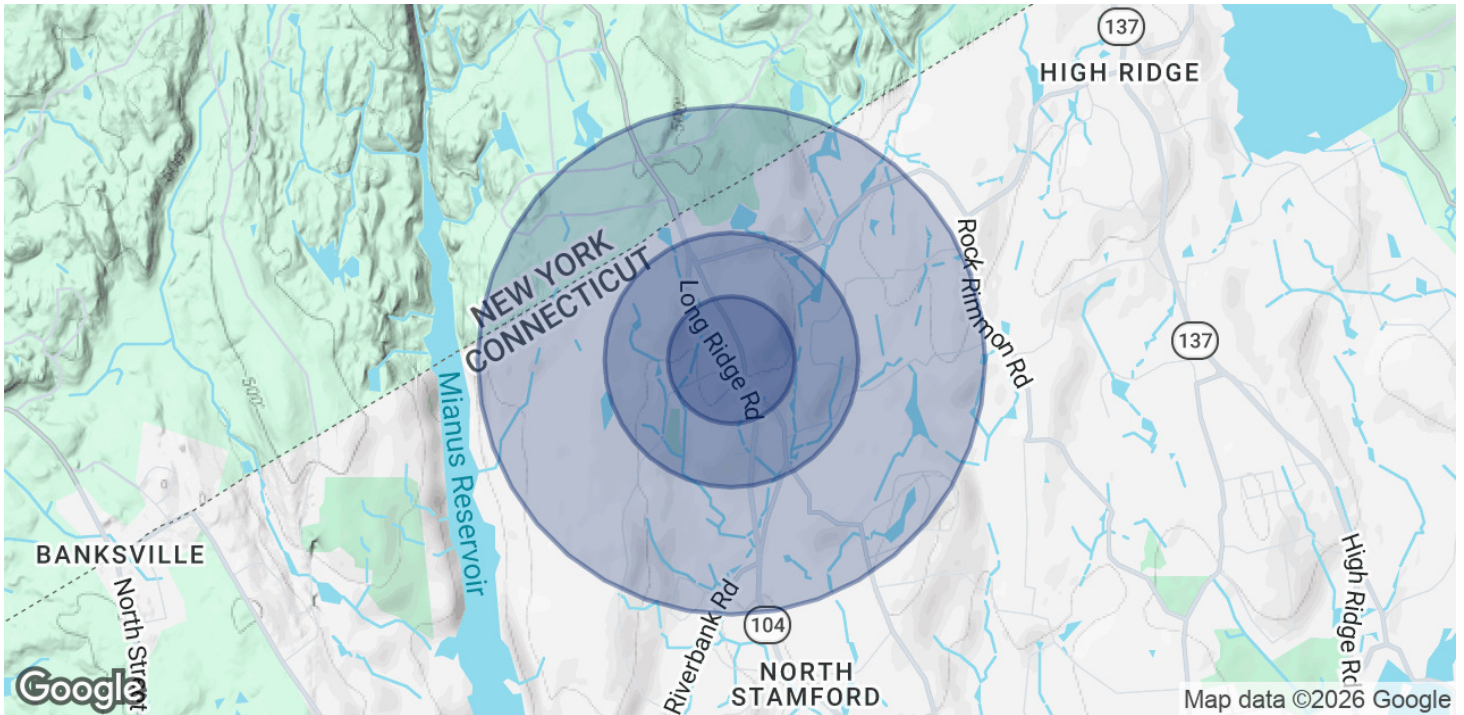
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	127	496	1,898
Average Age	53.2	52.9	52.1
Average Age (Male)	52	51.5	51.4
Average Age (Female)	52.6	52.3	51.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	43	167	640
# of Persons per HH	3	3	3
Average HH Income	\$434,355	\$432,737	\$399,219
Average House Value	\$1,056,000	\$1,044,764	\$1,033,758

2023 American Community Survey (ACS)

SALE

2661 Long Ridge Rd, 0 Long Ridge Rd & 17 Erskine Road, Stamford, CT 06903



TOM CAVALIERE

Comm Broker Associate

tom.cavaliere@cbmoves.com

Direct: (203) 907-7800

CT #REB.0110396

PROFESSIONAL BACKGROUND

Tom Cavaliere is a seasoned Broker Associate with Coldwell Banker Realty, bringing over four decades of expertise to the Connecticut real estate market. Since earning his broker's license in 1978, Tom has built a trusted reputation as an advisor to buyers, sellers, developers, investors, and commercial clients throughout the Greater New Haven and Valley regions. His career spans every sector of real estate: commercial investment sales, leasing, residential brokerage, new construction, and complex land development projects, making him a versatile resource for clients seeking strategic, data-driven guidance. Widely regarded for his deep knowledge of land acquisition and development, Tom has collaborated with builders, developers, engineers, and construction firms for nearly 40 years, helping bring numerous residential and commercial projects to life. His background also includes extensive experience in both residential and commercial appraisal, and he has served as an expert witness in valuation matters, delivering precise, court-ready testimony grounded in decades of market insight.

Tom is a Graduate, REALTOR® Institute (GRI) designee and has been honored as a Connecticut Magazine Five Star Professional every year since 2012. Earlier in his career, he co-owned and operated a multi-million-dollar real estate firm with multiple offices across Greater New Haven before joining Coldwell Banker Realty in 2017. His client-first philosophy, strategic approach, and long-standing relationships continue to drive exceptional outcomes for his clients.

Professional Achievements & Recognition

- New Haven Middlesex Association of Realtors CID "Deal of the Year," 2021, awarded for excellence in commercial transactions.
- Multi-year Five Star Professional Award recipient, recognized for outstanding client service and sales performance.
- Coldwell Banker International President's Elite—an honor reserved for the top 2% of all Coldwell Banker agents worldwide, based on exceptional annual production.

MEMBERSHIPS

Professional Associations | Memberships | Certifications

- New Haven Middlesex Association of Realtors® – Commercial Investment Division
- Connecticut Association of Realtors®
- Greater New Haven Association of Realtors® – Past Director

Coldwell Banker Commercial Realty

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