



Investment Opportunity

1677 Post Road East

WESTPORT - CONNECTICUT

Colliers

1677 Post Road East

WESTPORT - CONNECTICUT



Westport Area Overview

Westport is a town in Fairfield County, Connecticut, conveniently located along the Long Island Sound and 48 miles from New York City. Westport's public schools are ranked as the top public schools in Connecticut. The financial services industry is a major part of the local economy. Arts and Culture include The Westport County Playhouse and the Museum of Contemporary Art (MoCa). Westport has two train stations on the Metro-North Railroad's New Haven Line.

Building Highlights	
Address	1677 Post Road E, Westport CT 06880
Zoning	GBD
Lot Area (acres)	0.43
Gross Area (SF)	6,406
Living Area (SF)	2,994
Building Use	Vet Hospital
Land Use	Commercial Building
Delivered	Vacant
AC Type	Central
Year Built	1941
Asking Price	\$2,750,000

1677 Post Road, Westport

Property Overview Zoning

City of Stamford

Zone GBD

Purpose

The purpose of the General Business Districts is to allow general commercial and office development in designated areas located along arterial streets, limiting the intensity of development and providing adequate offstreet parking. Automotive and similar drive-in type establishments shall be prohibited.

Permitted Uses

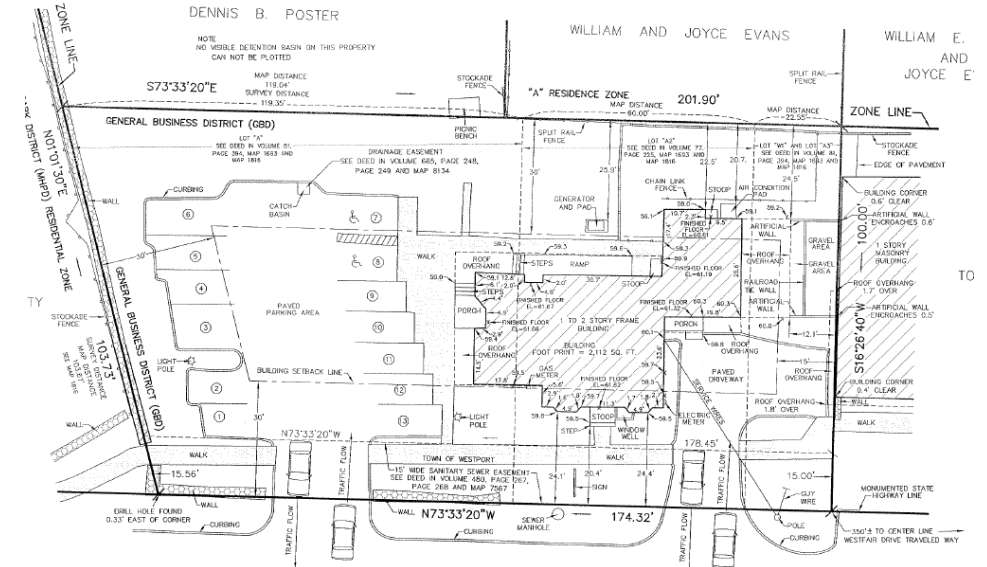
In a General Business District no land, building or structure shall be used, and no building shall be hereafter erected, altered or added to, unless otherwise provided in these regulations, except for one (1) or more of the following uses:

Principle Uses

- Stores and shops where goods are sold and services are rendered primarily at retail.
- Grocery stores, delicatessens and Retail Food Establishments.
- Restaurants.
- Cates and taverns.
- Business, professional, medical, healthcare professional, insurance, real estate and other offices.
- Banks
- Indoor theaters and assembly halls.
- Undertaker's establishments.

Special Permit Uses

- Veterinary hospitals/clinics
- Sports recreational uses; ie golf ranges, tennis courts, bowling alleys, skating rinks
- Commercial marinas
- Commercial wireless telecommunications
- Private occupational schools
- Banks
- Inclusionary two family/multi-family dwelling units
- Auto dealerships
- Cottage cluster developments

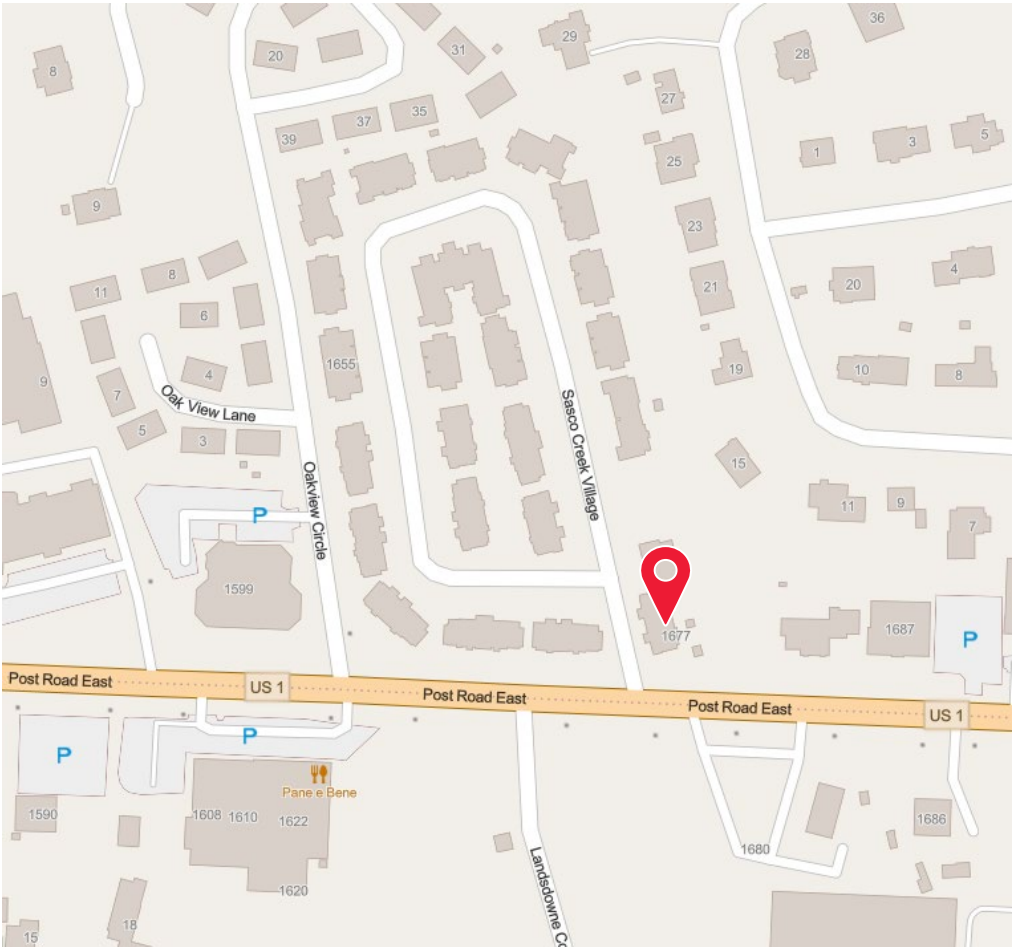


[Click for more details](#)

1677 Post Road, Westport

Property Profile

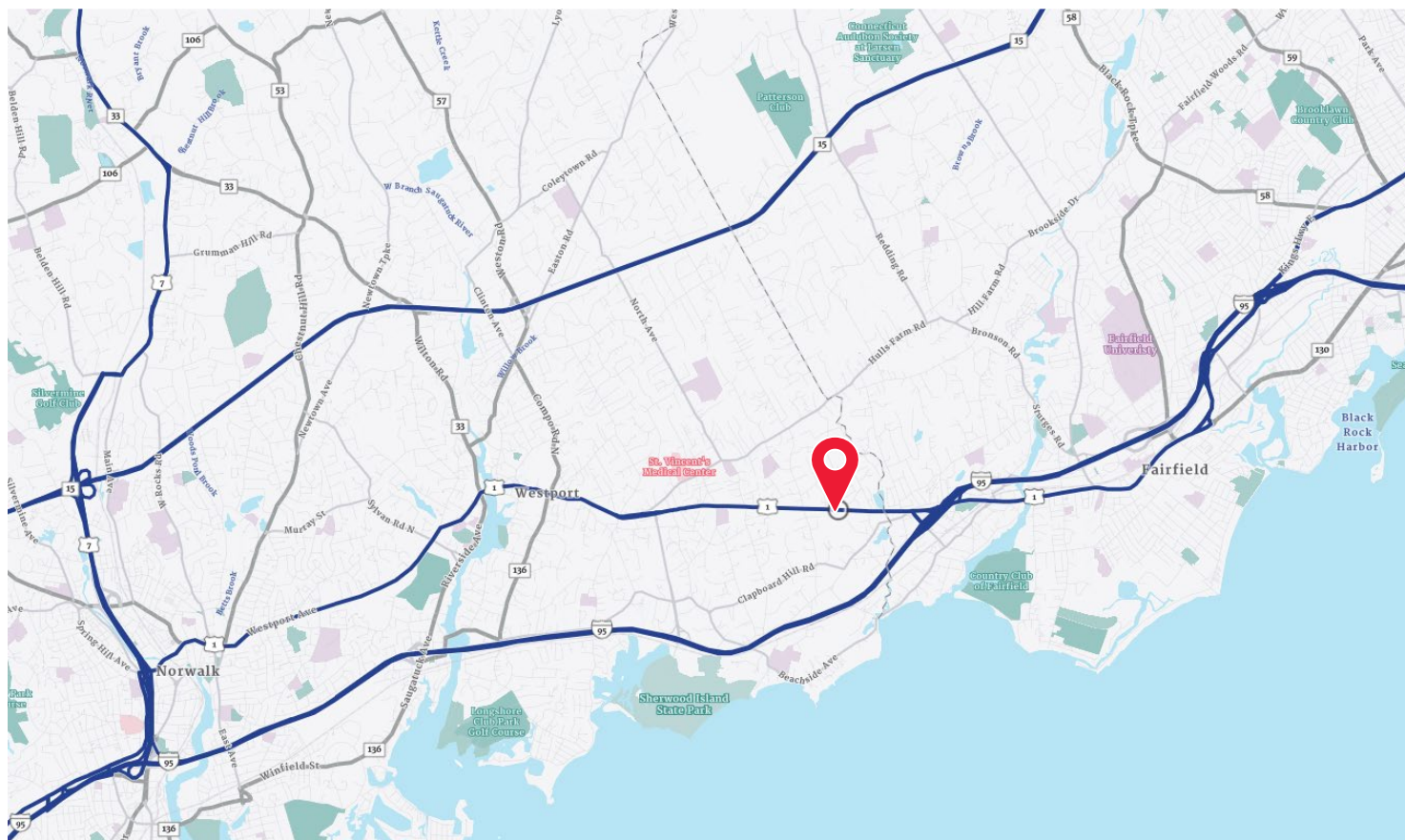
Site Description	
Address	1677 Post Road, Westport
Zoning	GBD
Real Estate Taxes	
Tax Jurisdiction	Town of Westport
Tax Area	138
Total Value	\$753,700
Land Value	\$536,600
Improvement Value	\$217,100
Assessed Year	2024
Property Tax	\$14,034.00
Improved Percentage	29%





1677 Post Road, Westport

Property Location



Demographics



28,491
ESTIMATED
POPULATION
2024



\$206,466
MEDIAN HH
INCOME
2024



46
MEDIAN
AGE
2024



45,210
DAYTIME
POPULATION
2024



1,725,811
AVG.
OWNER
OCCUPIED
HOME VALUE
2024



78%
EDUCATION
BACHELOR
DEGREE OR
HIGHER
2024

Offering Procedure



Asking Price

Seller has established an asking price of **\$2,750,000** for 1677 Post Road, Westport. Colliers requests that all interested parties submit bids in writing.

Offer Information

Offers **must** include the following information:

- ☒ Purchase price
- ☒ Deposit amount
- ☒ Due Diligence period
- ☒ Closing date
- ☒ Financing approval process

Inspections

Inspections are by appointment only with the Owner's Exclusive Agent.

Disclaimer

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the expressed written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Broker as a “Registered Potential Investor” or as a “Buyer’s Broker” for an identified “Registered Potential Investor”. The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the recipient’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Broker or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Broker shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Recipients are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason without notice. The Seller and the Broker each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Broker is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest of confidence and shall be returned to the Broker or the Seller promptly upon request; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Broker.

Seller will be responsible for any commission due to Broker in connection with a sale of the Property. Any Buyer’s Broker must provide a registration signed by the recipient acknowledging said Broker’s authority to act on its behalf. If a cooperating broker procures the eventual purchaser, agent agrees to a commission split pursuant to the terms of a separate agreement. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



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