

AVAILABLE FOR SALE

720 Barnum Avenue Cut-off, Stratford, CT



Sunset Shores ADULT DAY HEALTH CENTER

To arrange a tour contact:
Bruce Wettstein, SIOR 203-226-7101 Ext 2
bruce@vidalwettstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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Three-Level Office Building with Distinctive “Driveit” Façade

This well-designed office facility features an “Open Span” layout, allowing for flexible interior configurations. The building boasts abundant natural light through numerous windows and includes stylish architectural details. A 2,000 lb. ADA-compliant elevator services all three levels. The property is 90% occupied, approximately 2,500 sq/ft on the 3rd floor available.

Also Included:

A single-family residence with 1,502 sq ft of living space.



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Three Level Office Building Plus a Residential Investment Property

PROPERTY DETAILS

Office Building: 17,400± SF + Single Family Home

Land Area: .85 acres

Zone: RS-4

A/C: 100% air conditioned, 7 roof tops units

Parking: 79 off street spaces, additional are possible.

Roof: December 2024

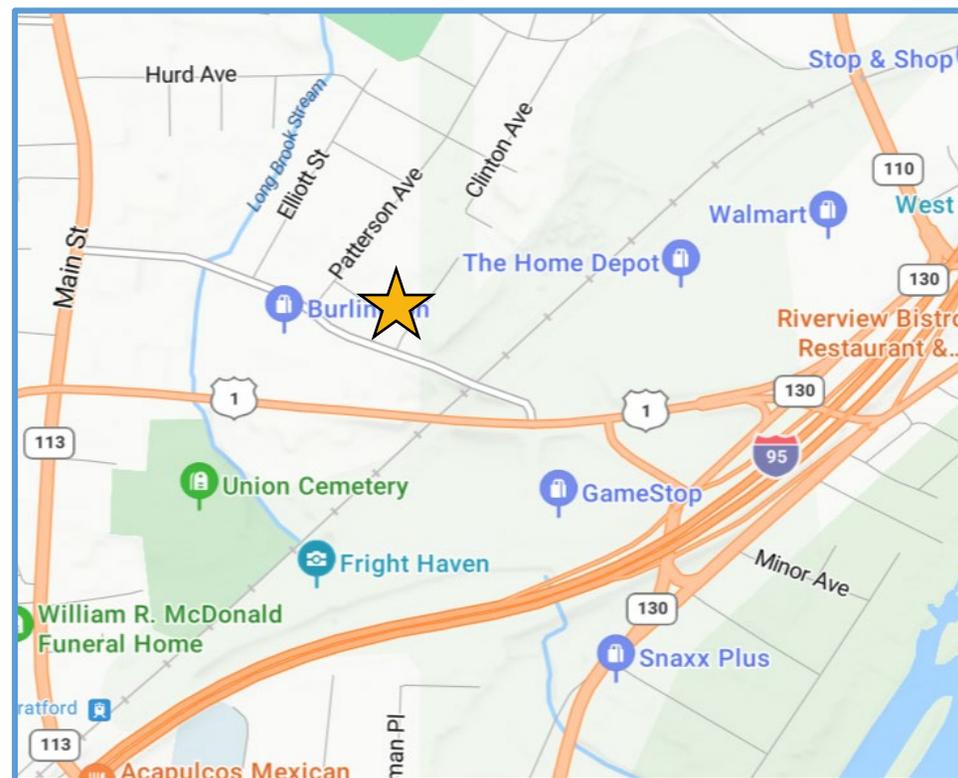
Water/ Sewer: City

Natural Gas : yes , forced air system

Electric: 600 amps, 208 volts, 3 phase

Sale Price: \$3,200,000.

100% Occupied



Location: Convenient to exit 32 & 33 of I-95

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605 Longbrook Avenue- Residential Investment Property Included



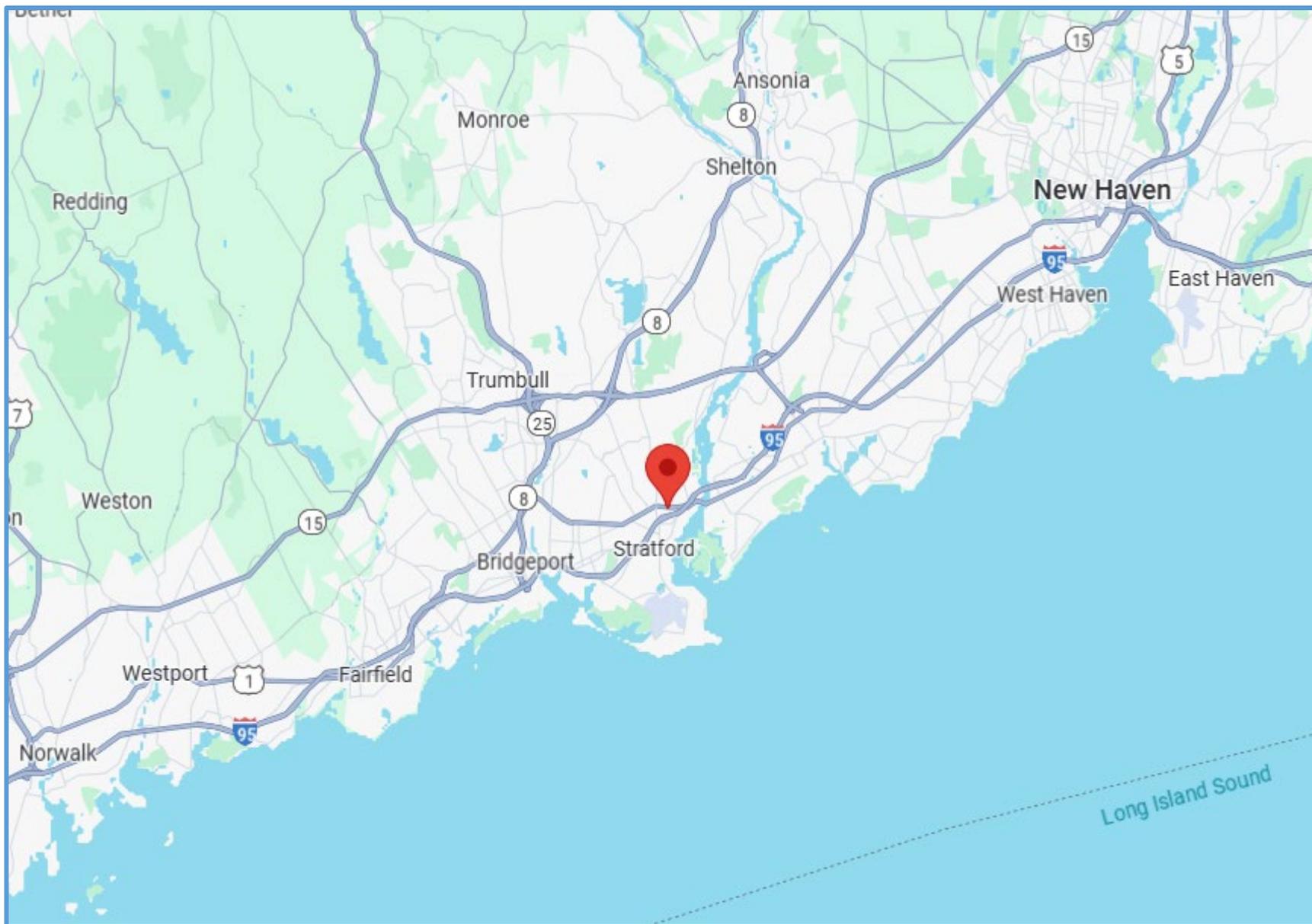
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Stratford, Connecticut

General

	Stratford	State
ACS, 2019–2023		
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	
<i>Transportation Equip Mfg</i>		61%
2 Government	6,430	
<i>Local Government</i>		80%
3 Health Care and Social Assistance	3,384	
<i>Ambulatory Health Care Services</i>		37%
4 Transportation and Warehousing	2,947	
<i>Transit & Ground Passenger Transp</i>		34%
5 Retail Trade	2,301	
<i>General Merchandise Retailers</i>		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

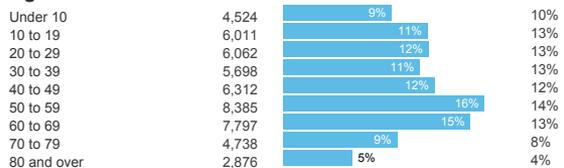
Data from Municipalities, 2025

- Sikorsky, A Lockheed Martin Company
- Two Roads Brewing Company
- Ashcroft Industries
- Nuovo Pasta
- Kubtec

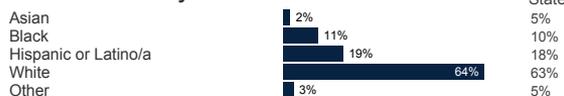
Demographics

ACS, 2019–2023

Age Distribution

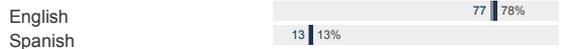


Race and Ethnicity

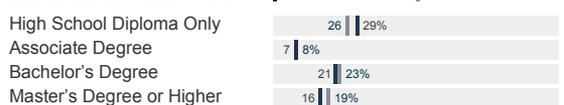


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



Educational Attainment



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



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%

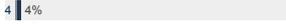
Stratford, Connecticut

Labor Force

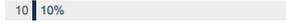
CT Department of Labor, 2024

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

Unemployment Rate



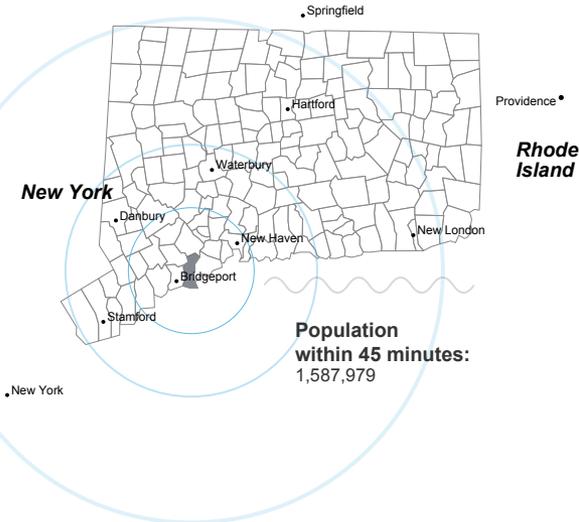
Self-Employment Rate*



*ACS, 2019–2023

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

Massachusetts



Population within 45 minutes: 1,587,979

Access

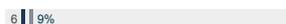
ACS, 2019–2023

	Stratford	State
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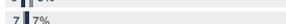
Mean Commute Time *

Stratford	29 min	State	26 min
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No Access to a Car

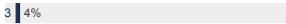


No Internet Access



Commute Mode

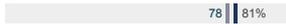
Public Transport



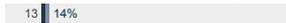
Walking or Cycling



Driving



Working From Home *



Public Transit

CT transit 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

Feedback is welcome, and should be directed to info@ctdata.org

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

720 BARNUM AVE CUT-OFF

Location 720 BARNUM AVE CUT-OFF

Mblu 50/10 4/ 3/ /

Acct# 0090300

Owner RIO MAR LLC

PBN

Assessment \$1,537,900

Appraisal \$2,197,000

PID 926

Building Count 1

Sewer Use BZZ

EPA Action YES

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,787,500	\$409,500	\$2,197,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,251,250	\$286,650	\$1,537,900

Owner of Record

Owner RIO MAR LLC

Sale Price \$974,000

Co-Owner

Certificate

Address 720 BARNUM AVE CUT-OFF
STRATFORD, CT 06614

Book 1583

Page 0294

Sale Date 03/30/2000

Instrument UNKQ

Ownership History

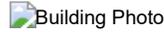
Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
RIO MAR LLC	\$974,000		UNKQ	03/30/2000	1583	0294
ROY JOHN F	\$0				0553	0034

Building Information

Building 1 : Section 1

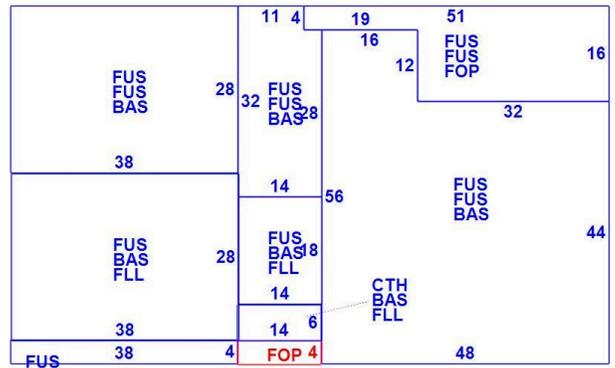
Year Built: 1959
Living Area: 16,856
Building Percent Good: 67

Building Photo



(https://images.vgsi.com/photos/StratfordCTPhotos///0091/IMG_0128_910:

Building Layout



(ParcelSketch.ashx?pid=926&bid=926)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Finished Upper Story	10,252	10,252	
BAS	First Floor	5,204	5,204	
FLL	Finished Lower Level	1,400	1,400	
CTH	Cathedral	84	0	
FOP	Finished Open Porch	644	0	
		17,584	16,856	

Building Attributes	
Field	Description
Style:	Profess. Bldg
Model	Commercial
Grade	B-
Stories:	3 Stories
Occupancy	2.00
Exterior Wall 1	Stucco
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Off Bldg
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Average
Wall Height	9.00
% Comm Wall	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV1	Elevator, Pass	1.00 Units	\$41,300	1

Land

Land Use

Use Code 340

Land Line Valuation

Size (Acres) 0.85

Description Off Bldg
Zone RS-4
Neighborhood 1
Alt Land Appr Category No

Frontage 0
Depth 0
Assessed Value \$286,650
Appraised Value \$409,500

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	Paving	AS	Asphalt	23600.00 S.F.	\$15,600	1
FNC	FENCE	4	4' High	300.00 L.F.	\$2,700	1
SHD1	Shed	FR	Frame	80.00 S.F.	\$700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,787,500	\$409,500	\$2,197,000
2023	\$1,787,500	\$409,500	\$2,197,000
2022	\$1,818,000	\$409,500	\$2,227,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,251,250	\$286,650	\$1,537,900
2023	\$1,251,250	\$286,650	\$1,537,900
2022	\$1,272,600	\$286,650	\$1,559,250