

# 943 Hope Street, Stamford, CT

Former Elk's Lodge

# FOR SALE

Prime Investment Property or Owner User Opportunity



Kravet Realty, LLC

Commerical Real Estate





# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 943 Hope Street, Stamford, CT. It has been prepared by Kravet Realty LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kravet Realty LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 943 Hope Street, Stamford CT, you agree:

- 1.) The Offering Memorandum and its contents are confidential;
  - 1) You will hold it and treat it in the strictest of confidence; and
  - 2) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner and Kravet Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered

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# Executive Summary

## Sale of 943 Hope Street, Stamford, CT

Kravet Realty presents an outstanding opportunity to acquire 943 Hope Street, Stamford, CT, a versatile owner-user property with strong investment potential through leasing and redevelopment. This .26-acre parcel features a 3,200 SF building with a full basement, situated in a high-traffic area of Stamford's Springdale neighborhood. Offered at \$950,000.

### Key Highlights:

- Owner-User or Investment Potential – Ideal for an owner-operator seeking a turnkey restaurant space or an investor looking to lease to a new tenant.
- Prime Restaurant Infrastructure – Includes a large bar, hood system, three-bay sink, and walk-in fridge, reducing upfront costs for food & beverage operators.
- Redevelopment Opportunity – Zoning allows for a 26-unit apartment development, presenting significant upside for developers looking to capitalize on Stamford's demand for residential housing.
- Strategic Location – Located in a vibrant commercial corridor with strong foot traffic and proximity to the Springdale Metro-North station, making it appealing for both retail and residential uses.
- Parking- 15 Car parking on site, a key asset for any retailer.

This property offers multiple avenues for value creation—whether through immediate owner use, NNN leasing, or ground-up redevelopment. Contact Kravet Realty today to explore this rare Stamford investment opportunity.

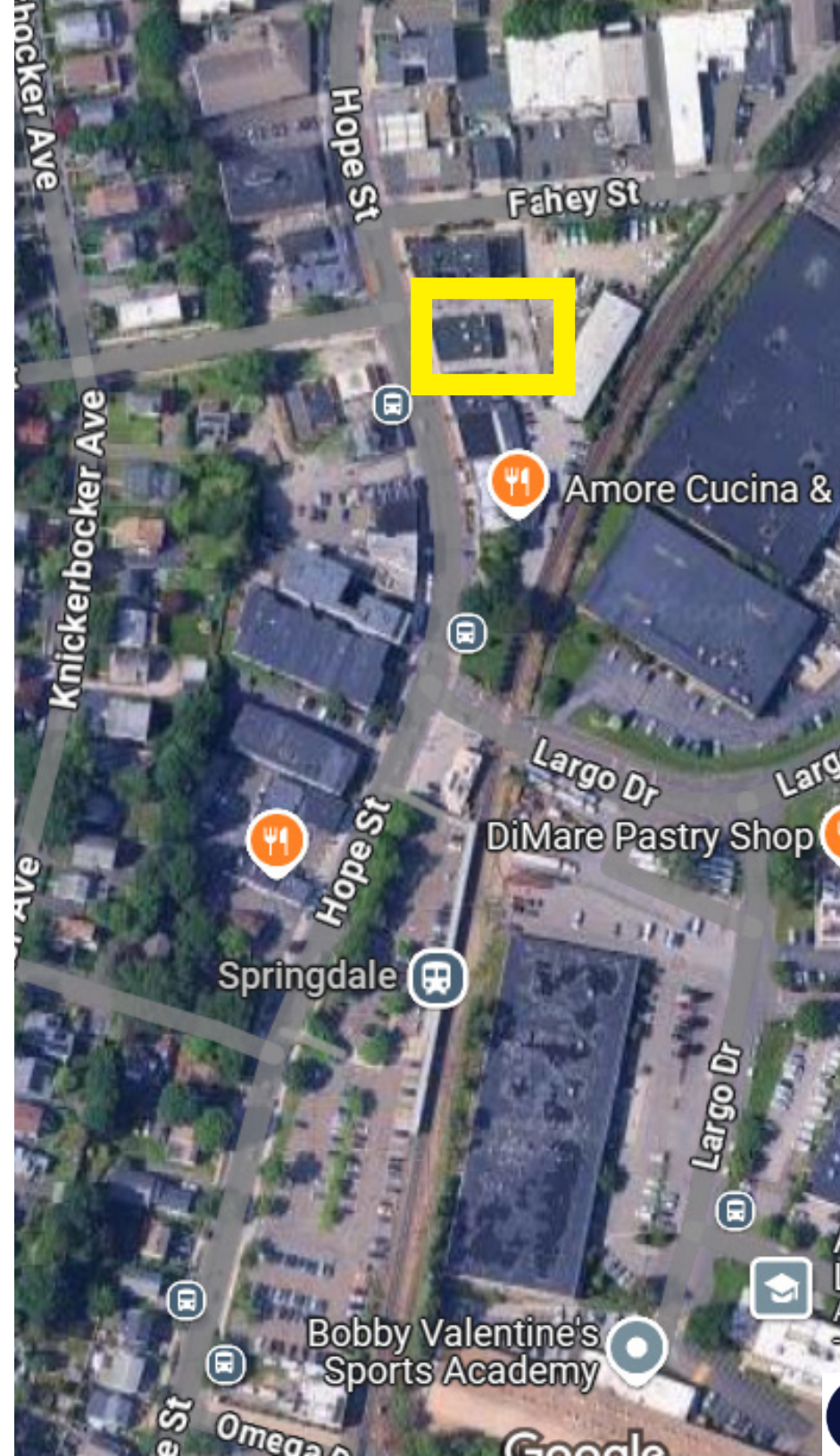


# Zoning

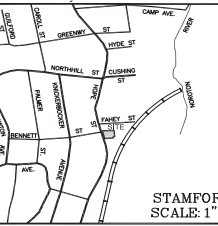
Stamford, VC (Village Commercial) zoning is intended to support small-scale, pedestrian-friendly commercial districts that serve surrounding residential neighborhoods. This district allows for a mix of retail, service, and residential uses while maintaining a village-style character.

## Key Features of VC Zoning:

1. **Mixed-Use Development:** Encourages a blend of commercial and residential uses, often with retail or office space on the ground floor and residential units above.
2. **Small-Scale Commercial Uses:** Typical businesses include retail shops, restaurants, offices, and personal service establishments that cater to local residents.
3. **Pedestrian-Oriented Design:** Buildings are generally positioned close to the street with minimal setbacks to create a walkable environment. Parking is typically located behind buildings or to the side, rather than in front.
4. **Building Height & Density:** Development standards regulate height and density to preserve the character of the area. There may be a maximum height limit, typically lower than in downtown zones.
5. **Parking & Access:** Reduced parking requirements compared to more auto-oriented zones. Emphasizes shared parking and on-street parking where possible.
6. **Special Permit Requirements:** Certain uses, particularly those that could generate high traffic or disrupt the residential character, may require special permits or additional review.

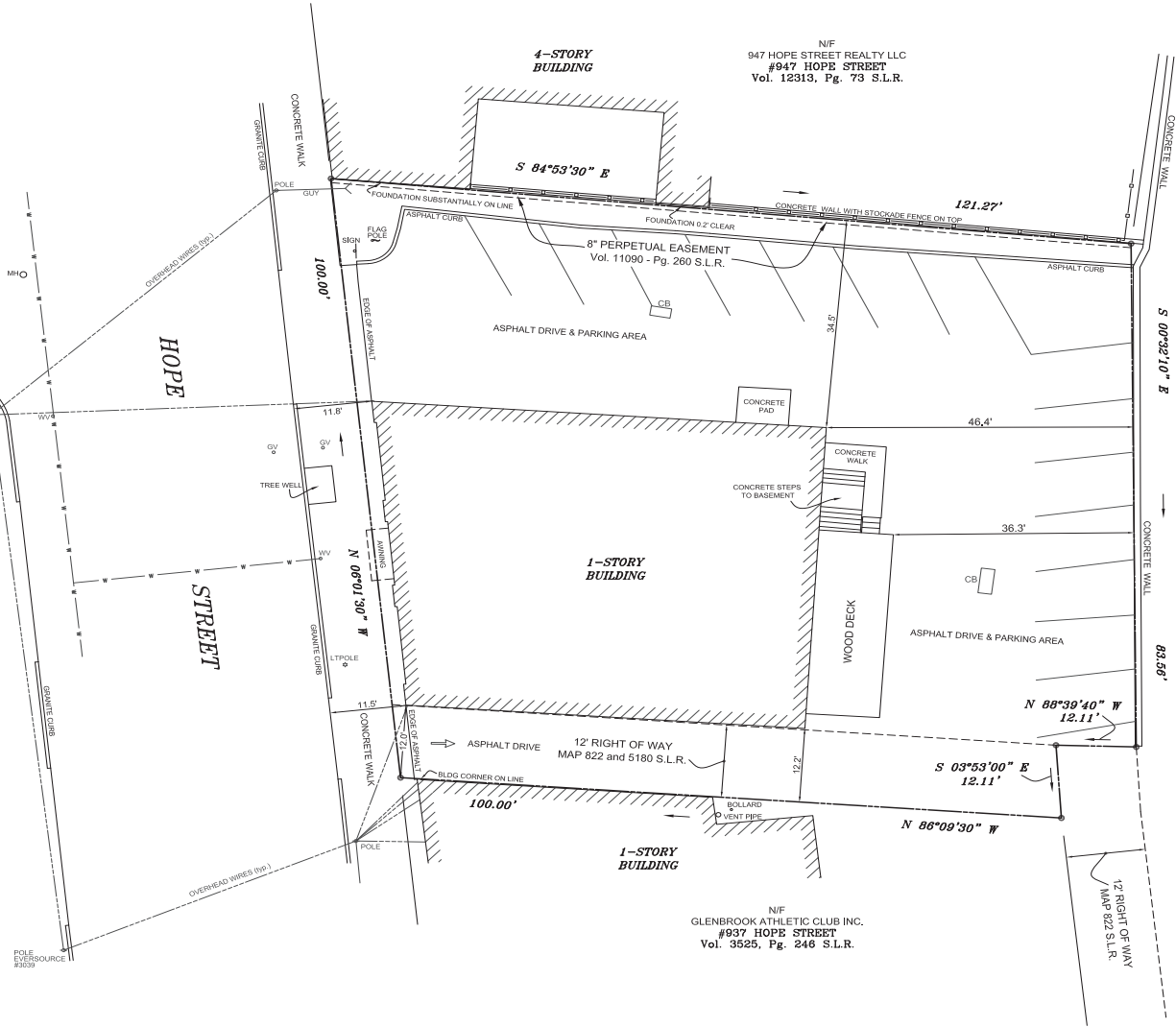


ZONE: V-C BLOCK:



STAMFORD  
SCALE: 1" = 100'

ORIENTATION



NORTH - MAP 696 P.L.R.

ZONING DATA (ZONE: V-C)		
Requirement	Allowed/Required	Existing
Lot Area	5,000 sq ft (min.)	11,145 sq ft
Frontage	50 ft (min.)	100 ft
Front Yard*	15 ft (min.) 20 ft (max.)	11.5 ft Curb Line
Side Yard	10 ft (min.)	12 ft
Rear Yard	20 ft (min.)	46.4 ft (Building) 36.3 ft (Deck)
Building Coverage	55% (max.) or 6,130 sq ft	31.9% or 3,559 sq ft
Lot Coverage	75% (max.) or 8,359 sq ft	94.4% or 10,528 sq ft
Building Height**	3 Stories or 35 ft (max.)	1 Story - 21 ft

\* Front setbacks shall be measured from the established curb line. The maximum setback should only be applied if adjacent existing buildings are setback by more than the minimum setback.  
 \*\* On lots with more than 60 ft fronting on a Commercial street a maximum building height of 4 stories or 45 ft may be permitted.

**NOTES:**

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and is intended to depict property boundaries, locations of improvements.
- Total area of the surveyed parcel = 11,145 sq. ft. (0.2558 Acres)
- Reference is made to Maps 822 & 5180 of the Stamford Land Records (S.L.R.).
- Reference is made to the Deeds of Record found in Vol. 1096 Pg. 66 and Vol. 3966 Pg. 167 S.L.R.
- Reference is made to Instruments of Record as labeled hereon.
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 509 of 626, Map No. 09001C0509F, effective date June 18, 2010. Subject parcel does not lie in a Special Flood Hazard Zone.
- Owner of Record: ELKS CLUB OF STAMFORD INC.

N/F  
MARIJAN KRALJEVIC & SONJA KRALJEVIC  
#11 PAHEY STREET  
Vol. 4150, Pg. 77 S.L.R.

N/F  
GLENBROOK ATHLETIC CLUB INC.  
#937 HOPE STREET  
Vol. 3525, Pg. 246 S.L.R.

**PROPERTY SURVEY**  
DEPICTING  
943 HOPE STREET  
STAMFORD, CT  
PREPARED FOR  
KRAVET REALTY



**REDNISS & MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.322.6500 | Fax: 203.352.1118  
www.rednissandmead.com



Drawn By: GS Checked By: LWP Date: 01/18/2022

To my knowledge and belief this map is substantially correct as noted herein.

*Lawrence W. Rossignol*  
LAWRENCE W. ROSSIGNOL, CT L.S. #1811  
1/18/2022

This document and copies thereof are valid only if they bear the embossed seal of the Registered Professional Land Surveyor under an declaration before a public seal.

DATE  
SHEET NO.

Comm. No. 11040









Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

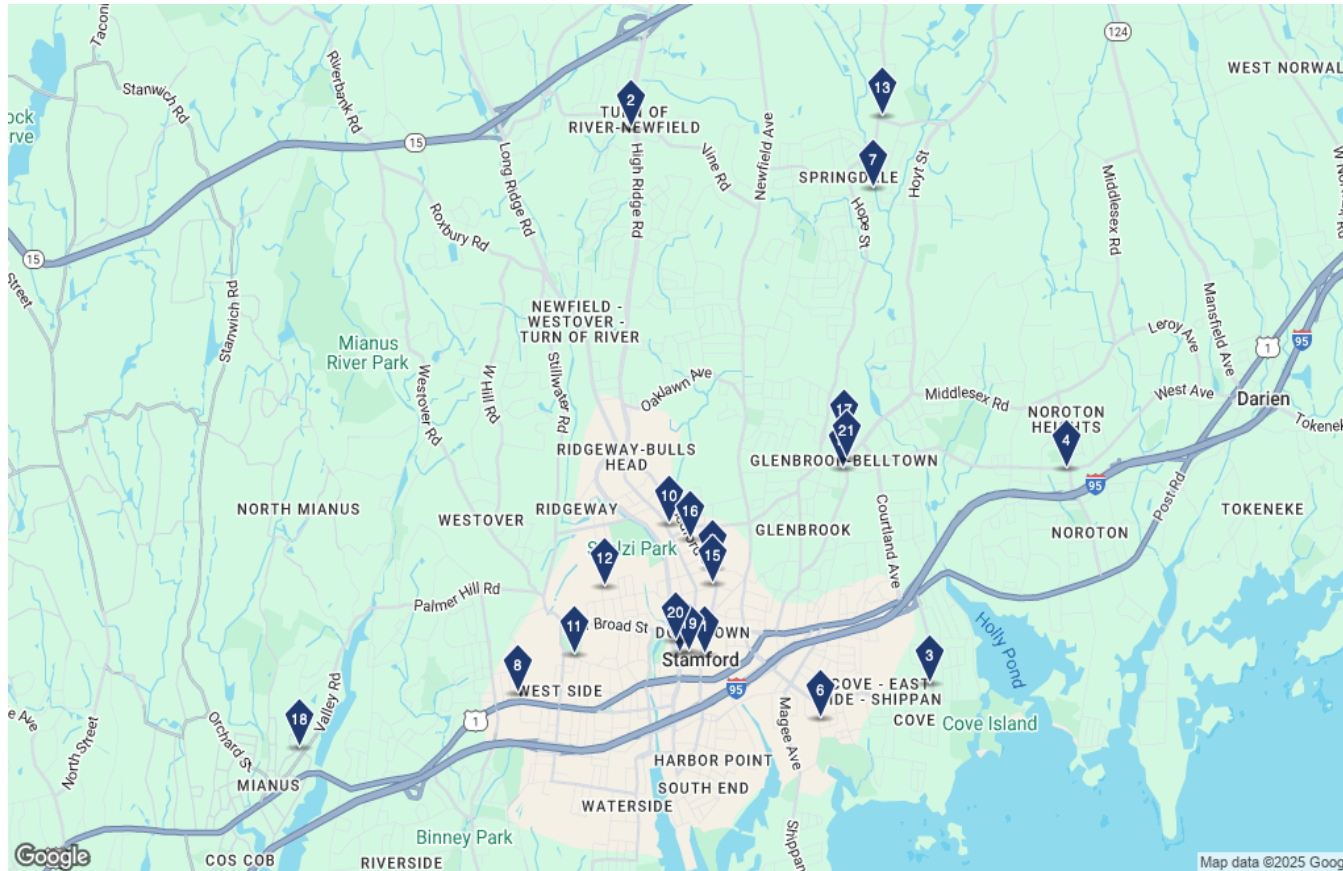
21

-

\$246

-






















## SALE COMPARABLES LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$550,000	\$1,558,536	\$976,000	\$4,700,000
Price Per SF	\$127	\$246	\$273	\$824
Cap Rate	-	-	-	-
Time Since Sale in Months	0.0	12.2	13.0	23.0
Property Attributes	Low	Average	Median	High
Building SF	1,600 SF	6,341 SF	3,357 SF	26,217 SF
Floors	1	2	2	4
Typical Floor	1,213 SF	2,854 SF	2,277 SF	7,600 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1850	1931	1929	1995
Star Rating	★★★★★	★★★★★ 2.1	★★★★★ 2.0	★★★★★



		Property				Sale					Property				Sale		
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF
	<a href="#">Heritage Bldg</a> 184 Atlantic St Stamford, CT 06901	Office ★★★★★	1850	22,800 SF	-	2/18/2025	\$2,900,000	\$127/SF		<a href="#">9 Woodway Rd</a> Stamford, CT 06907	Retail ★★★★★	-	2,912 SF	-	12/28/2023	\$2,400,000	\$824/SF
	<a href="#">888 High Ridge Rd</a> Stamford, CT 06905	Freestanding ★★★★★	1963	5,400 SF	-	12/23/2024	\$3,300,000	\$611/SF		<a href="#">488 Glenbrook Rd</a> Stamford, CT 06906	Freestanding ★★★★★	1930	3,357 SF	-	12/21/2023	\$798,250	\$238/SF
	<a href="#">265 Seaside Ave</a> Stamford, CT 06902	Religious Facility ★★★★★	1953	3,300 SF	-	11/12/2024	\$905,000	\$274/SF		<a href="#">612 Bedford St</a> Stamford, CT 06901	Office ★★★★★	1958	8,097 SF	-	10/19/2023	\$1,050,000	\$130/SF
	<a href="#">173 Noroton Ave</a> Darien, CT 06820	Auto Repair ★★★★★	1973	3,000 SF	-	10/7/2024	\$820,000	\$273/SF		<a href="#">1360 Bedford St</a> Stamford, CT 06905	Medical ★★★★★	1888	2,922 SF	-	10/19/2023	\$775,000	\$265/SF
	<a href="#">832 Bedford St</a> Stamford, CT 06901	Office ★★★★★	1913	3,596 SF	-	8/1/2024	\$800,000	\$222/SF		<a href="#">47 Kirkham Pl</a> Stamford, CT 06906	Retail Building ★★★★★	1995	2,282 SF	-	9/14/2023	\$976,000	\$428/SF
	<a href="#">United States Postal...</a> 316-320 Shippan Ave Stamford, CT 06902	Post Office ★★★★★	1956	3,800 SF	-	6/25/2024	\$1,900,000	\$500/SF		<a href="#">78 Valley Rd</a> Cos Cob, CT 06807	Freestanding ★★★★★	-	7,841 SF	-	8/24/2023	\$1,500,000	\$191/SF
	<a href="#">49 Ryan St</a> Stamford, CT 06907	Storefront Retail/Residential ★★★★★	1920	2,425 SF	-	6/3/2024	\$550,000	\$227/SF		<a href="#">Multi-Property Sale</a> 261 Main St Stamford, CT 06901	Storefront Retail/Residential ★★★★★	1920	15,020 SF	-	6/1/2023	\$3,100,000 Part of Portfolio	\$206/SF
	<a href="#">1975 W Main St</a> Stamford, CT 06902	Restaurant ★★★★★	1920	3,143 SF	-	5/17/2024	\$1,200,000	\$382/SF		<a href="#">1035 Washington Blvd</a> Stamford, CT 06901	Storefront Retail/Office ★★★★★	1948	1,600 SF	-	3/7/2023	\$600,000	\$375/SF
	<a href="#">953 Washington Blvd</a> Stamford, CT 06901	Storefront Retail/Office ★★★★★	1928	6,439 SF	-	1/31/2024	\$2,350,000	\$365/SF		<a href="#">511-513 Glenbrook Rd</a> Stamford, CT 06906	Freestanding ★★★★★	1950	4,542 SF	-	3/6/2023	\$655,000	\$144/SF
	<a href="#">1785 Summer St</a> Stamford, CT 06905	Office ★★★★★	1911	2,742 SF	-	1/25/2024	\$850,000	\$310/SF									
	<a href="#">236 Stillwater Ave</a> Stamford, CT 06902	Fast Food ★★★★★	-	1,728 SF	-	1/25/2024	\$600,000	\$347/SF									
	<a href="#">111 W North St</a> Stamford, CT 06902	Schools ★★★★★	1890	26,217 SF	-	12/28/2023	\$4,700,000	\$179/SF									



# DEMOGRAPHIC SUMMARY

943 Hope St, Stamford, Connecticut, 06907

Ring of 1 mile

## KEY FACTS

13,025

Population

39.7

Median Age



4,836

Households

\$104,676

Median Disposable Income

## EDUCATION

4.1%

No High School Diploma



17.9%

High School Graduate



16.3%

Some College/  
Associate's Degree



61.7%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$135,191

Median Household Income



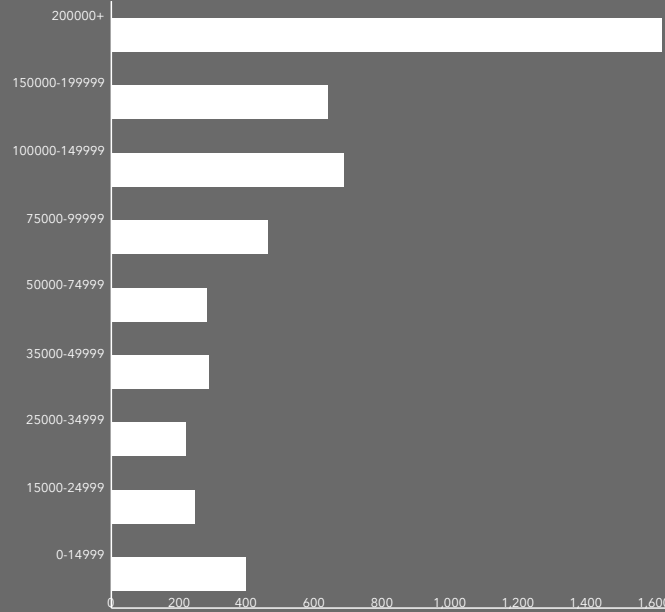
\$68,620

Per Capita Income

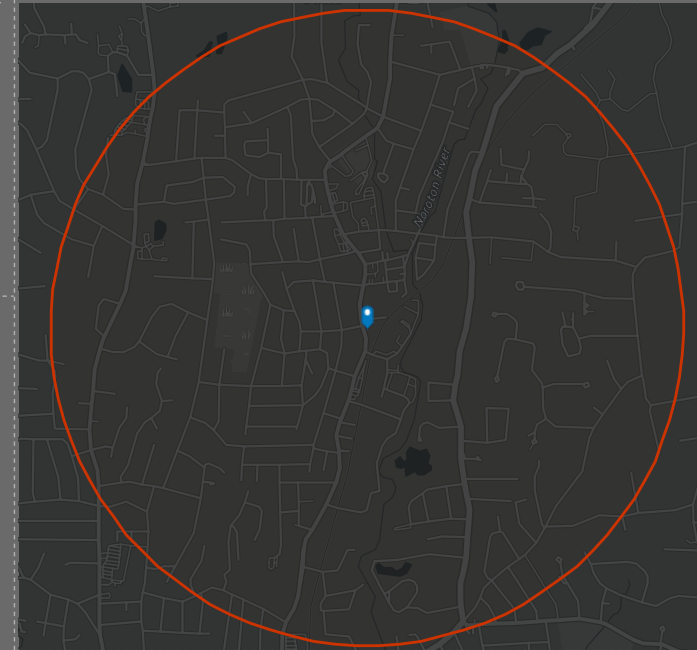


\$576,623

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

77.5%



Blue Collar

9.3%



Services

14.3%

5.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri





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