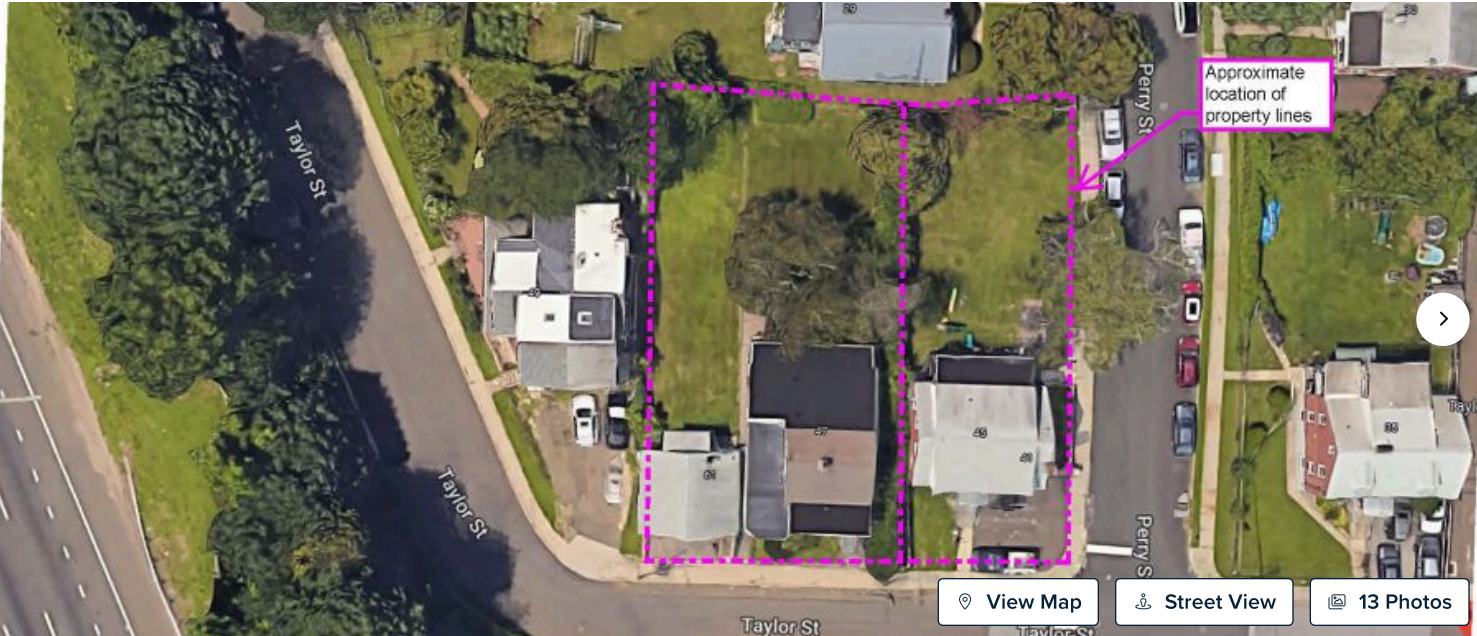



45 Taylor St, Stamford, CT 06902

Taylor St Multifamily and Lot



\$3,379,000 | Updated 0 days ago

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At A Glance

Property Type	Multifamily	Sub Type	Apartment Building
Net Rentable (SqFt)	6,850	Units	6
Cap Rate	5.9%	NOI	\$199,200
Occupancy	100%		

Details

Date Listed	Dec 23, 2025	Days On Market	0 Days
Last Updated	Dec 23, 2025	Asking Price	\$3,379,000
Property Type	Multifamily	Sub Type	Apartment Building
Investment Type	Value Add	Investment Sub Type	Develop lot
Class	B	Net Rentable (SqFt)	6,850
Cap Rate	5.90%	Pro-Forma Cap Rate	7.90%
Occupancy	100%	Occupancy Date	12/23/2025
NOI	\$199,200	Pro-Forma NOI	\$319,000
Units	6	Years Built	1930, 1947
Year Renovated	2022	Buildings	3

Stories	3	Zoning	R-MF
Lot Size (SqFt)	16,000	Sale Condition	For sale by owner

About This Property

Marketing description

Two adjacent 3-Family properties. 45, 47, and 49 Taylor St. Must be purchased together as owner will not sell separately.

Zoning allows the construction of another two 4-bedroom units with above ground basement with rental opportunity when the lots are combined. We have preliminary approvals. All units were gut renovated not too long ago with new plumbing, electrical, HVAC (central AC and heat)

Show More

Investment highlights

Currently one unit is under renovation and will be completed before February 2026.

Current Cap Rate: 5.91%

Cost of new construction of new units: \$600,000 - \$700,000

Pro Forma Cap Rate: 7.85-8.00%

Map

