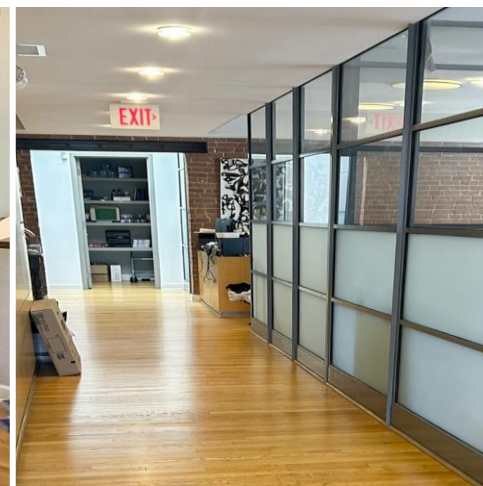


41-47 FRANKLIN STREET

Stamford, Connecticut



Owner-Occupant, Investor or Development Opportunity | \$1,475,000



41-47 FRANKLIN STREET

Stamford, Connecticut

OVERVIEW

Cushman & Wakefield, as exclusive advisors, is pleased to offer for sale 41-47 Franklin Street in Stamford, CT.

Located in downtown Stamford and adjacent to the UCONN Stamford campus, 41-47 Franklin Street is a 7,405 SF mixed-use property sitting on 0.17 acres. The property is comprised of 2,240 SF of ground floor space, 2,240 SF of second floor space and 2,240 SF of lower level space. While the property sits on four separate tax lots, the interior of the building has been combined with the current configuration including an office space that covers 3,360 SF across the 1st and 2nd floors, a former café and art gallery that covers 2,700 SF across the ground floor and lower level, and one 540 SF 1-bedroom apartment on the lower level. Originally built in 1900, the property was beautifully renovated in 2010 and features a modern design aesthetic and upgraded building systems, including an elevator that accesses all three floors.

41-47 Franklin Street is situated in the heart of Stamford's bustling downtown district, an area renowned for its vibrant business environment, accessibility and growth potential. The centrally located property is just steps away from countless shopping, restaurant and entertainment options across Bedford Street, Broad Street, Summer Street and Main Street. The property also benefits from close proximity to major highways, including I-95 and the Merritt Parkway, and is a short distance from Stamford's transportation hub, which includes Metro-North Railroad and Stamford Amtrak stations. The property sits within the flexible R-MF Zone (Multi-Family Residence Design District), which allows for numerous office, medical, residential and community related uses.

41-47 Franklin Street will be delivered **vacant**, allowing immediate occupancy for an owner-occupant, or flexibility for investors and developers to re-tenant or redevelop the property.

ASKING PRICE: \$1,475,000



INVESTMENT HIGHLIGHTS

- Prime Downtown Stamford Location
- Flexible R-MF Zoning
- Full Building Renovation In 2010
- Owner-Occupant, Investor or Development Opportunity

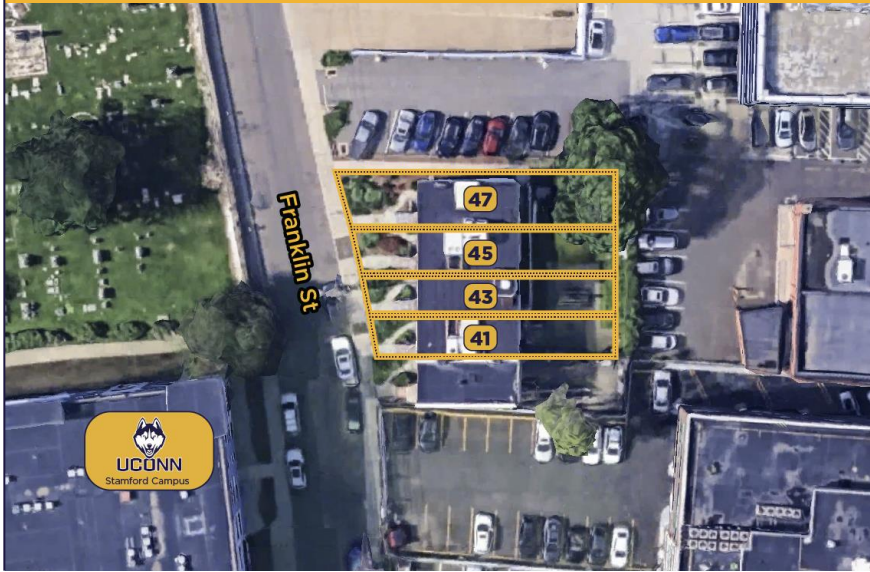
PROPERTY SUMMARY

Land Area	41 Franklin Street	0.04 acres
	43 Franklin Street	0.04 acres
	45 Franklin Street	0.04 acres
	47 Franklin Street	0.05 acres
	Total Land Area	0.17 acres
Building Area	2 nd Floor	2,240 SF
	1 st Floor	2,240 SF
	Lower Level	2,240 SF
	Total Building Area	7,405 SF
HVAC System	Heating: combination of electric baseboard & forced air Cooling: forced air	
Elevator	One (1) hydraulic passenger elevator	
Roof	Flat—replaced in 2010	
RE Taxes (2024/2025)	\$20,646	

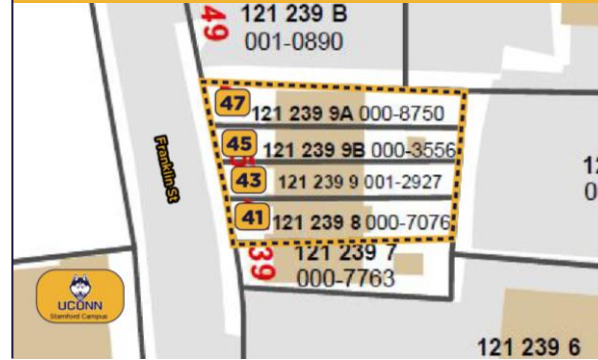
41-47 FRANKLIN STREET

Stamford, Connecticut

SITE SATELLIE



PROPERTY TAX MAP



41-47 FRANKLIN STREET

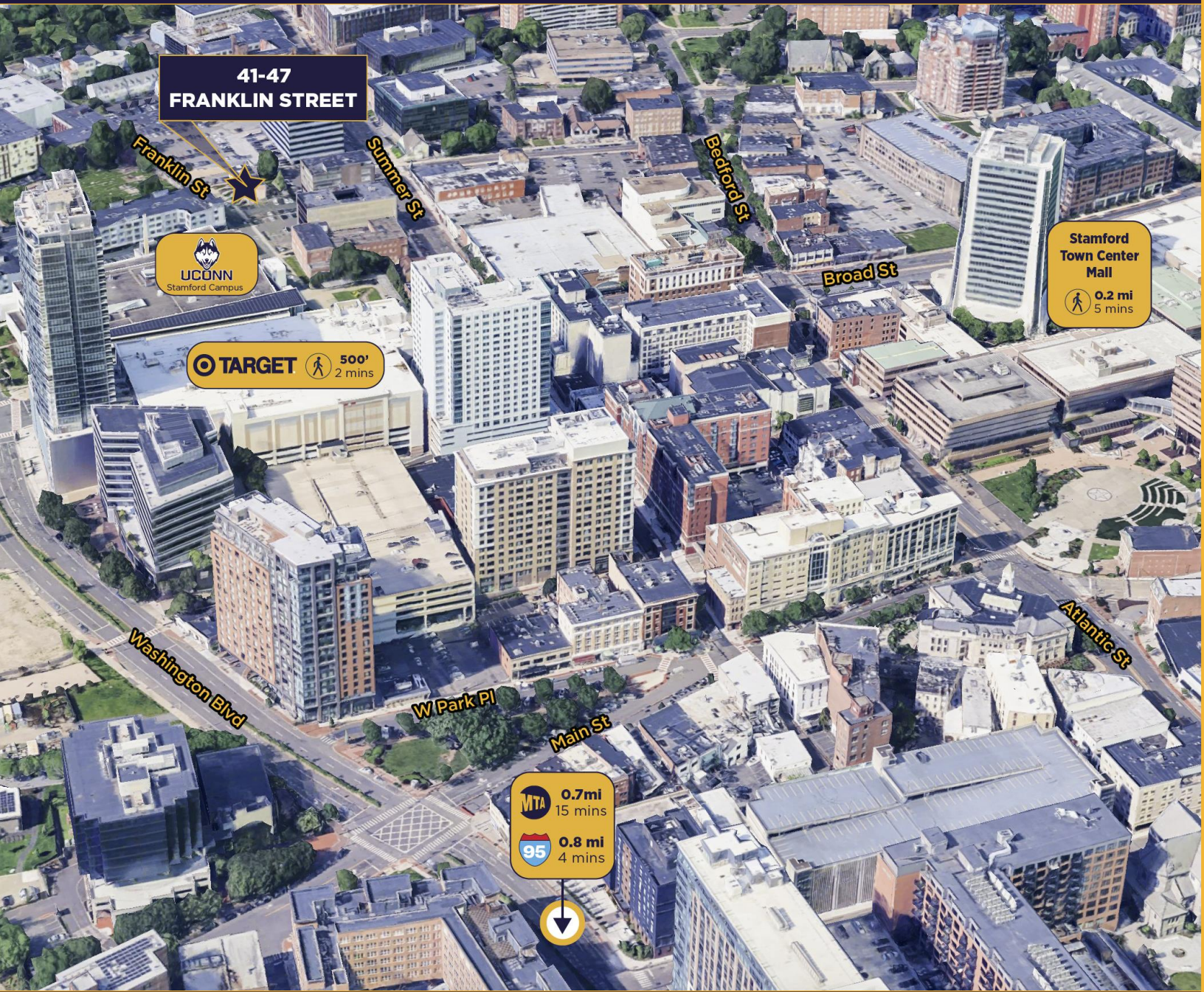
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