

417 SHIPPAN AVENUE, STAMFORD, CT



FOR MORE INFORMATION, PLEASE CONTACT:

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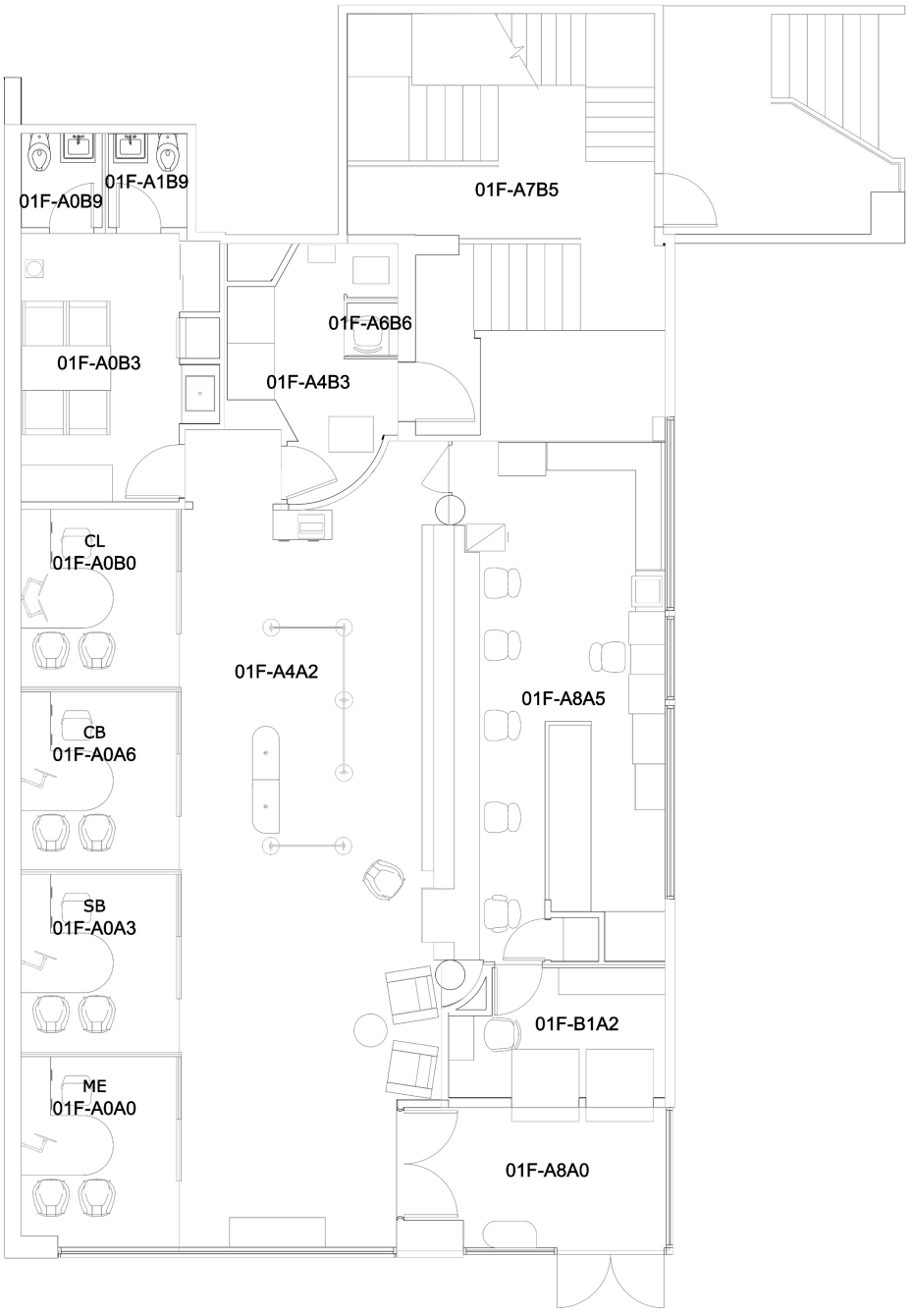
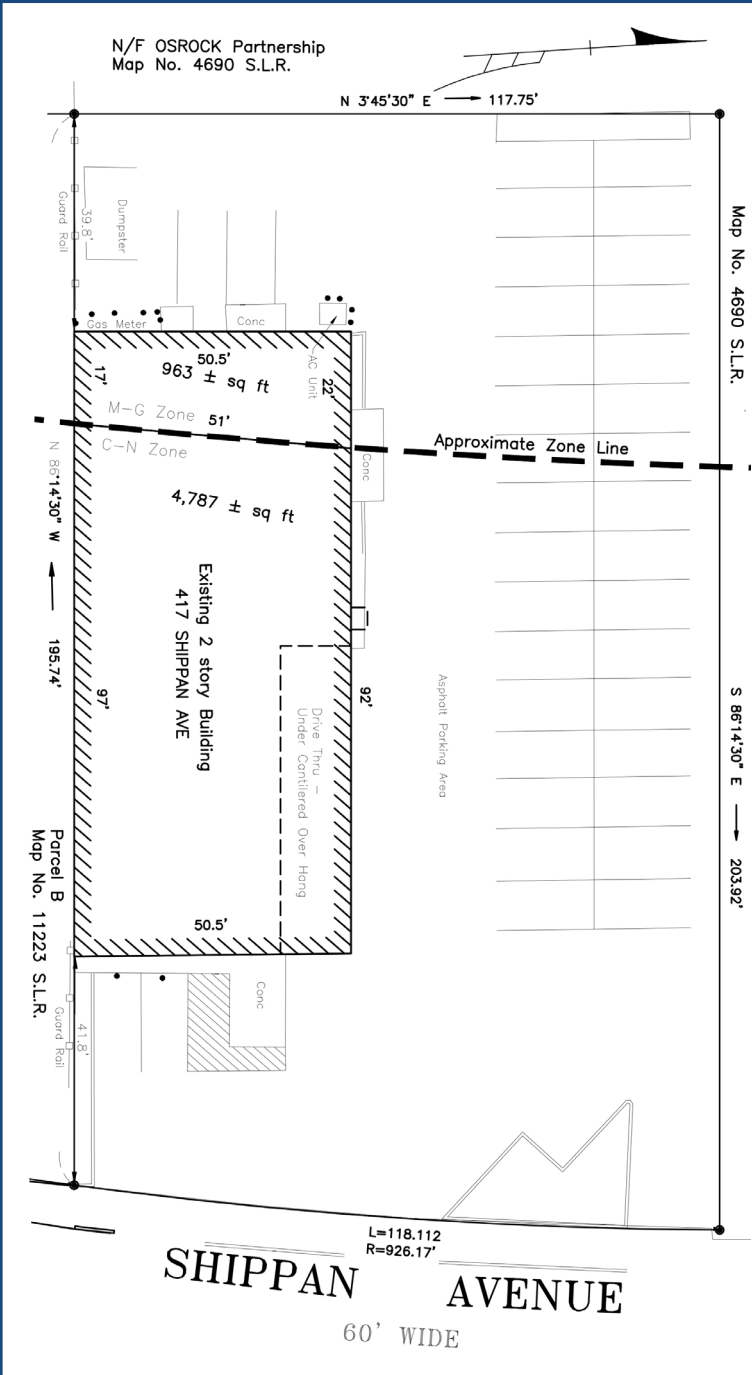
FOR SALE

417 SHIPPAN AVENUE, STAMFORD, CT



Asking Price	Call for Details
Building Size	10,477± SF
Stories	2 Stories
Year Built	1975
Occupancy	100%

Parking	57 surface spaces (5.44/1,000 SF)
Frontage	200'± on Shippan Avenue (18,500± VPD)
Site Area	0.54± acres
Zoning	C-N – Neighborhood Business Zone



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EXIT 8 - SOUTHBOUND

SOUTHBOUND ENTRANCE



STAMFORD CBD
 Distance: 0.6± miles
 Class A Office: 7,000,000± SF
 Apartments/Condos: 23,000+ - 1,600± U/C
 Restaurants: 100±

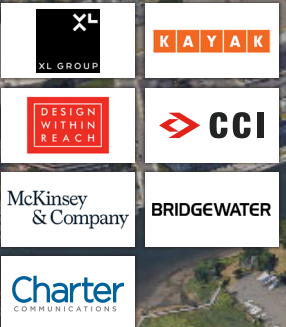


ATLANTIC ST



DOCK ST

STAMFORD SOUTH END & HARBOR POINT
 Distance: 0.8± miles
 Class A Office: 1,000,000± SF
 Apartments/Condos: 3,000+ - 2,000± U/C
 Restaurants: 20±



NORTHBOUND ENTRANCE

EXIT 7 - SOUTHBOUND



MAGEE AVE



MILLER MOTORCARS



MAGEE AVE



SHIPPAN AVE

COVE RD

HARBOR DR



SHIPPAN AVE



SHIPPAN AVE

