

For Sale



**9 Pulaski Street, Stamford CT 06901**

### **Mixed Use Property with Development Opportunity for Sale**

Sabre Realty Group is pleased to present for sale this development opportunity just 2 blocks from the Stamford Transportation Center. This approx. 7,000 square foot mixed use building on .3 acres is just south of I-95 on Pulaski street and contains 2 commercial units on the ground floor, with 3 residential units on 2 floors above. Approvals are in place for an additional 4 residential units to make this an excellent development opportunity. The property is located across from the new Gateway Garage and a brand new 500,000 sf office complex (fully leased to Charter Communications). Just off the lighted intersection at Washington Boulevard and Pulaski Streets. High traffic count of approximately 10,000. Ample On-site parking with signage available on front and side of building.

**Offered at \$1,950,000**

**Contact: Paul Piedra - o: 203 388-8030 - c: 203-524-3729**

[www.SabreRealtyGroup.com](http://www.SabreRealtyGroup.com)  
**Commercial Real Estate & Appraisal Services**  
Purchase - Sale - Lease - Investment

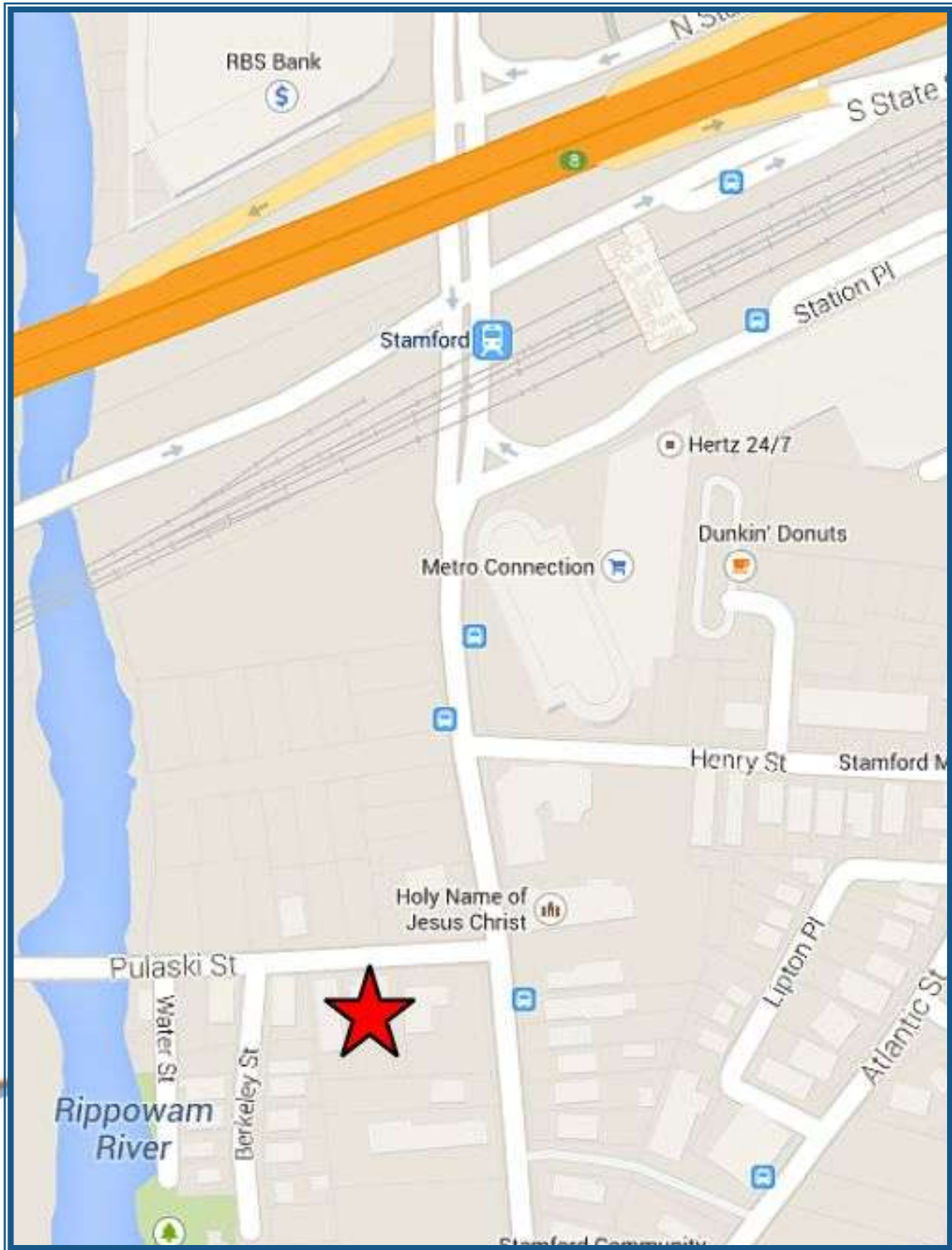


Data has been gathered from various sources. Broker has made best efforts to verify the information, but does not guarantee its accuracy.

Office: (203) 388-8030  
Fax: (203) 388-8031  
28 Rapids Road, Stamford, CT 06905



Street Map

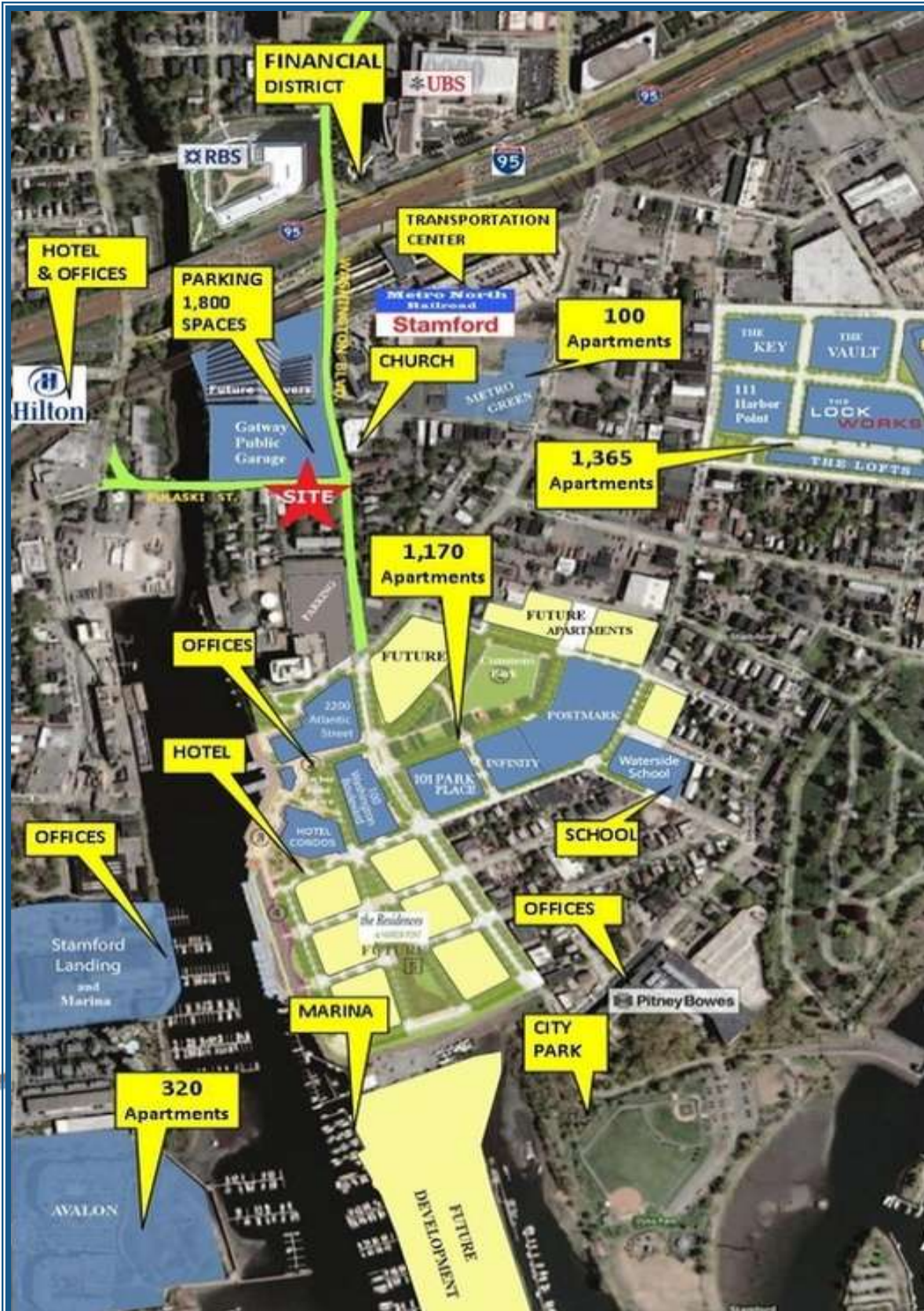




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Sabre Realty Group, LLC - 28 Rapids Road, Stamford, CT 06905



With the current configuration of two commercial units and 3 residential units, a cap rate of 6% can be achieved at market rates. With the expansion to the approved 7 residential units a much higher cap rate can be achieved.

**Potential @ market rates (current 3 residential units)**

Income			Expenses		
	monthly	yearly		monthly	yearly
Commercial 1	\$ 3,700.00	\$ 44,400.00	Taxes	\$ 1,542.00	\$ 18,504.00
Commercial 2	\$ 3,900.00	\$ 46,800.00	Ins	\$ 450.00	\$ 5,400.00
Residential 1 bed	\$ 1,600.00	\$ 19,200.00	Maintenance	\$ 200.00	\$ 2,400.00
Residential 1 bed	\$ 1,600.00	\$ 19,200.00	Water/Sewer	\$ 100.00	\$ 1,200.00
Residential 2 bed	\$ 2,200.00	\$ 26,400.00	Electric	\$ 100.00	\$ 1,200.00
	\$ 13,000.00	\$ 156,000.00	Snow	\$ 50.00	\$ 600.00
			Security	\$ 100.00	\$ 1,200.00
			Vacancy 5%	\$ 7,800.00	\$ 7,800.00
Gross Income	\$	156,000.00			\$ 38,304.00
Expenses	\$	38,304.00			
Net Income	\$	117,696.00			
Value	\$	1,950,000.00			6.0%

**Potential @ market rates (approved 7 residential units)**

Income			Expenses (estimated)		
	monthly	yearly		monthly	yearly
Commercial 1	\$ 3,700.00	\$ 44,400.00	Taxes	\$ 2,000.00	\$ 24,000.00
Commercial 2	\$ 3,900.00	\$ 46,800.00	Ins	\$ 600.00	\$ 7,200.00
Residential Studio	\$ 1,000.00	\$ 12,000.00	Maintenance	\$ 300.00	\$ 3,600.00
Residential 1 bed	\$ 1,600.00	\$ 19,200.00	Water/Sewer	\$ 100.00	\$ 1,200.00
Residential 1 bed	\$ 1,600.00	\$ 19,200.00	Electric	\$ 200.00	\$ 2,400.00
Residential 2 bed	\$ 2,200.00	\$ 26,400.00	Snow	\$ 50.00	\$ 600.00
Residential 2 bed	\$ 2,200.00	\$ 26,400.00	Security	\$ 100.00	\$ 1,200.00
Residential 2 bed	\$ 2,200.00	\$ 26,400.00	Vacancy 5%	\$ 12,360.00	\$ 12,360.00
Residential 2 bed	\$ 2,200.00	\$ 26,400.00			\$ 52,560.00
	\$ 10,400.00	\$ 247,200.00			
Gross Income	\$	247,200.00			
Expenses		\$52,560			
Net Income	\$	194,640.00			



**CITY OF STAMFORD  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06901  
ZONING BOARD OF APPEALS  
CERTIFICATE OF DECISION**

INSTR # 2019009678  
VOL 12168 PG 44  
RECORDED 06/28/2019 07:54:54 AM  
LYDA RUIJTER  
CITY & TOWN CLERK STAMFORD CT  
BLOCK 25

I, JAMES J. LUNNEY III, Zoning Enforcement Officer for the City of Stamford, in compliance with Special Act No. 379 of the 1951 General Assembly, hereby certify that on, May 8, 2019, a hearing was held and a Meeting (for voting purposes only) was held on June 12, 2019 by the Zoning Appeals Board on the application of:

**WOJECK, JIM**

**APPL. #030-19**

for a variance Table III, Appendix B (Density Requirements) of the Zoning Regulations in order to allow 7 dwelling units resulting in a residential density of 1,928 SF per unit in lieu of the 2,000 SF per unit required; and Section 12 (Automobile parking and Loading Space Requirements) to allow 18 parking spaces in lieu of the 20 spaces required and to allow 4 of the 18 spaces to be reduced in size to compact spaces in lieu of 0 (zero) compact spaces allowed **THIS APPLICATION IS EXEMPT FOR COASTAL AREA MANAGEMENT APPROVAL, EXEMPTION NUMBER 10B.**

**and that the land affected is owned by and located  
on the following streets:**

<u>NAME</u>	<u>LOCATION</u>
Jim Wojcek	9 Pulaski Street

**and that the following is a statement of its findings  
and approval or rejection:**

**June 27, 2019**

**THE BOARD FINDS:**

- 1. That there are special circumstances or conditions applying to the land or building(s) for which the variance(s) is/are sought, which circumstances or conditions are peculiar to such land or building(s) and do not apply generally to land or buildings in the district and have not resulted from any intentional act of the applicant in contravention to the Zoning Regulations.*
- 2. The strict application of the provisions of these Regulations would deprive the applicant of the reasonable use of such land or building(s) and the granting of the variance(s) is/are necessary for the reasonable use of the land or building(s).*

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WOJECK, JIM

APPL. #030-19

3. *That taking into consideration the purpose and intent of the regulations, the variance(s), as granted by the Board of Appeals, is/are the minimum variance(s) necessary to afford relief.*
4. *That the granting of the variance(s) will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, impair the essential character of the area or otherwise be detrimental to the public welfare.*

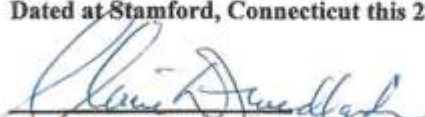
The Board **GRANTS** for a variance Table III, Appendix B (Density Requirements) of the Zoning Regulations in order to allow 7 dwelling units resulting in a residential density of 1,928 SF per unit in lieu of the 2,000 SF per unit required; and Section 12 (Automobile parking and Loading Space Requirements) to allow 18 parking spaces in lieu of the 20 spaces required and to allow 4 of the 18 spaces to be reduced in size to compact spaces in lieu of 0 (zero) compact spaces allowed **THIS APPLICATION IS EXEMPT FOR COASTAL AREA MANAGEMENT APPROVAL, EXEMPTION NUMBER 10B**, subject to the following restrictions:


1. All concerns of the Environmental Protection Board shall be addressed prior to the issuance of a Building Permit.
2. There shall be no changes, additions or alterations of any kind made to the approved plans. Any changes/additions or alterations will require additional approvals by the Board.
3. The location, size, and appearance of the building and improvements shall be as per **approvals by the ZBA** as depicted on **ZONING LOCATION SURVEY, dated 3/29/2019 and PULASKI STREET APARTMENTS PLANS G-001, A-101 THROUGH A-107, A-111, AND A-201, dated 3/14/19**, copies of which are on file in the office of the Zoning Board of Appeals.

**The applicant is allowed one year from the effective date of approval in which to obtain a building permit.**

**IF A BUILDING PERMIT CANNOT BE OBTAINED PRIOR TO THE EXPIRATION DATE, THE APPLICANT CAN APPLY FOR AN EXTENSION OF TIME. THE APPLICANT MUST APPLY FOR AN EXTENSION OF TIME AT LEAST ONE MONTH PRIOR TO THE EXPIRATION DATE.**

**Dated at Stamford, Connecticut this 27<sup>th</sup> day of June 2019.**

  
Claire D. Friedlander, Chair  
Zoning Board of Appeals

  
James J. Lunney III, R.A.  
Zoning Enforcement Officer

The land hereby affected lies in Block #25 ref. 6/08/19