



## **Historic Office Property in the Heart of Downtown**

**65 Jesup Road, Westport, Connecticut – Fairfield County**

**HK**

## Executive Summary

65 Jesup Road represents a unique opportunity to acquire a perfectly located office property within walking distance to all downtown amenities Westport has to offer.

The property was previously occupied by the Town of Westport Board of Education: it was sold to the current ownership in 1985 and has been in continuous use as a law office since then.

As part of the sale to the current owners, the Town allocated 16 parking spaces to the property in public parking lots within 500 feet of 65 Jesup Road: one is directly across the street, the other is in front of the Credit Union building next door. There are additional 2 parking spaces directly in front of the property and municipal all-day parking within very short walking distance.

The building is architecturally very attractive: it features a brick paved front patio and two porches, one of which faces Dead Men's Brook, a small brook that runs through the side of the property. The property is beautifully landscaped: it is a very serene setting.

Multiple restaurants, Starbucks, the Westport Library, Main Street, the Saugatuck River, the Shoreline Access walk, and the Levitt Pavilion are all within short walking distance.

Zoning allows changing use of part of the building to one or more residential units, provided for no more than 25% of the building area: a single market residential unit is permitted as of right. Multiple units would have to comply with the 20% Affordable Housing requirement.

Westport is one of the most desirable communities in Fairfield County and the entire US, with an Average Household Income of \$361,389. A great place for any type of business.

All information in subject to errors and omissions

The logo consists of the letters 'H' and 'K' in a blue, serif font, enclosed within a white square. The square is set against a dark blue background that spans the bottom of the page.

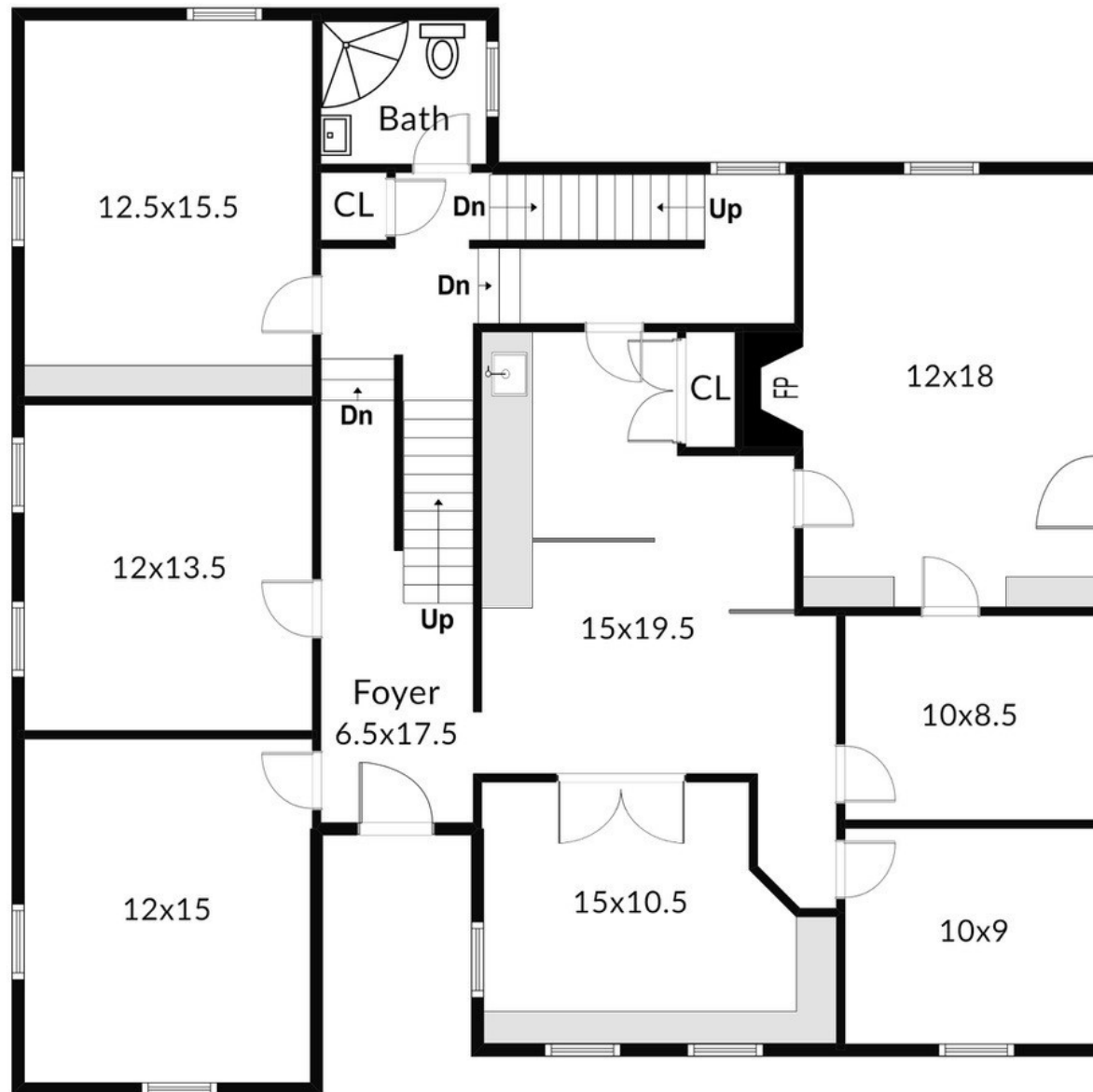
## About The Property

Address:	65 Jesup Road, Westport, CT 06880				
Land size:	0.29 Acres +/-				
Zoning District:	RPOD – Restricted Professional Office District				
Building size:	3,928 SF total 1,859 SF first floor 1,249 SF second floor 625 SF lower level – (372 SF finished)	Zoning permit and site plan show 4,056 SF			
Year built:	1882 – renovated multiple times				
Construction:	Wood frame				
HVAC:	Oil heat, forced air. Central A/C.				
Sewer:	Property is on sewer				
RE Taxes:	\$13,128 for fiscal year 2023-2024				
Parking:	Two parking spaces in front of 65 Jesup Road. The town of Westport has allocated 16 spaces in public parking within 500 feet of the property. One lot is directly across the street, the other in front of the Credit Union building next door.				
Price:	\$1,650,000				
Historic District:	The property is located in the Jesup Road historic district.				

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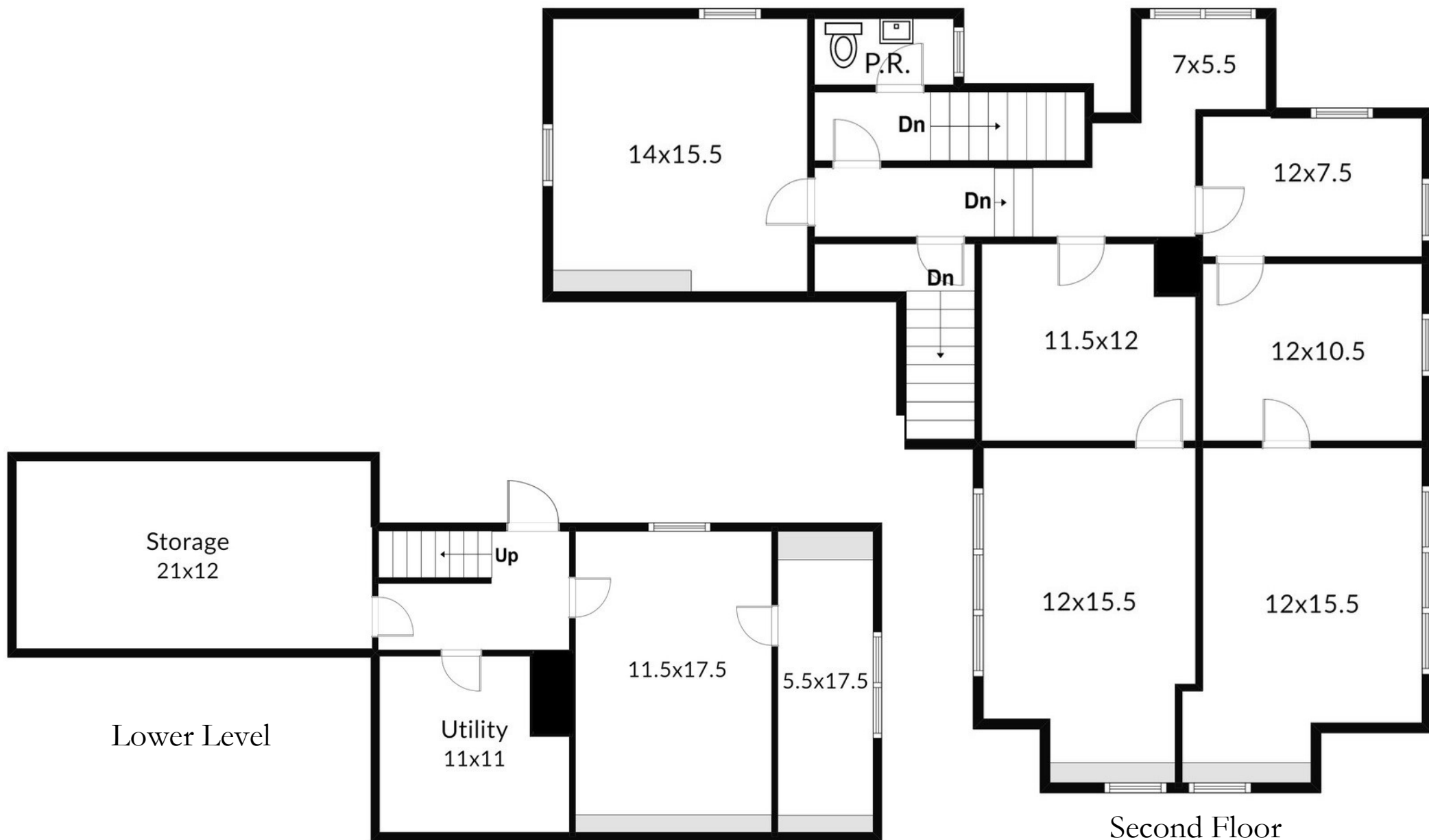




First Floor

All information in subject to errors and omissions

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Facing Jesup Road

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Facing Imperial Avenue

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Facing Imperial Avenue

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Aerial View

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Historic Designation

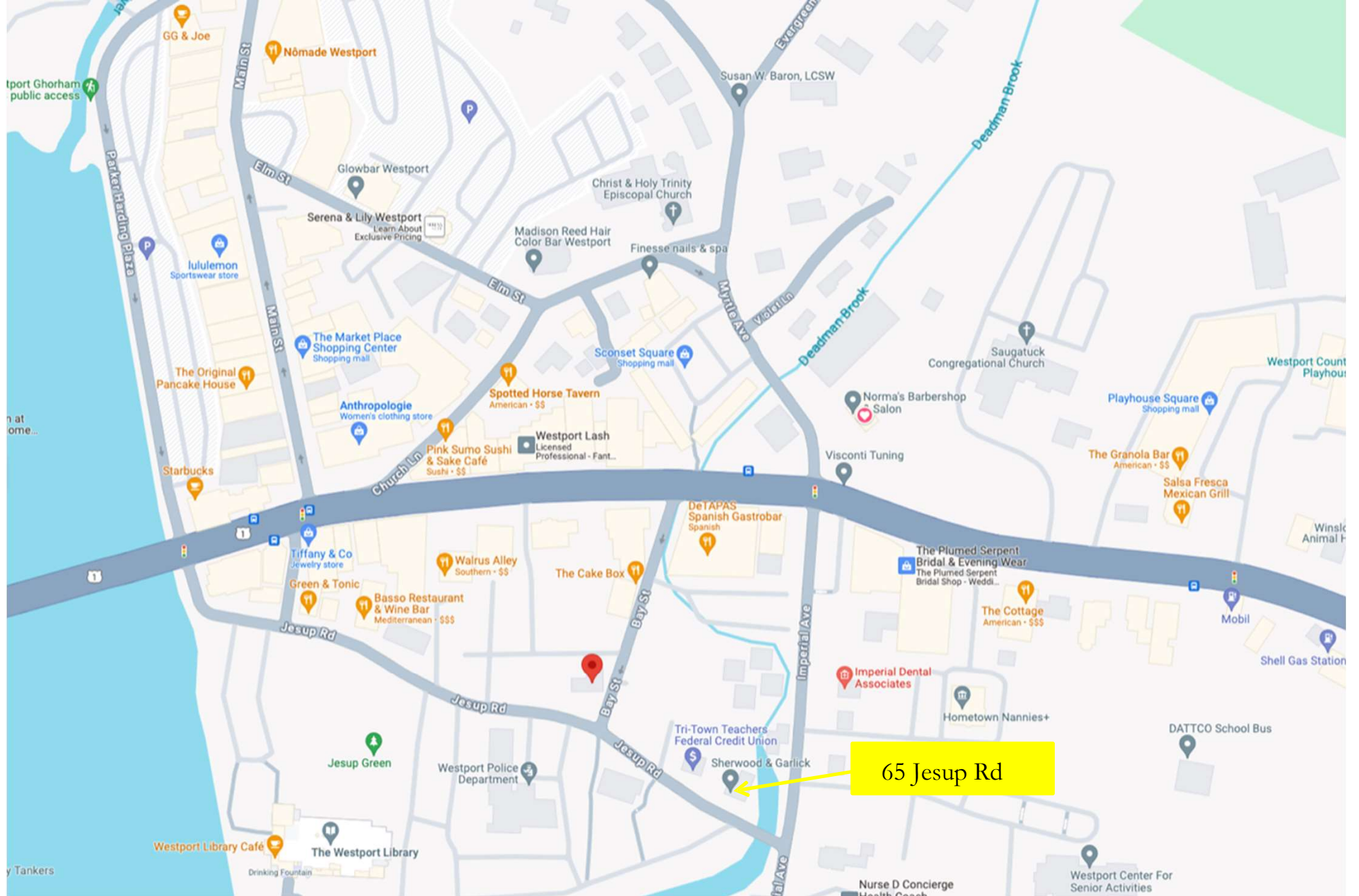
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