

# THE HERITAGE BUILDING

184 Atlantic Street  
Stamford, Connecticut

Cushman & Wakefield's Capital Markets Group is pleased to offer for sale The Heritage Building, located at 184 Atlantic Street in Stamford, Connecticut, for \$4,800,000.

The Heritage Building is a 22,800± SF four-story building which includes a furnished lower level located in the heart of the Stamford CBD—adjacent to the Stamford Town Center Mall. The building, which will be delivered vacant, was constructed in 1850 and has been owner-occupied for the past 40 years. The building's easily divisible floorplates provide the ability to divide the space for multi-tenancy or maintain its current configuration as a single-tenant property.

The property benefits from having several parking options, with 32 reserved parking spaces located on-site, short-term visitor spaces available in the adjacent garages at the Stamford Town Center Mall and 300 Atlantic Street, and monthly parking passes for parking in the Bell Street garage.

## PROPERTY SUMMARY

<b>Sale Price</b>	\$4,800,000
<b>Address</b>	184 Atlantic Street, Stamford, CT 06901
<b>Building SF</b>	22,800± SF
<b>Stories</b>	4 stories including furnished lower level
<b>Year Built</b>	1850   renovated 1982   new roof 2021
<b>Zoning</b>	CC & QOZ
<b>Site Area</b>	0.35± acres
<b>Parking</b>	32 on-site spaces







- :: Owner-Occupant or Value-Add Opportunity
- :: QOZ Redevelopment Opportunity
- :: Outstanding CBD Location—City’s Center of Gravity
- :: Flexible Boutique Space
- :: Access to High-Demand Parking
- :: Local & Regional Accessibility



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