

BUILDING FOR SALE



93 ATLANTIC STREET, STAMFORD, CT

BUILDING SIZE: 8,096 SF

PRICE: \$1,660,000

- COMMENTS:**
- FOUR STORY BUILDING LOCATED DOWNTOWN STAMFORD
 - BUILDING RECENTLY UNDERGONE A TOTAL RENOVATION, INCLUDING ALL NEW MECHANICALS, ROOF AND ELEVATOR UPGRADE SERVICING ALL FLOORS.
 - WALK TO TRAIN.
 - FOUR PARKING SPACES IN REAR OF BUILDING, PLUS MUNICIPAL PARKING AVAILABLE IN THE AREA.
 - DIRECTLY ACROSS FROM LANDMARK SQUARE AND STAMFORD TOWN CENTER.

FOR FURTHER INFORMATION CONTACT EXCLUSIVE AGENT:

LESTER H. FRADKOFF, SENIOR VICE PRESIDENT

203-254-6595 (OFFICE)

203-218-4940 (CELL)



Prudential

COMMERCIAL REAL ESTATE

3530 POST ROAD

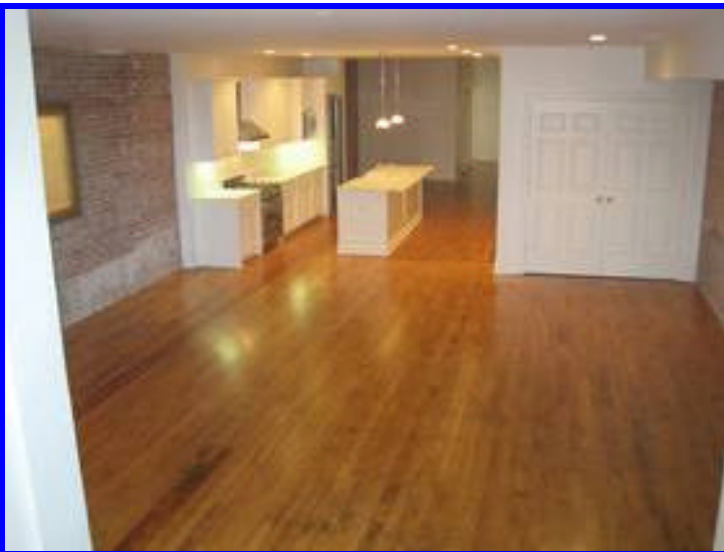
WWW.PRUCOM.COM

SOUTHPORT, CONNECTICUT 06890

Neither the Owner nor Prudential Commercial Real Estate nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of this Offering Memorandum or the Contents. By accepting or accessing information applicable to the Property, the user agrees that the owner of the property, **Second Step Asset Management Company**, including its affiliates, and agents (collectively, the "Owner") or Prudential Commercial Real Estate accept no responsibility for errors or omissions in any such Property related information, whether now or hereafter obtained (collectively, the "Property Information"). The Property Information is subject to errors, omissions, changes and other conditions, withdrawal without notice, and to any special listing conditions now or hereafter imposed, and is not to be relied upon without Owner's prior written permission. Owner accepts no, and expressly disclaims any, duty to update or revise the Property Information even if it becomes aware of an inaccuracy and/or omission.

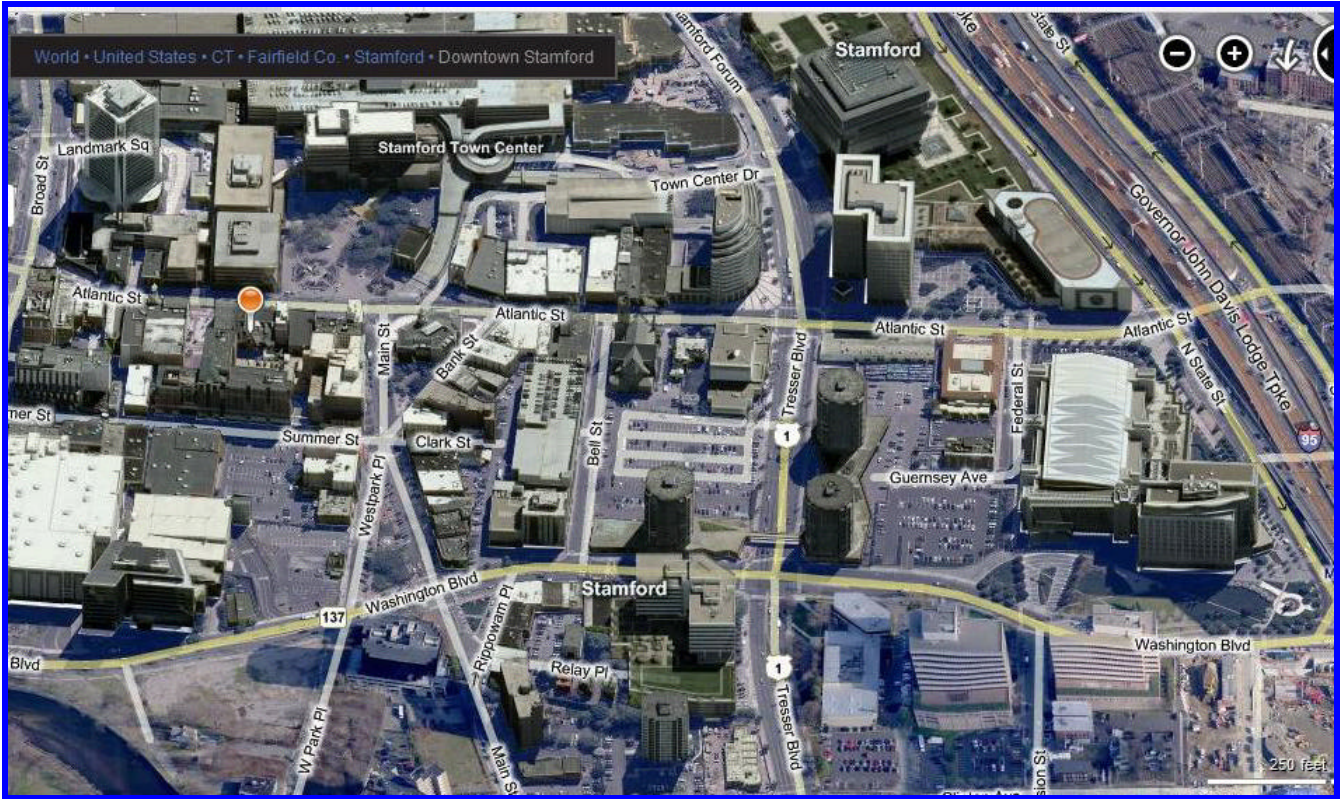


FIRST FLOOR RETAIL



APARTMENT PHOTOS

AERIAL VIEW



STREET MAP

