Bernard Realty

FOR SALE

3 Strickland Road

Cos Cob, CT 06807



$1,295,000

Boutique Mixed-Use Building in Downtown Cos Cob

• ± 3,960/SF Mixed-Use Building • Fully Leased • New Ground-Floor Restaurant •

• 8,500 Vehicles a day • Two 2nd Floor Residential Apartments • Immediate Access to Route 1 / Post Road •

3,960	0.0332
TOTAL BUILDING SF	ACRES

Colin Bernard: 203.536.0740 | Matt Bernard: 203.273.2883

71 Arch Street Greenwich, CT 06830 Phone: (203) 622-1636 Fax: (203) 622-1981

Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time

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PROPERTY DESCRIPTION AND LOCATION:

3 Strickland Road presents a rare opportunity to acquire a boutique mixed-use asset in the heart of Cos Cob, one of Greenwich's most established and desirable commercial districts.

The property features a compelling mix of ground-floor commercial space and second-floor residential apartments within a well-maintained, character-rich building dating to approximately 1925.

Comprising approximately 3,960 SF, the property includes roughly 2,640 SF of above-grade space plus approximately 1,320 SF of basement area, offering additional utility and storage.

The building features durable masonry and concrete construction, central air conditioning, updated roof-mounted HVAC equipment, and a flat rubber-built-up roof with roof drains. The property has benefited from recent retail storefront and interior improvements, in connection with Slate Cafe's August 2025 opening.

Prominent visibility, a walkable Cos Cob setting, and an attractive blend of commercial and residential uses make 3 Strickland Road a distinctive Greenwich investment opportunity with strong long-term appeal.

SITE & LOCATION OVERVIEW:

Location: 3 Strickland Road, Cos Cob, CT 06807

Site Area: ±1,446 SF / ±0.0332 Acres
Road Frontage: ±48.64 Linear Feet on Strickland Road
Total Building Area: 3,960/SF (including basement)
Above-Grade Area: Approximately 2,640/SF
Basement: Approximately 1,320/SF
Stories: 2
Year Built: Circa 1925
Use: Mixed-Use – Retail / Residential
FEMA Flood Zone: AE

Zoning: LBR-2 – Central Greenwich Business Retail District

Permitted Uses include:

- Retail and service establishments
- Restaurants
- Professional offices
- Residential apartments

Legal Non-Conforming:

Existing structure is legal non-conforming with respect to current parking and setback requirements.

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BUILDING NOTES

UTILITIES // BUILDING SYSTEMS

The property is served by: Town Water • Natural Gas • Municipal Sewer

APPRAISAL // TAX INFORMATION:

3 Strickland Road
Tax ID: 8-2880/S

Appraisal Year:	2026
Appraised Land:	$195,100
Appraised Improvements:	$1,131,800
Total Appraised:	$1,326,900

Assessed Land:	$136,570
Assessed Improvements:	$792,260
Total Assessment:	$928,830

2026 Property Tax	$9,738/year
	Mill Rate @ 10.484

2025 Property Tax:	$10,541/year

TOTAL ANNUAL TAX:	**$9,738.00**
TOTAL APPRAISED LAND:	**$195,100.00**
TOTAL APPRAISED:	**$1,326,900.00**

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ADMINISTRATIVE INFORMATION

PARCEL NUMBER
08-2880/S

Parent Parcel Number

Property Address
STRICKLAND ROAD 0003

Neighborhood
2300 EAST PUTNAM

Property Class
235 Mixed - Use

TAXING DISTRICT INFORMATION

Jurisdiction	57	Greenwich, CT
Area	001	
Corporation	057	
District	08	
Section & Plat	273	
Routing Number	8272W0003	

Site Description

Topography:

Public Utilities:
Sewer, Electric

Street or Road:

Neighborhood:

Zoning:
LBR-2 Local Business Retail 2

Legal Acres:
0.0332

OWNERSHIP

STRICKLAND THREE LLC
C/O GRIFFITH HARRIS
PO BOX 500
COS COB, CT 06807

LOT NO 21A STRICKLAND RD W-3

Tax ID 366/236 Printed 01/20/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
08/17/2018	GRIFF REALTY LLC Bk/Pg: 7422, 1	$0
10/05/2000	HARRIS GRIFFITH E Bk/Pg: 3476, 199	$435000
09/03/1954	NA Bk/Pg: 520, 455	$0

COMMERCIAL

VALUATION RECORD

Assessment Year		10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change		2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L	187000	187000	187000	187000	187000	195100	195100
Market	B	767700	767700	1031400	1031400	1031400	1131800	1131800
	T	954700	954700	1218400	1218400	1218400	1326900	1326900
VALUATION	L	130900	130900	130900	130900	130900	136570	136570
70% Assessed	B	537390	537390	721980	721980	721980	792260	792260
	T	668290	668290	852880	852880	852880	928830	928830

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Primary Commercial				1446.00	119.92	119.92	173400 1	25% F -10%	195100

B&B: 2-1-2
BP22: 21-6551: $78,000 Fitout for Nit Noi
BP25: 25-0863: $250,000, Slate Cafe new tenant fitout, 100% as of Q3B 2025.
DBA: Slate Cafe (was Nit Noi)
LAND: Area adj from 1642sf to 1446sf per legal/deed plotter V3476 P199
B-SHAPE OR SIZE
P: 2 spcs
SALE: Sale inclds Parcel #08-3162/S

Permit Number / Type	FilingDate	Est. Cost / Est. SqFt	Field Visit

Supplemental Cards

TRUE TAX VALUE 195100

Supplemental Cards
TOTAL LAND VALUE 195100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

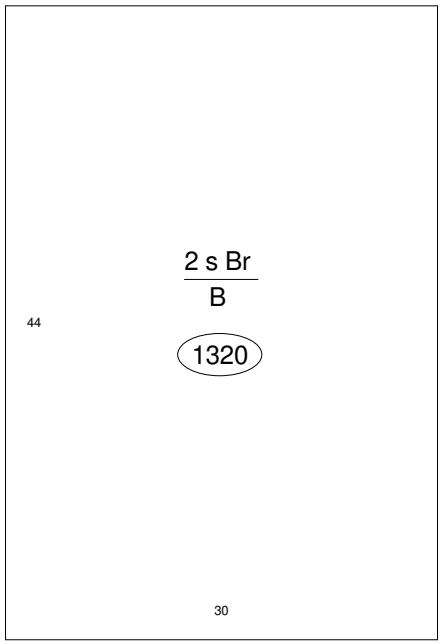
	B	1	2	U
Frame				
Brick	Yes	Yes	Yes	
Metal				
Guard				

FRAMING

	B	1	2	U
Wd Jst	0	1320	1320	0
F Res	1320	0	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	1320	1320	0



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 04/2025				
Base Cost	2640	223.69	590529	
Exterior Walls	2640	33.13	87463	
Heating, Cooling & Venti	2640	23.42	61829	
Basic Structure Cost	2640	280.24	739821	
Basement Base Cost	1320	60.49	79847	
Building Cost New	1320	620.96	819668	
Physical Depreciation	0	0.00	65198	7.95
Depreciated Cost	2640	285.78	754470	
Rounded Total	0	0.00	754500	
Total Exterior Features				
Depreciated Ext Features				
Total Before Adjustments			754500	
Neighborhood Adjustment			377300	50.00
TOTAL VALUE			1131800	

(LCM: 150.00)

SPECIAL FEATURES

Description	Value

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C	GENCOM	0.00		VGd-	1925	2015	GD	0.00	N	0.00	1320	0	0	0	150	100	1131800

Data Collector/Date
BM 08/22/2025

Appraiser/Date
TOG 10/01/2021

Neighborhood
Neigh 2300 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE 1131800