



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

Office Building for Sale



54 Sasco Hill Road Fairfield, Connecticut

- Location:** Situated directly on the Southport Harbor inlet, also known as Tide Mill, & just off Route 1 (Post Road) this property is very unique. Less than one mile from I-95 and the Fairfield Metro North Rail Station.
- Description:** Free standing, 2-story 2,527 ± sq/ft office bldg.
- Lot Size:** 0.28 acres
- Parking:** 8 spaces in private lot.
- Utilities:** Gas fired hot air heating system,
- Zone:** DCD-Designed Commercial District, office & retail.
- Sale Price:** \$875,000.
- Taxes:** \$12,040 Mill rate is 17.41
- Comments:** Building has been beautifully maintained with tasteful architectural details. Fireplace, wet bar, colonial molding, wainscoting, shower in bathroom, new Armstrong 60,000 BTU air conditioner.

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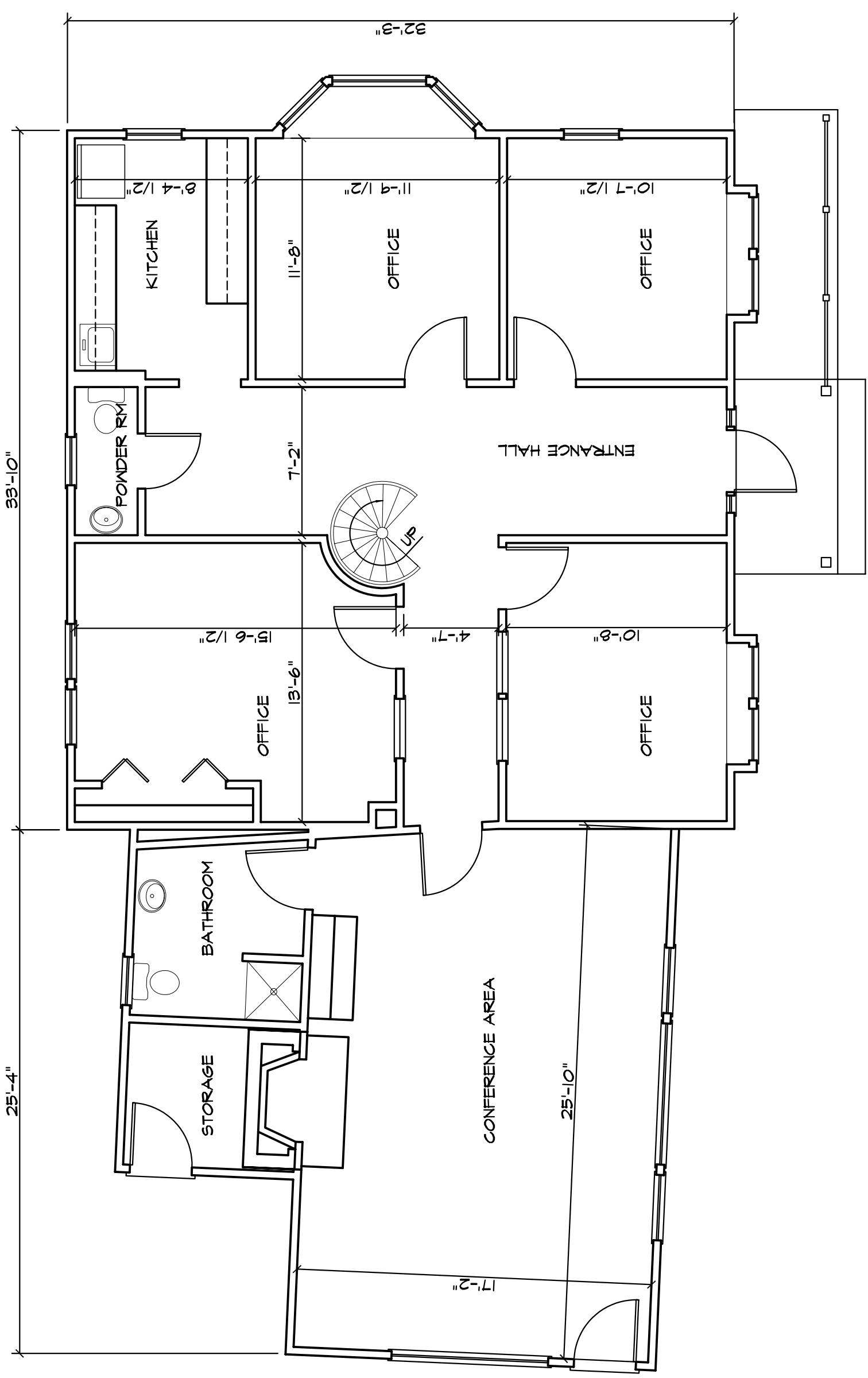
REV	DATE	DESCRIPTION
05.29.09		ISSUED FOR OWNER REVIEW

PROJECT NO: 52809
 DRAWN BY: CG
 DATE: 5.29.09

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:

A-1



1 FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

REV	DATE	DESCRIPTION
	05.29.09	ISSUED FOR OWNER REVIEW

PROJECT NO: 52809
 DRAWN BY: CG
 DATE: 5.29.09

SHEET TITLE:

SECOND FLOOR PLAN

SHEET NUMBER:

A-2

