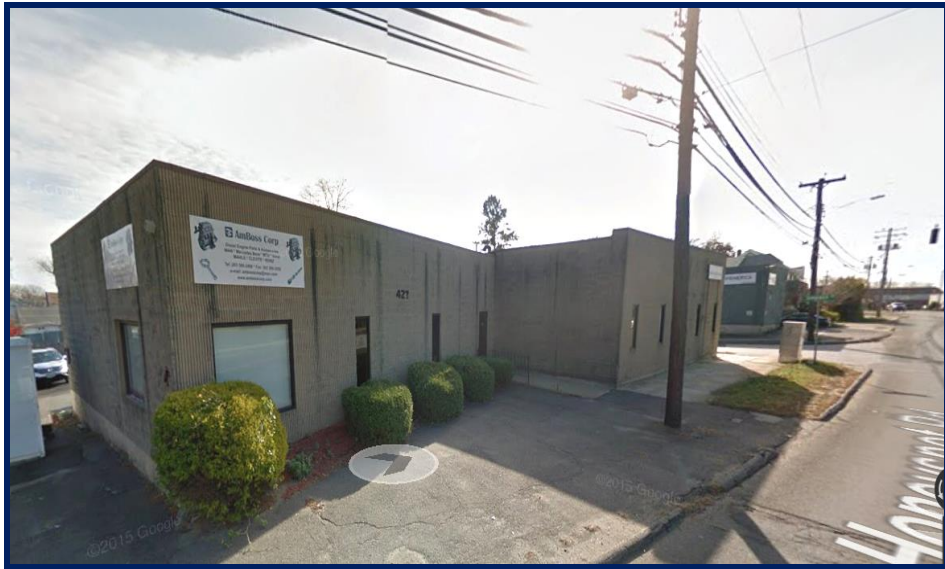


VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

INDUSTRIAL BUILDING FOR SALE



427-429 Honeyspot Road, Stratford, Connecticut

4,053 square feet

Building: 1 story building, original built in 1930 & addition in 1970

Parking: 12 off street parking spaces

Utilities: All utilities, city water, sewer, and natural gas.

Electric: 200 amp & 100 amp, 208 volts, 3 phase

Heat: Gas forced air heat, multiple units for 4 sections of the building

Air Conditioned: 100% throughout

Loading: Drive in door

Asking price: \$450,000

Additional Comments:

- Basement in the original portion, new building on slab.
- Bathrooms throughout the building

For additional information please contact **Bruce Wettenstein, SIOR**
(203) 226-7101 (ext.2) or email bruce@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

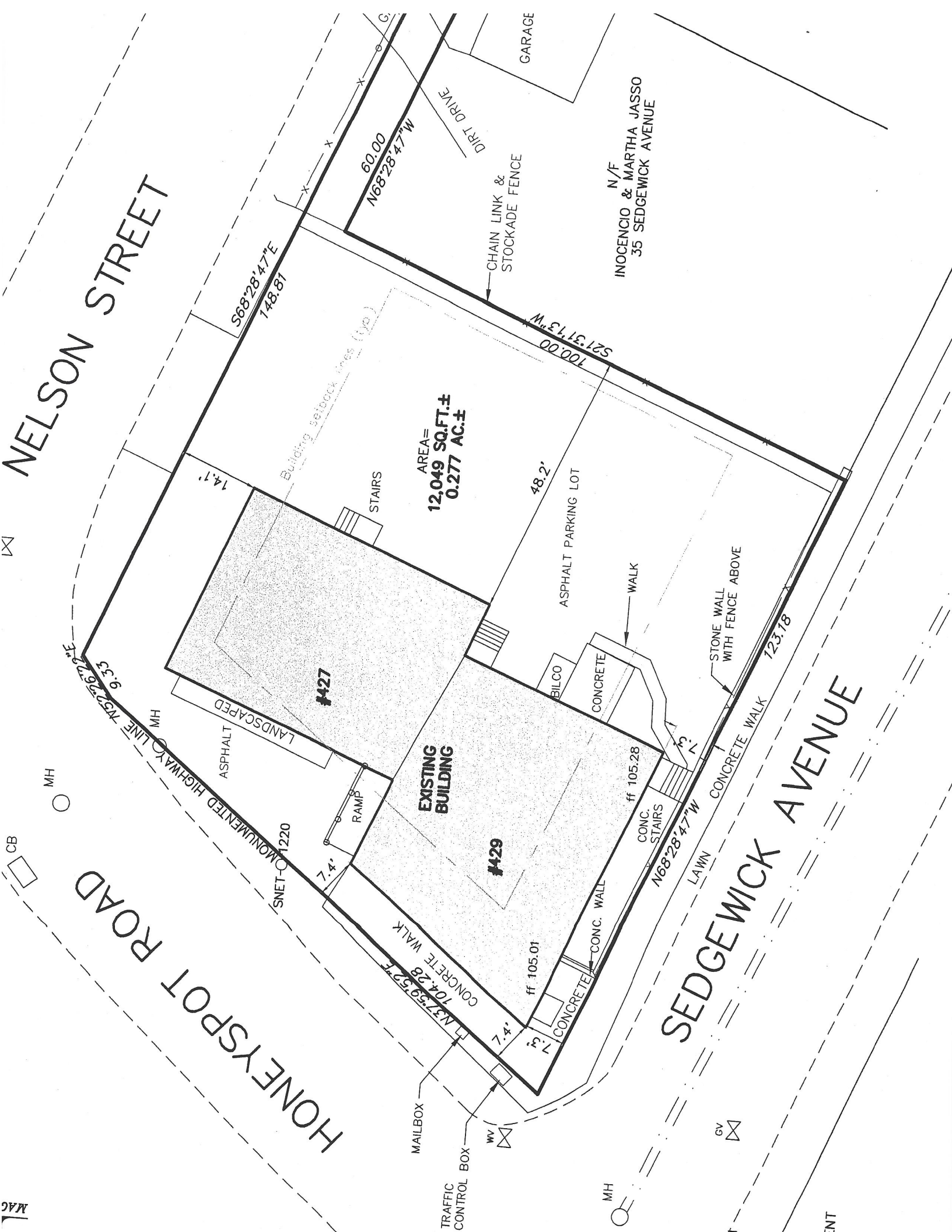


Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

Phone: (203) 226-7101

www.vidalwettenstein.com



NELSON STREET

HONEYSPOT ROAD

SEDGEWICK AVENUE

AREA =
12,049 SQ.FT.±
0.277 AC.±

EXISTING BUILDING

#427

#429

GARAGE
DIRT DRIVE

N/F
INOCENCIO & MARTHA JASSO
35 SEDGEWICK AVENUE

MH

CB

STAIRS

RAMP

MAILBOX
TRAFFIC CONTROL BOX

ASPHALT PARKING LOT

ff 105.01

ff 105.28

CONC. STAIRS

BILCO

CONCRETE

LAWN

STONE WALL WITH FENCE ABOVE

WALK

CONCRETE WALK

SNET-O 1220

ASPHALT LANDSCAPED

Building setback lines (typ)

MONUMENTED HIGHWAY LINE
737.67' E
9.33

S68°28'47"E
148.81

N68°28'47"W
80.00

S21°31'13"W
100.00
100.00

N68°28'47"W

723.18

MH

CV

ENT