

# 261 Masarik Avenue, Stratford Connecticut



Owner occupied.

Ideal for a woodshop, contractor trades, service shop and many other light industrial uses.

Located off Exit 30 or 31 of I-95.

For additional information please contact Silvester Garza  
203- 226-7101 ext. 8  
[Silvester@vidalwettenstein.com](mailto:Silvester@vidalwettenstein.com)

## Available for Sale or Lease

### 4,290± square feet

- .22 Acres
- LI & in an Opportunity Zone
- 16' Clear Ceiling Height
- Two 10' x 14' drive in doors
- One loading dock
- 200 Amps, Phase 1
- City water, sewer, & natural gas
- Sale Price: \$495,000
- Taxes: \$9,507.
- Lease Price: \$8.00 PSF NNN

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



**SIOR**

Individual Members

Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 261 Masarik Avenue, Stratford Connecticut

## **Building Info**

Total Bldg. Sq Ft: 4,290  
Available Sq Ft: 4,290  
Acres: 0.22  
Zoning: LI  
Office SF: 600  
Industrial SF: 3,690  
Ceiling Height: 16'  
Number of floors: 1  
Asking Sale \$ \$495,000  
Asking Lease \$ \$8.00 NNN  
Taxes: \$9,507  
Occupancy: 30 days

Opportunity Zone: Yes  
Flood Zone: Yes, \$5,000/yr

Sprinkler: No  
Heating Type: Gas warm air  
AC Main Bldg: Wall units  
AC Office: Yes  
Construction Type: Masonry  
Roof: 2012  
Year Built: 1950  
Loading Docks: 1  
Drive-In Doors: 2 10' x 14'  
Parking: Yes, street as well.

## **Utilities:**

Amps: 200, Phase 1  
Water: City  
Sewer: City  
Gas: Yes  
Hot air: Yes

## **Transportation:**

Distance to Hwy:  
Nearest Hwy: I-95

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