

# 35 & 45 Mayfair Place, Stratford, Connecticut



## INVESTMENT PROPERTY FOR SALE – 16,000 Sq. Ft.

Two buildings adjacent to each other

35 Mayfair Place, 4,000 square feet

45 Mayfair Place, 12,000 square feet

.87 acres total including parcel on side

Taxes for both properties are \$1.92 psf

Distance to I-95, 7/10's of a mile

Sales price, \$1,698,000 for both properties



For additional information or to arrange a tour, please contact Bruce Wettstein, SIOR  
203-226-7101 Ext 2, [bruce@vidalwettenstein.com](mailto: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.



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**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

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

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## 35 Mayfair Place

- 4,000 Square Feet
- Brick facade
- 11' clear under the joist
- 3, 10' x 10' overhead doors
- Overhead forced air heat, waste oil unit, might have to install o/h Modine type units
- Floor drain connected to overflow pump to sanitary line
- 2 office and small showroom
- 1 bathroom in office
- Roof is 6 years old

## 45 Mayfair Place

- 12,000 square feet including the upper level offices
- Block & Steel
- Electric is 400 amps
- Heat is o/h forced air units, some are waste oil heaters (waste oil heater in both bldgs.)
- 4 offices in the rear and 4 upper level offices
- 5 electric 14' x 14' overhead doors
- 21' clear height
- Mechanic pit for undercarriage truck repair
- Oil water separator
- HID light
- Downdraft fans
- Exterior parking lights
- Sky lights
- Wired for DSL, Data Tel

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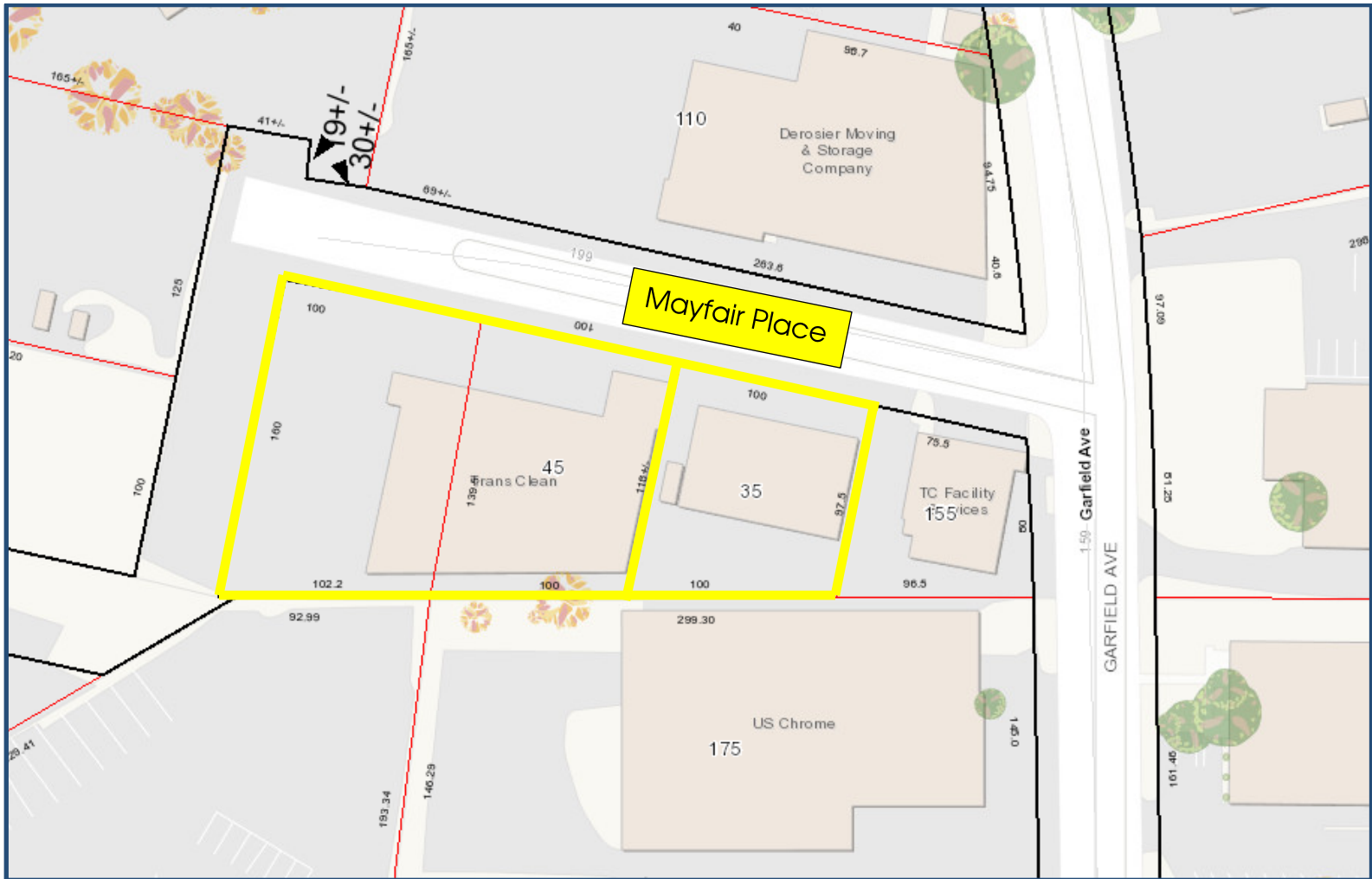
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