

261 Masarik Avenue, Stratford Connecticut



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

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, installed June 2019
- 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.



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Individual Members

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VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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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