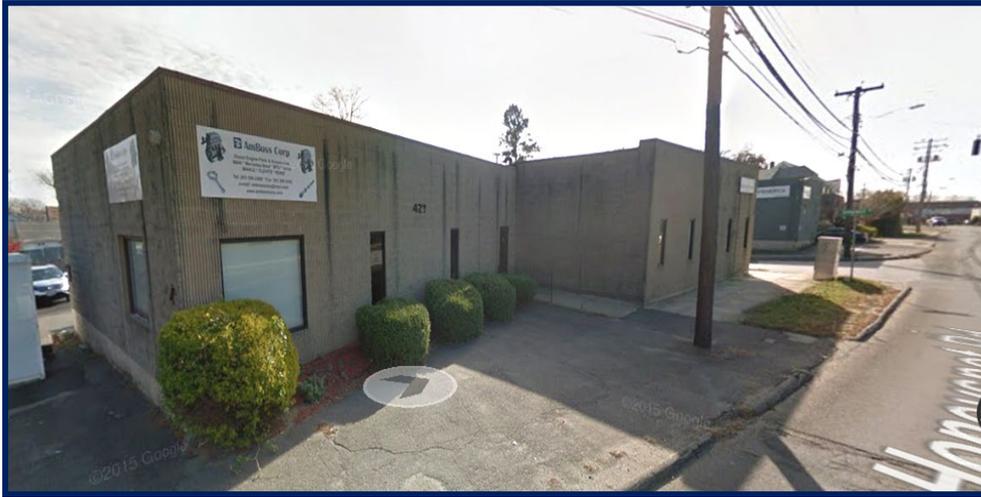


427-429 Honeyspot Road, Stratford, Connecticut



4,053 Square Feet

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

Taxes: \$2.81 PSF.

Asking price: \$450,000

Additional Comments:

- New roof installed in 2019
- Basement in the original portion, new building on slab.
- Bathrooms throughout the building

For additional information please contact:

Bruce Wettstein, 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.



SIOR

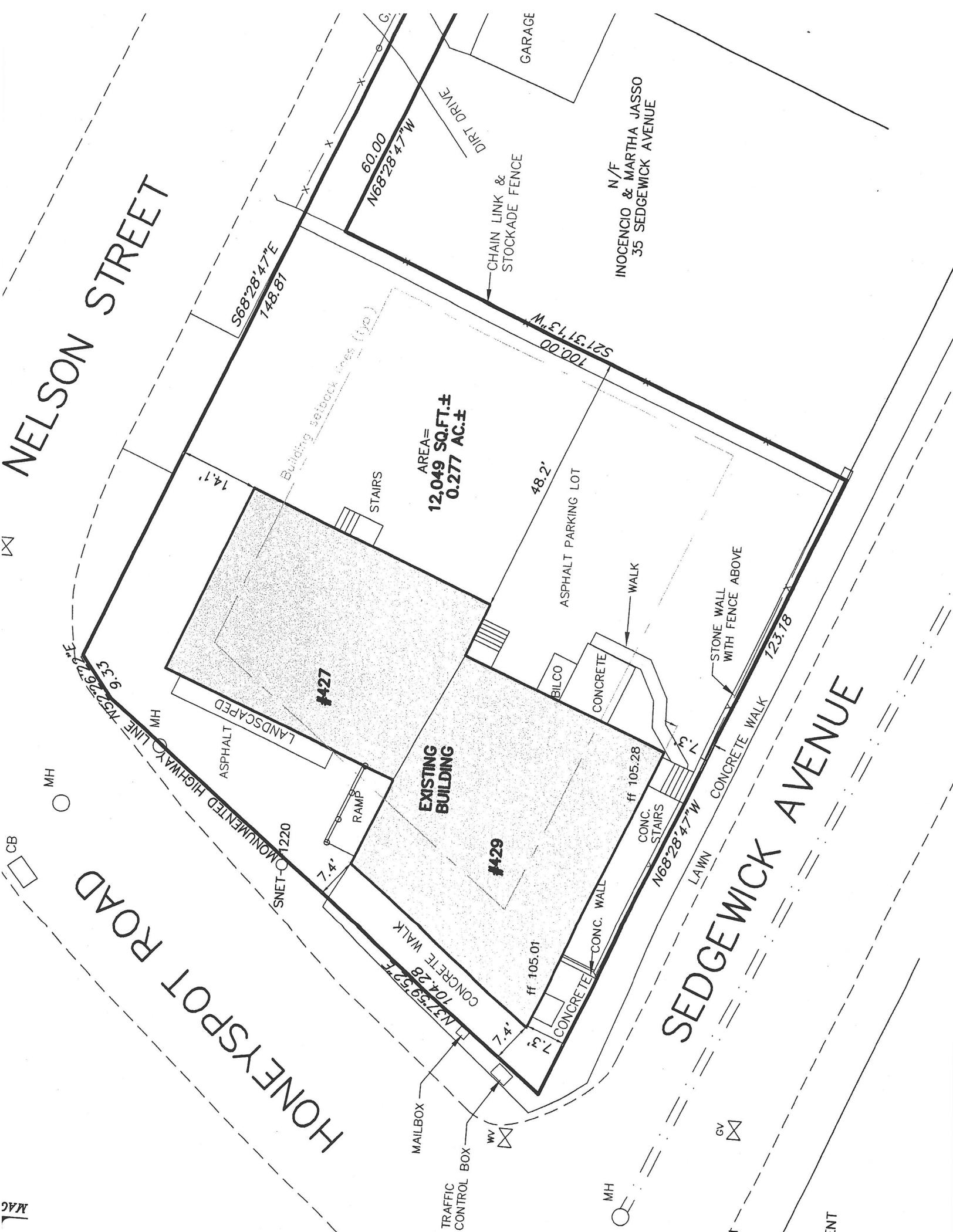
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Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com



NELSON STREET

HONEYSPOT ROAD

SEDGEWICK AVENUE

AREA =
12,049 SQ.FT. ±
0.277 AC. ±

EXISTING BUILDING

#427

#429

N/F
INOCENCIO & MARTHA JASSO
35 SEDGEWICK AVENUE

GARAGE

CHAIN LINK &
STOCKADE FENCE

ASPHALT PARKING LOT

STONE WALL
WITH FENCE ABOVE

MAILBOX

TRAFFIC CONTROL BOX

MH

CV

ASPHALT

SNET-O-1220

RAMP

CONCRETE WALK

ff 105.01

CONC. STAIRS

ff 105.28

CONC. WALL

CONCRETE

BILCO

WALK

CONCRETE WALK

LAWN

14.1'

STAIRS

48.2'

723.18

S68°28'47"E
148.81

N68°28'47"W
80.00

S21°31'13"W
100.00

N73°26'27"E
9.33

MH

MH

CB

MAG

ENT