

AVAILABLE FOR SALE

456 Seymour Street, Stratford, CT



To arrange a tour contact:
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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



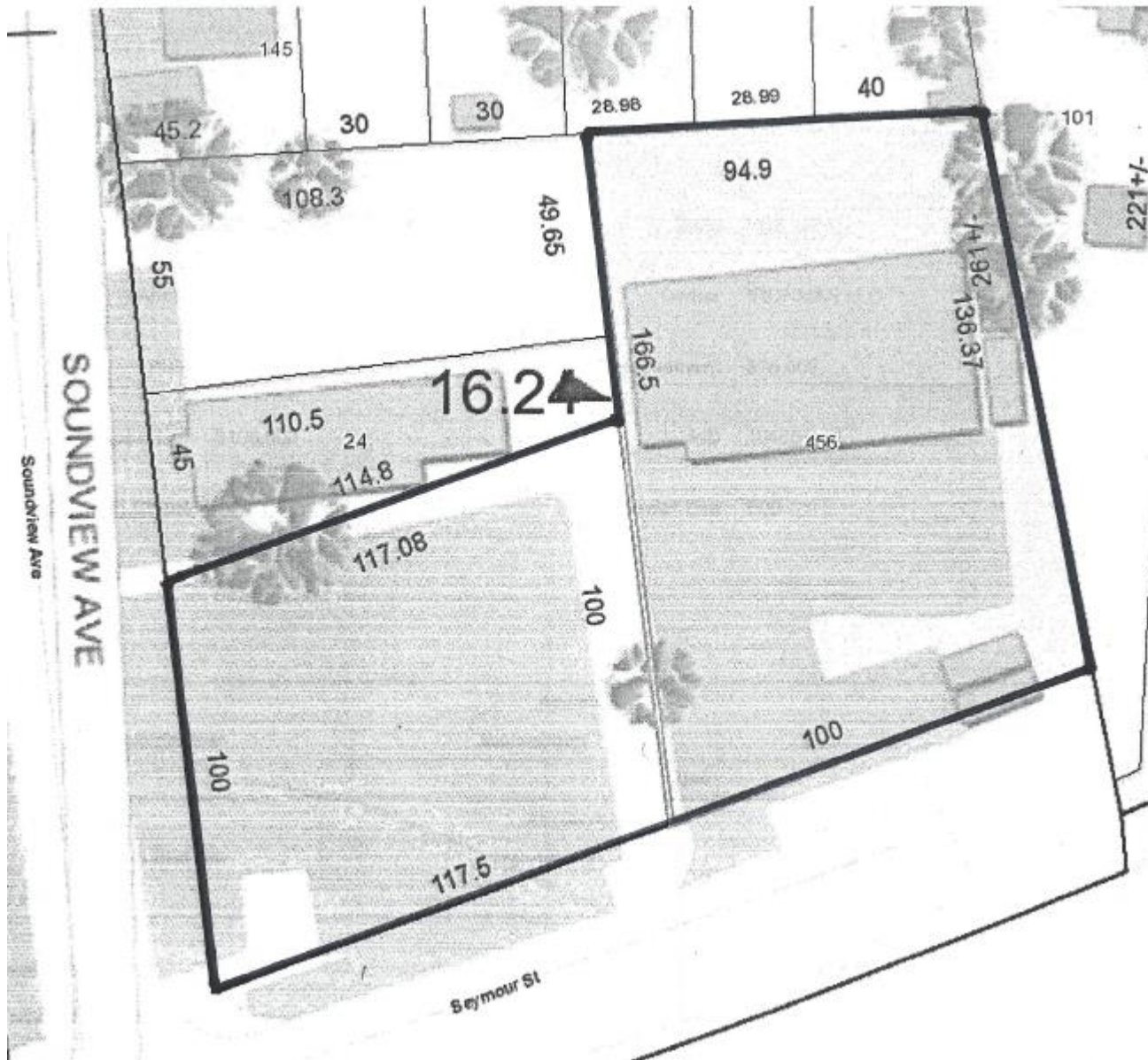
719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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456 Seymour Street, Stratford, CT



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Perfect for a contractor or construction company with a need for parking.

PROPERTY DETAILS

Building Area: 3,310± SF Single Story

Land Area: .62 acres total

Zone: MA

Doors / Height: portion with 2 8x8 overhead doors clear height 20' with a portion of 14'

Parking: Adjacent lot goes with the property. .35 ac. and .27 ac.

Slop sinks: yes, in shop

Bathrooms: 2 bathrooms, one with shower

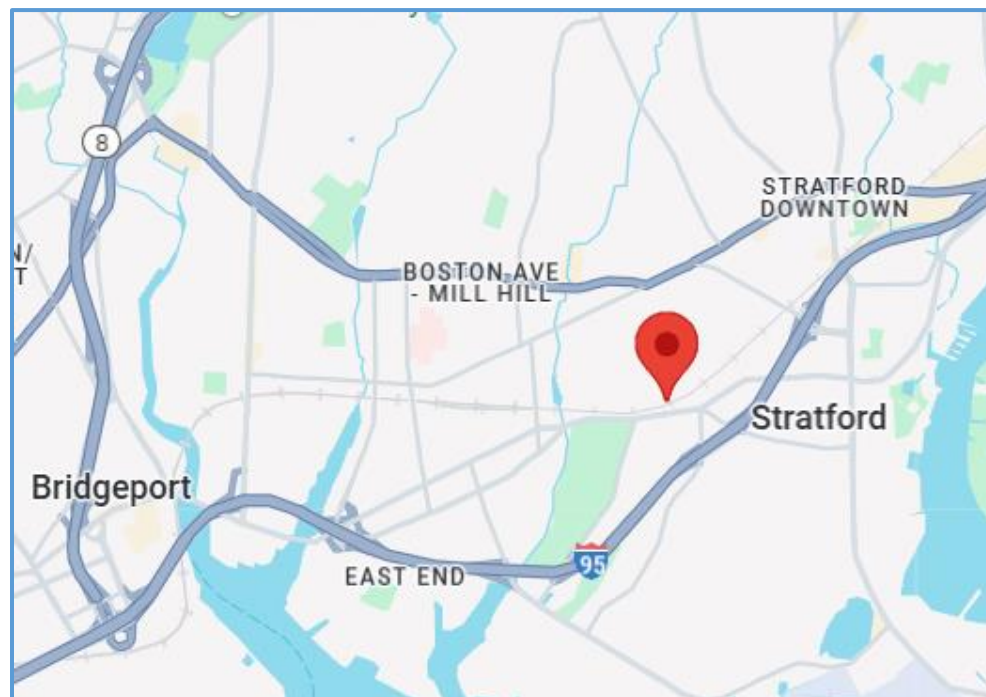
A/C: air conditioned offices

Electric: 200 amps, 208 volts

Natural Gas - Water/ Sewer: City

Assessment: \$276,990.00 Taxes: \$11,135.00

Sale Price: \$875,000.00



Location: Convenient to exit 30, 31 & 32 of I-95

456 Seymour Street, Stratford, CT



Office or Showroom



Hi-Bay Portion



Adjacent .27 AC Lot



Potential expansion



456 SEYMOUR ST

Location 456 SEYMOUR ST

Mblu 30/8 19/ 2/ 1

Acct# 1547100

Owner IRONMAN LLC

PBN

Assessment \$201,390

Appraisal \$287,700

PID 15997

Building Count 1

Sewer Use BZZ

Building

EPA Action

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$131,800	\$155,900	\$287,700
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$92,260	\$109,130	\$201,390

Owner of Record

Owner IRONMAN LLC
 Co-Owner
 Address 456 SEYMOUR ST
 STRATFORD, CT 06615

Sale Price \$350,000
 Certificate
 Book 3045
 Page 0104
 Sale Date 05/10/2007
 Instrument 00

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
IRONMAN LLC	\$350,000		00	05/10/2007	3045	0104
DEMARCO ASSOCIATES LLP	\$0		UNKU	01/07/2002	1835	0203
DEMARCO ASSOCIATES	\$210,000		UNKQ	12/03/1985	0622	0699
LAFERRIERE CLAUDE & DORIS	\$28,000		UNKQ	08/05/1963	0394	0021

Building Information

1960
3,310

od: 62

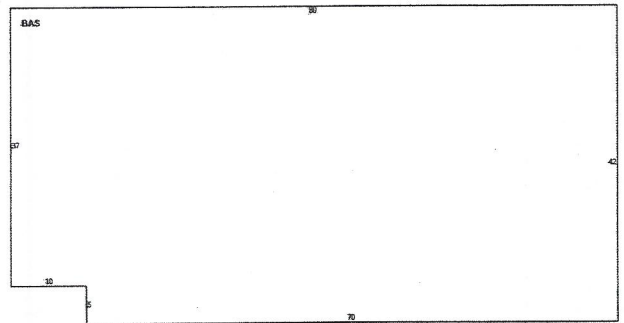
Building Attributes	
	Description
	Warehouse
	Commercial
	C
	1 Story
	1.00
	Stucco
	Vinyl Siding
	Flat
	Built Up
	Minim/Masonry
	Concr-Finished
	Gas
	Forced Air-Duc
	Central
	Ind Job Shop
	331
	None
	Masonry
	Average
	Ceil Only
	Average
	14.00

Building Photo



(<https://images.vgsi.com/photos/StratfordCTPhotos/A00104134124.JPG>)

Building Layout



(ParcelSketch.ashx?pid=15997&bid=15997)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,310	3,310
		3,310	3,310

Extra Features	Legend
No Data for Extra Features	

MILL RATE - 40.2

SEYMOUR ST

276.99

4

TAX 11,131

LAND

Location SEYMOUR ST

Mblu 30/8 19/ 1//

Acct# 1912700

Owner IRONMAN LLC

PBN

Assessment \$75,600

Appraisal \$108,000

PID 101351

Building Count 1

Sewer Use E00

EPA Action

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$10,500	\$97,500	\$108,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$7,350	\$68,250	\$75,600

Owner of Record

Owner IRONMAN LLC
 Co-Owner
 Address 456 SEYMOUR ST
 STRATFORD, CT 06615

Sale Price \$110,000
 Certificate
 Book 3819
 Page 0085
 Sale Date 09/30/2014
 Instrument 00

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
IRONMAN LLC	\$110,000		00	09/30/2014	3819	0085
106 TROWEL STREET LLC	\$395,000		25	02/09/2007	3301	0146
LONGWOOD ENGINEERED PRODUCTS INC	\$0		03	06/02/2000	1602	0038

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Percent Good:

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Total Kitchens	
Whirlpool Tub	
Fireplaces	
Rec Room Area	
Rec Room Quality	
Num Park	
Fireplaces 2	
Fndtn Cndtn	
Basement	

Building Photo

 Building Photo

(https://images.vgsi.com/photos/StratfordCTPhotos///0088/IMG_0062_882)

Building Layout

([ParcelSketch.ashx?pid=101351&bid=50496](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	