

# 45 Sherman Street, Fairfield, Connecticut

## Mixed Use Building Available for Sale



- 3,406 square feet for both buildings
- Owner occupant opportunity
- Income producing potential
- Zoned CDD
- Gas fired, forced air heating system
- Real Estate taxes, \$21,221 annual
- Wonderful Fairfield center location
- On site & municipal parking available

To arrange a tour contact:  
Bruce Wettenstein, 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.



**SIOR**

Individual Members

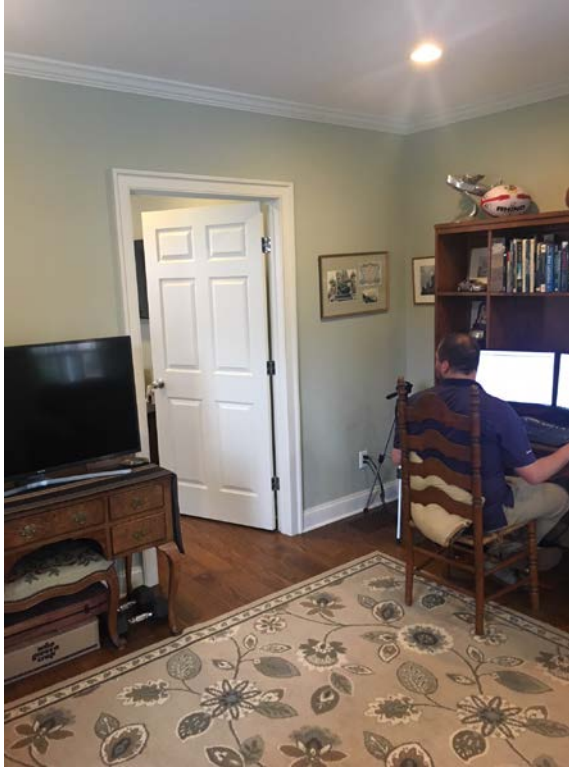
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## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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

# 45 Sherman Street, Interior Photos



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# 45 Sherman Street, Exterior Photos



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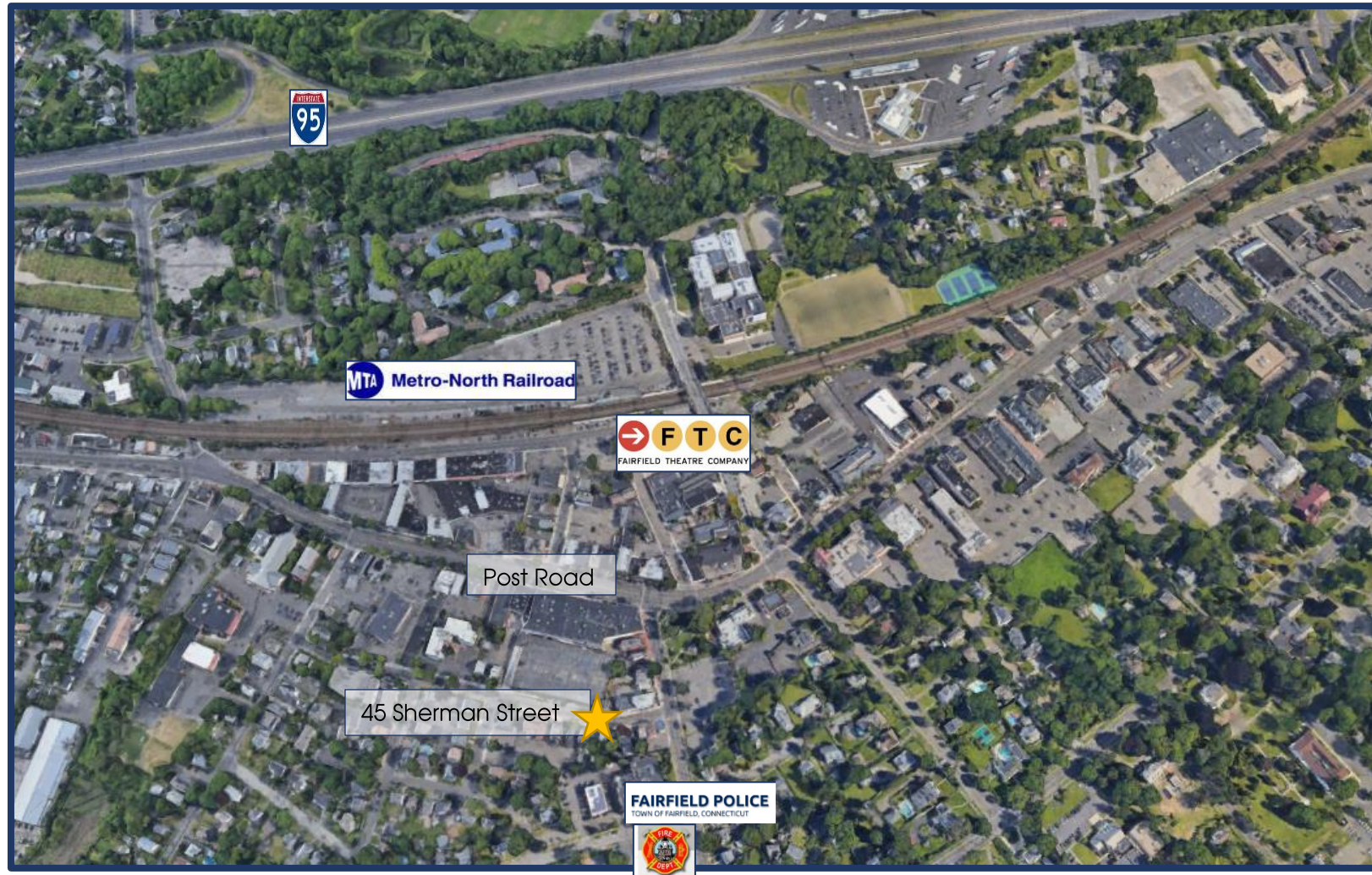
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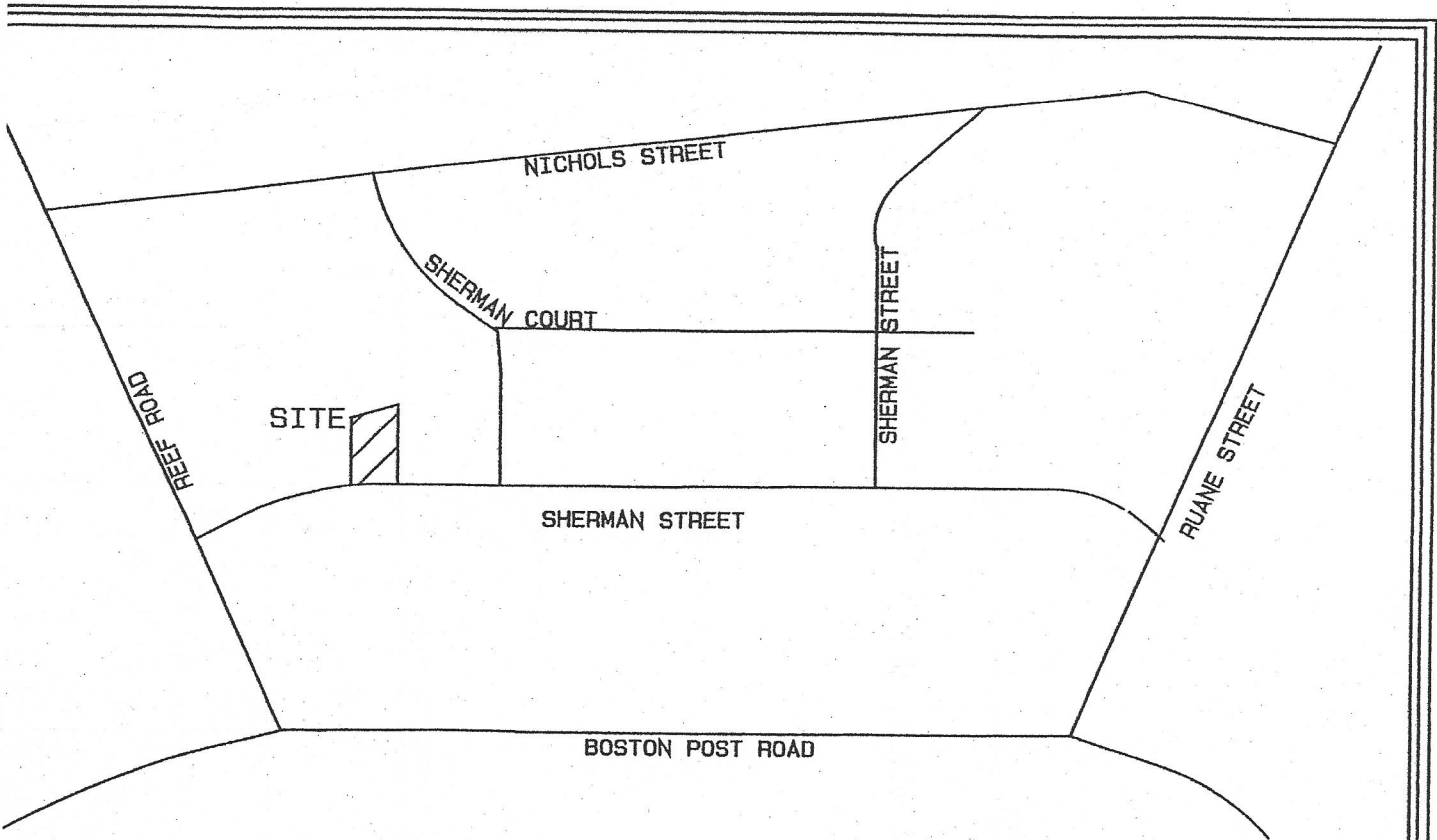
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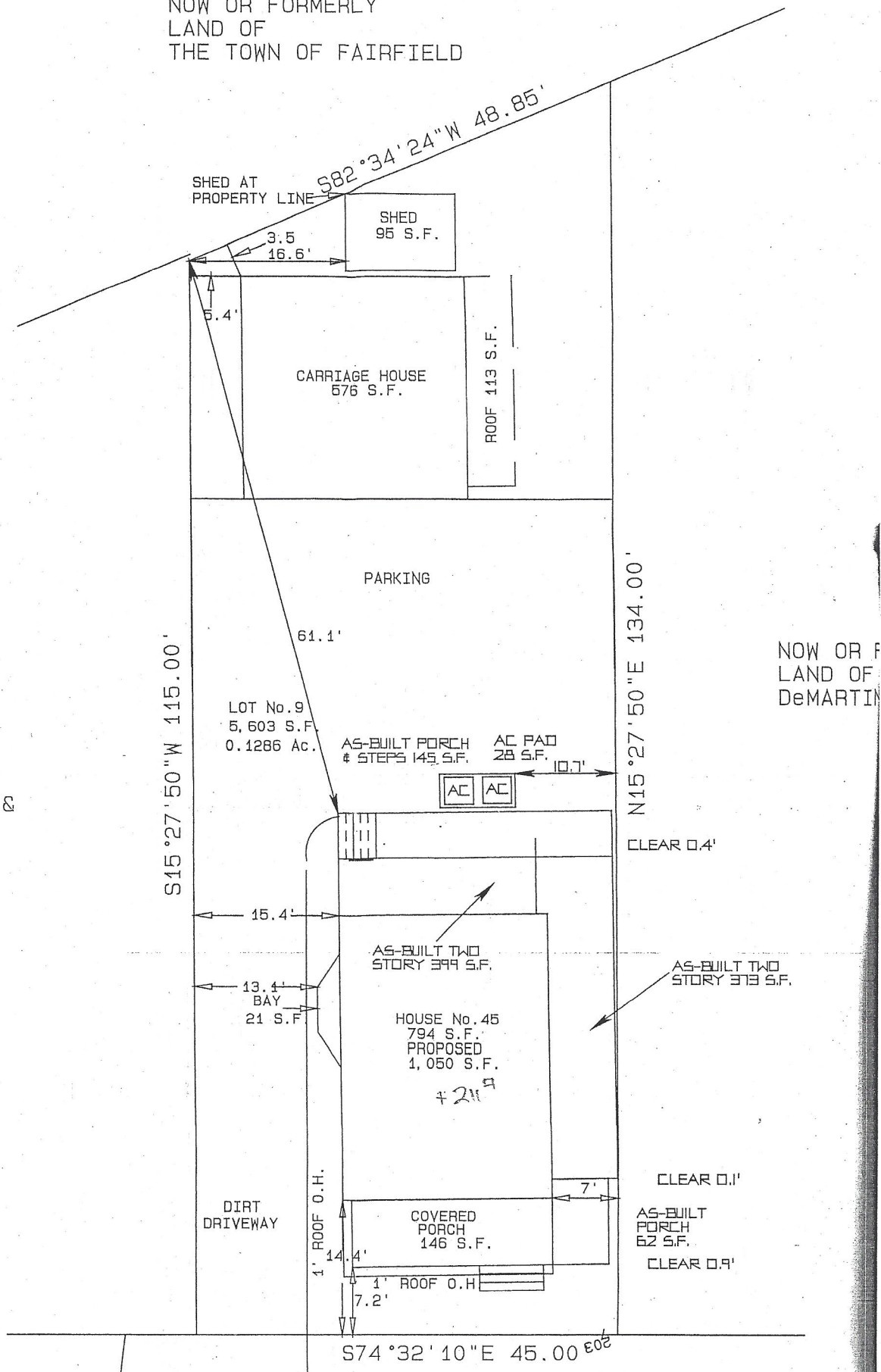


NOT TO SCALE

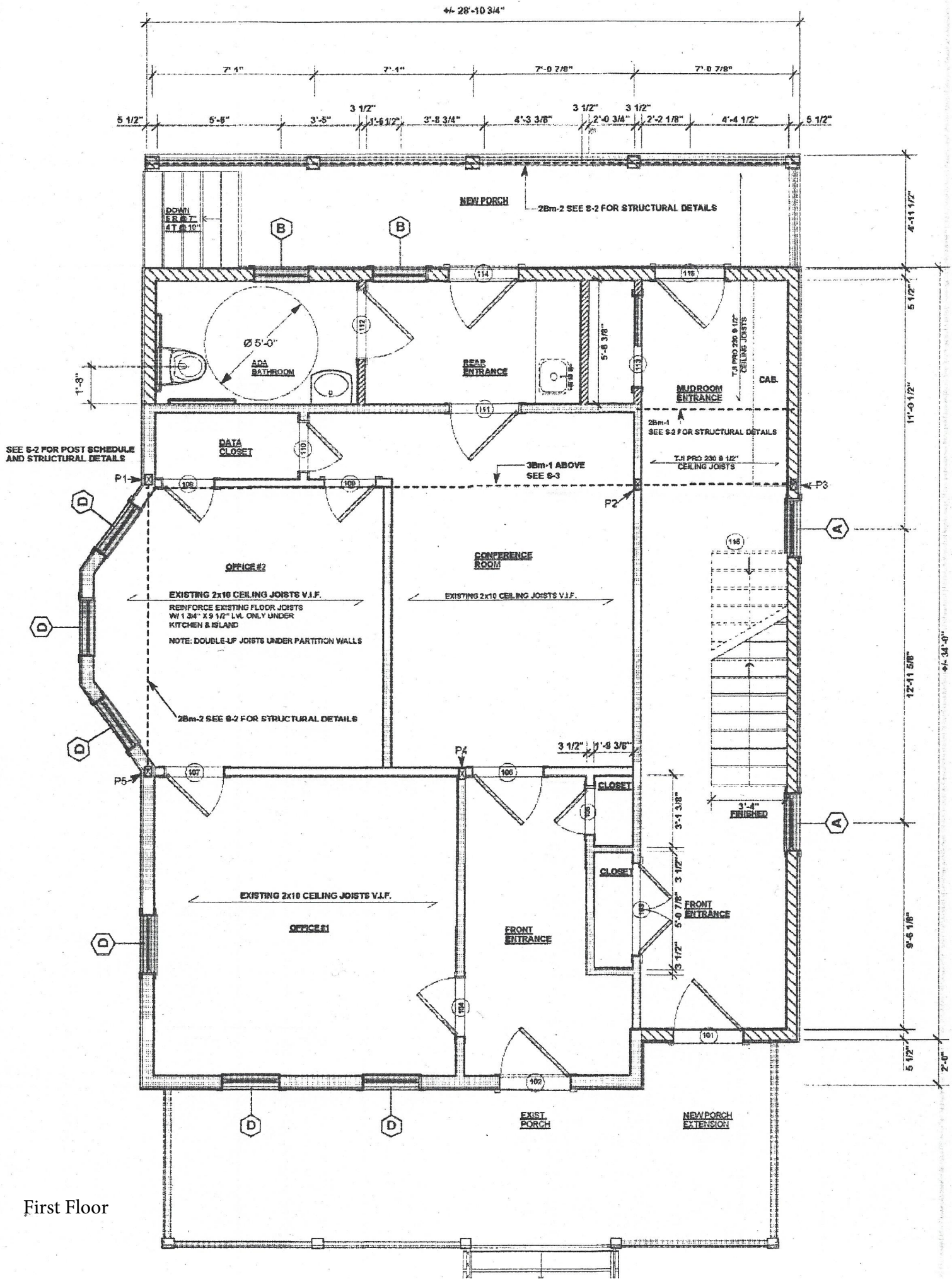


NOW OR FORMERLY  
LAND OF  
THE TOWN OF FAIRFIELD

FORMERLY  
F. MARY F. &  
WOOD







First Floor







