

# 45 Sherman Street, Fairfield, Connecticut

## Mixed Use Building Available for Sale



- 2,600 Square Feet
- Owner occupant opportunity
- Income producing potential
- Wonderful Fairfield center location
- Abundant on-site parking

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

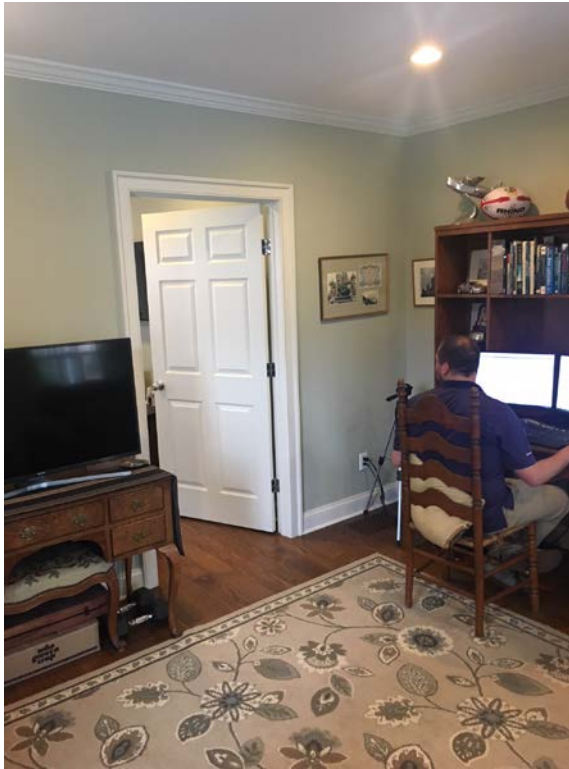
Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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

# 45 Sherman Street, Interior Photos



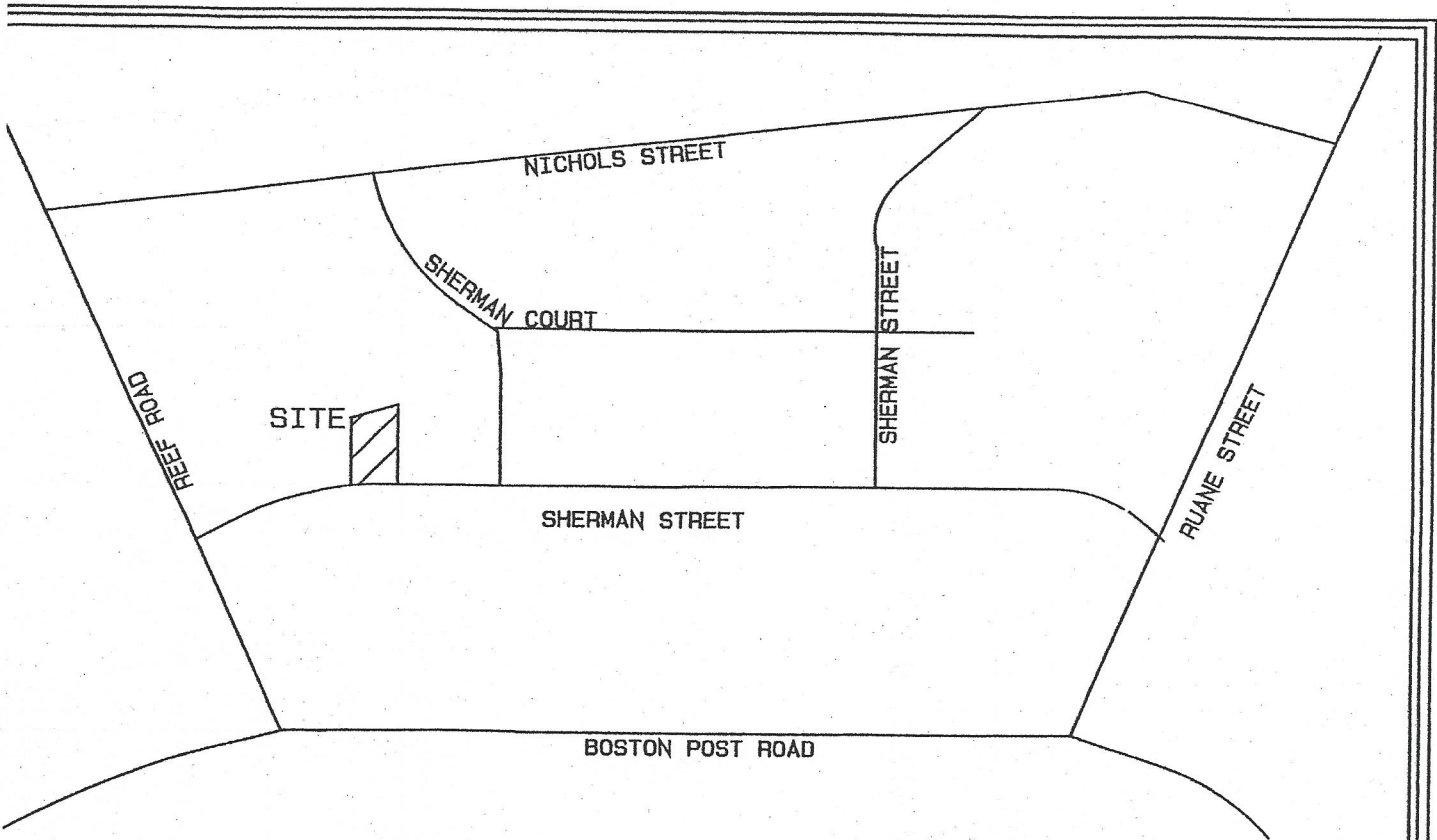
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NOT TO SCALE

582°34'24"W 48.85'

SHED  
95 S.F.

ROOF 113 S.F.

61.1'

AS-BUILT PORCH  
# STEPS 145 S.F.

AC PAD  
28 S.F.

NOW OR F  
LAND OF  
DeMARTIN

S15°27'50"W 115.00'

N15°27'50"E 134.00'

CLEAR 0.4'

15.45

13.4  
BAY  
21 S.

AS-BUILT TWO  
STORY 399 S.F.

HOUSE No. 45  
794 S.F.  
PROPOSED  
1,050 S.F.

 $+ 2n$ 

AS-BUILT TWO  
STORY 373 S.F.

DIRT  
DRIVEWAY

COVERED  
PORCH  
146 S.F.

AS-BUILT  
PORCH  
62 S.F.  
CLEAR 0.9'

1' ROOF O.H.

S74°32'10"E 45.00