

# 70 Anderson Lane, Southport, Connecticut



## INVESTMENT OPPORTUNITY WELL LOCATED APARTMENT COMPLEX

### SIX APARTMENT UNITS

- 2,700 Square Feet on .12 Acres
- Billboard on Post Road
- Sale Price: \$1,275,000
- Close Proximity to Southport Village, Train Station and all local amenities including the Delamar Hotel, The grey Goose, and new Equinox gym coming soon.
- Directly off of exit 19 of I-95

For Additional Information Contact

Randy Vidal 203.226.7101 Ext. 3 Email: [randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)

Robert Lewis 203.226.7101 Ext. 7 Email: [robert@vidalwettenstein.com](mailto:robert@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.



Individual Members  
Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

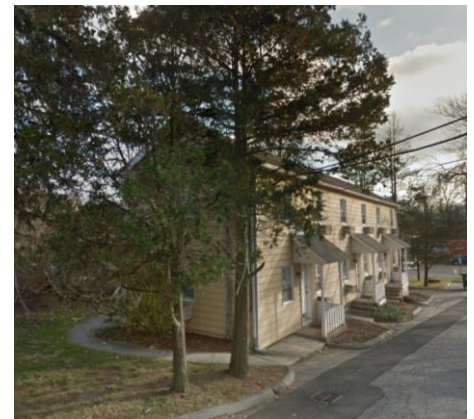
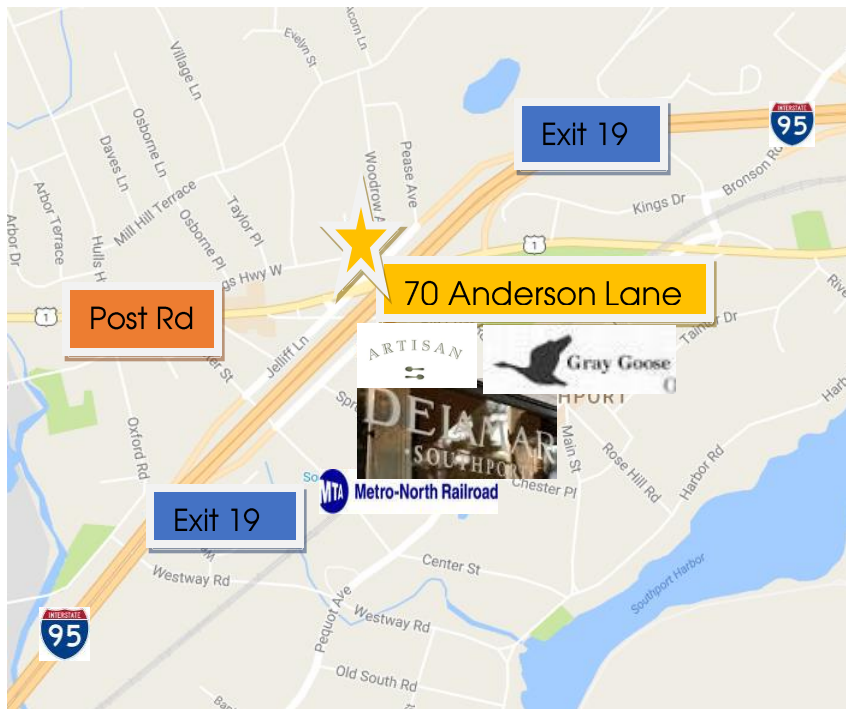
719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 70 Anderson Lane, Southport, Connecticut

**First floor 3 units.  
Second floor 3 units.**

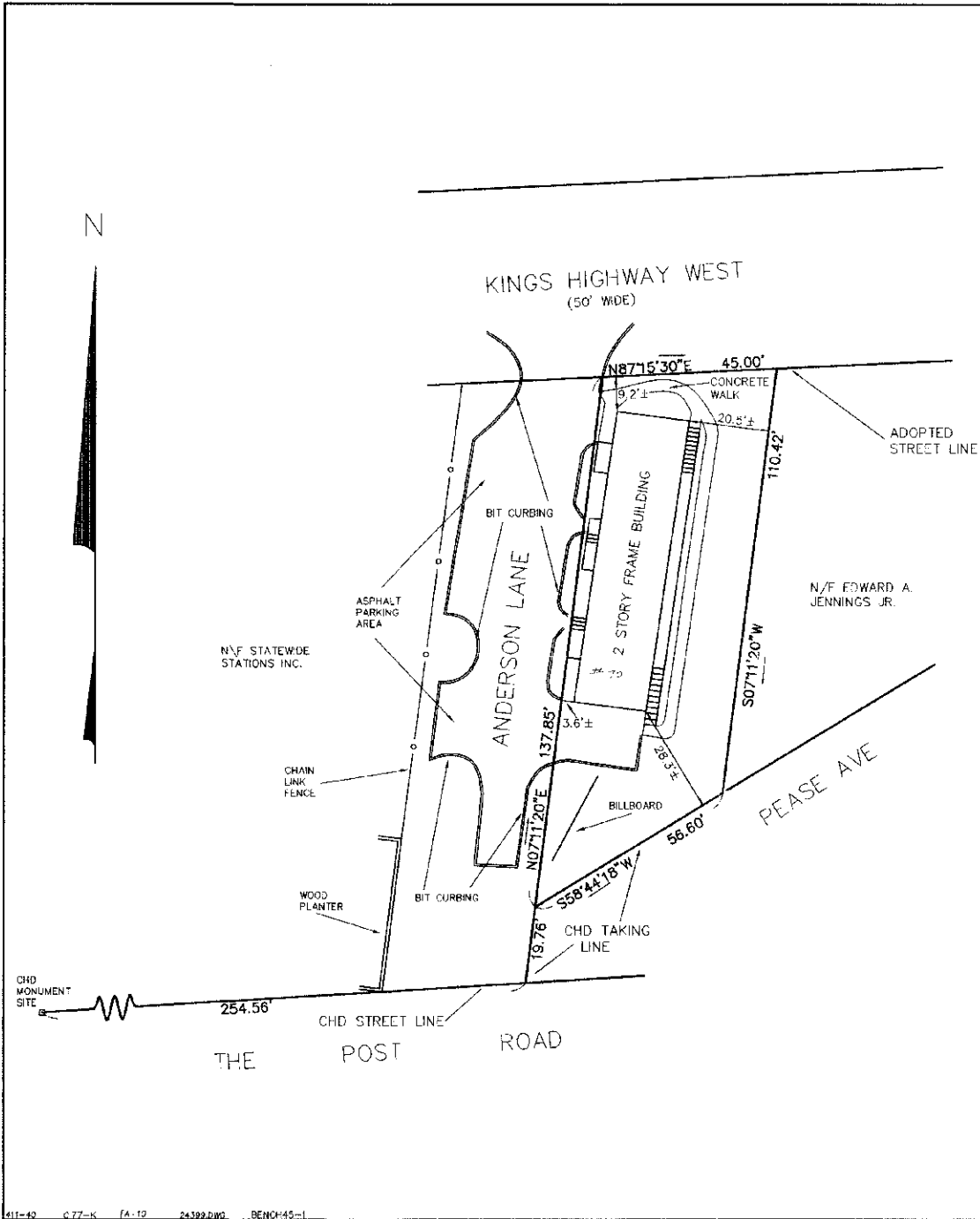
<b>Acres:</b>	0.12	<b>Construction/ Facilities:</b>	Wood Frame	<b>Utilities:</b>	Electric /Single Meter
<b>Total Bldg. SF:</b>	4,554	<b>Parking:</b>	On Street	<b>Water:</b>	City
<b>Rentable SF:</b>	2,700	<b>HVAC:</b>	Electric Units	<b>Sewer:</b>	City
<b>Zoning:</b>	D1	<b>Siding:</b>	Aluminum	<b>Transportation:</b>	I-95 exit 19
<b>Assessment:</b>	\$521,500	<b>Sprinkler:</b>	no	<b>Distance</b>	
<b>Taxes for 2016:</b>	\$12,887	<b>Roof:</b>	Asphalt	<b>to major road:</b>	500'
		<b>Hot Water:</b>	Electric		
		<b>Floors:</b>	2		

**Comments:** Currently leased as executive suites. Units are all fully furnished one bedroom, one bath efficiency. Rent is on a Gross + Cable and phone basis. Billboard leased at \$1700 pm. Walking distance to Southport center and Metro North train station.



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8/97 0-41



This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. The type of survey performed was a Property Survey intended to be used for conveyance or mortgaging purposes. The boundary determination depicted hereon is based on a Dependent Resurvey conforming to Horizontal Accuracy Class A-2.

MAP REFERENCES:

1. REFER TO MAP SHOWING LAND & EASEMENTS CONVEYED TO TOWN OF FAIRFIELD, FRONTAGE ROAD & LAND REVERTED TO TOWN OF FAIRFIELD, JUNE 1962, REV. FEB 7, 1967 T.C. FILE # 3859

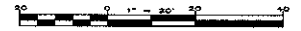
NOTES:

1. LOCATION OF UNDERGROUND UTILITIES IF ANY IS UNKNOWN
2. PARCEL IS IN THE DESIGNED COMMERCIAL ZONE
3. PARCEL IS LOT #125 ON MAP #243 IN FAIRFIELD ASSESSORS OFFICE

Charles S. Spath Sr.  
L.S. #8176

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration null and void.

MAP  
PREPARED FOR  
**A.P.T. DEVELOPMENT, LTD.**  
FAIRFIELD, CONNECTICUT OCTOBER 25, 1999



**THE HUNTINGTON COMPANY, LLC**  
ENGINEERS & SURVEYORS  
FAIRFIELD CONNECTICUT



14-01618