

660 Lindley Street, Bridgeport, Connecticut

2.06 Acre Development Site for Sale



Fully Approved!
40 Two Bedroom Townhouse Apartment Units

Fully Approved by Bridgeport Zoning,
Wetlands and Watercourse Agencies,
Ready to Go!

Location within City of Bridgeport's Urban
Enterprise Zone with Property Tax Benefits

Contact Bruce Wettenstein, SIOR
203.226.7101 ext. 2
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.



Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

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

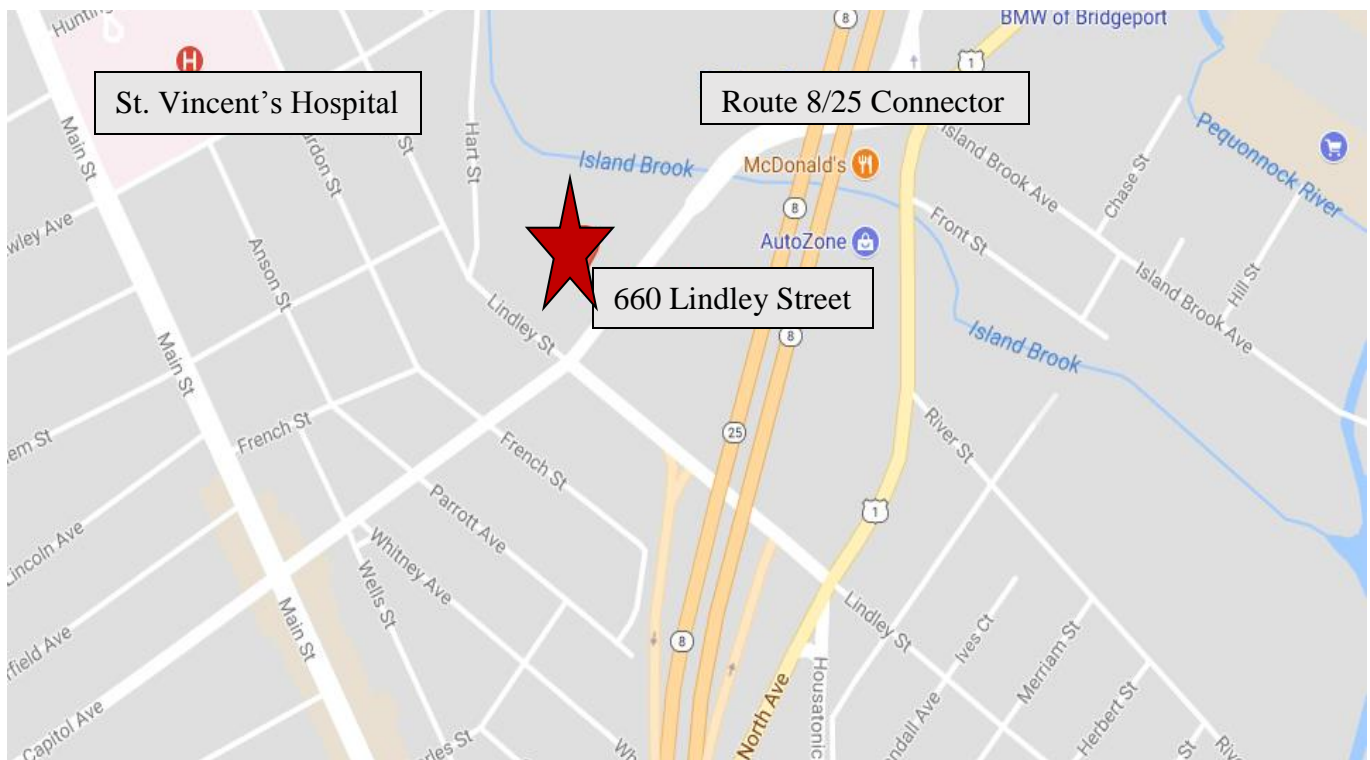
660 Lindley Street, Bridgeport, Connecticut

LOCATION: Located off Hart Street in Bridgeport, CT., 660 Lindley Street is located conveniently ¼ of a mile off Connecticut Route 8/25 which connects to interstate 95 two miles south and CT route 15 two miles North. It is also within 3 city blocks of St. Vincent's medical Center and Nursing College.

DESCRIPTION: The property was approved for the development of 28 two bedroom townhouse style apartments with garage underneath, and 12 two bedroom ranch style apartments. There are no restrictions on tenancy or any affordable rental apartments.

BUILDING AREA: The development calls for 4 separate structures each of which contain 1 handicapped unit. 28 of the units will be townhomes with 2 bedrooms containing approximately 1,120 sq. /ft. of living space on the main and upper levels plus an additional 150 sq. /ft. of usable space behind the lower level garage. 12 of the units will be flats with 2 bedrooms containing approximately 800 sq. /ft. of living space. The parcel is triangular in shape and contains 2.06 acres, (89,906 sq. /ft.) with approximately 15% of the area classified as wetlands along the river.

TAX INCENTIVES: The subject property is located within the City of Bridgeport Urban Enterprise Zone. In order to induce developments like the subject apartment complex, the City is offering a 10 year tax incentive arrangement whereby the owner enjoys a tax abatement over the initial 10 years of the holding period upon completion.



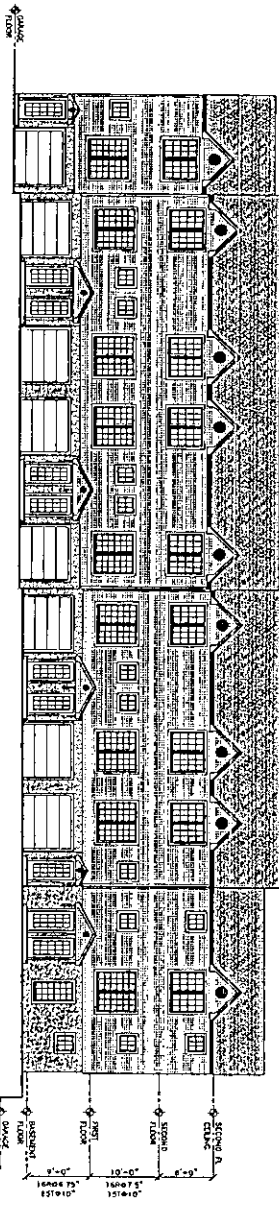
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VIDAL/WETTENSTEIN, LLC

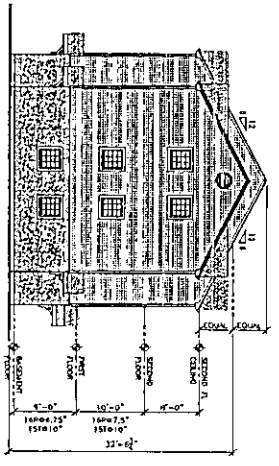


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FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

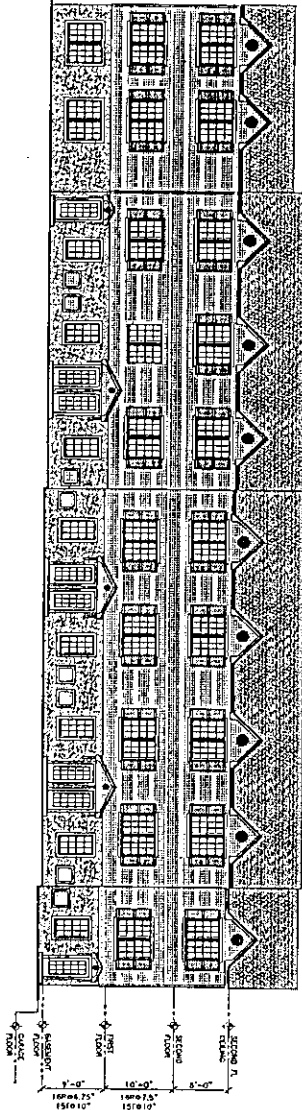
ROSE
R & CO., LLC
ARCHITECTS & INTERIORS
100 W. MAIN ST. / SUITE 200 / BRIDGEPORT, CT 06608
TEL: 203.333.7777 / FAX: 203.333.7778

NO.	DATE	DESCRIPTION

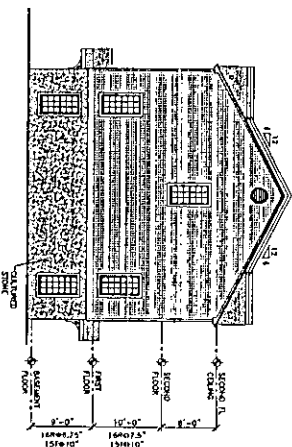
PROJECT NAME
MULTI-FAMILY RESIDENTIAL
660 LINDLEY STREET
BRIDGEPORT, CT 06608
Prepared For:
880 PARTNERS LLC

NO.	DATE	DESCRIPTION

PROJECT NUMBER
A-201a



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

ROSE
R • T 150
& CO., LTD.
A COMMITMENT TO EXCELLENCE IN ARCHITECTURAL DESIGN

NO.	REV.	DATE	DESCRIPTION

MULTI-FAMILY
RESIDENTIAL

880 LINDLEY STREET
BRIDGEPORT, CT 06808

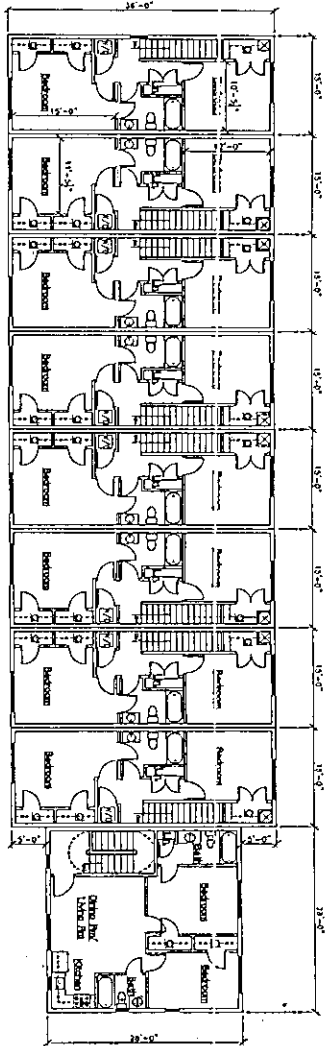
Prepared For:
SOS PARTNERS, LLC

EXTERIOR ELEVATIONS

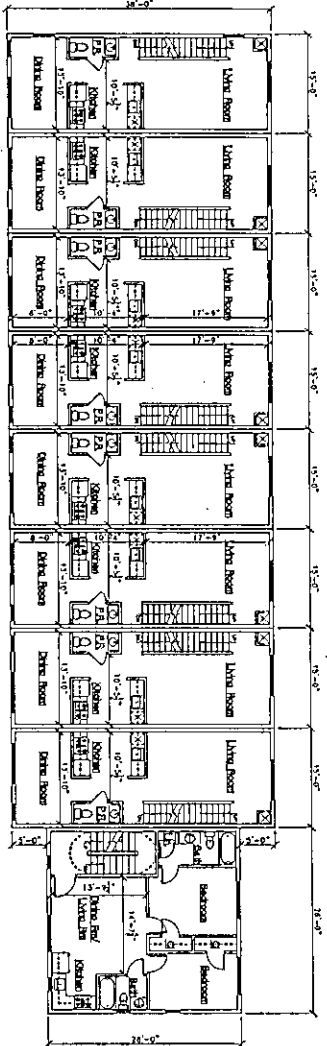
NO.	REV.	DATE	DESCRIPTION



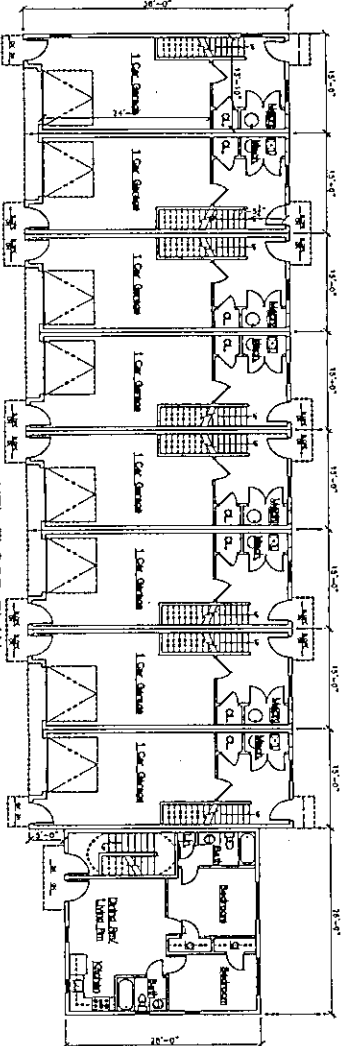
A-202a



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

**ROSE
TISO
& CO., L.P.C.**
ARCHITECTS

180 WEST STREET, SUITE 202, NEW BRITAIN, CT 06053
TEL: (860) 531-1111 FAX: (860) 531-1112

NO.	DATE	REVISION

PROJECT TITLE:
**MULTI-FAMILY
RESIDENTIAL**

660 LINDLEY STREET
BRIDGEPORT, CT 06608

Prepared For:
660 PARTNERS, LLC

SHEET TITLE:
PROPOSED FLOOR PLANS

DESIGNED BY: [blank]
SCALE AS NOTED

DATE: 12-18-13

CHECKED BY: [blank]
PROJECT NUMBER: 1501

DATE: 8/27/14

SHEET NUMBER:
A-101a