

# 427-429 Honeyspot Road, Stratford, Connecticut



## 4,053 Square Feet

**Building:** 1 story building, original built in 1930 & addition built in 1970

**Parking:** 12 off street parking spaces

**Utilities:** All utilities, city water, sewer, and natural gas.

**Electric:** 200 amp & 100 amp, 208 volts, 3 phase

**Heat:** Gas forced air heat, multiple units for 4 sections of the building

**Air Conditioned:** 100% throughout

**Loading:** Drive in door

**Taxes:** \$2.81 PSF.

**Asking price:** \$450,000

### Additional Comments:

- New roof installed in 2019
- Basement in the original portion, new building on slab.
- Bathrooms throughout the building

**For additional information please contact:**

**Bruce Wettstein, SIOR**

**203-226-7101 Ext 2 or email [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**

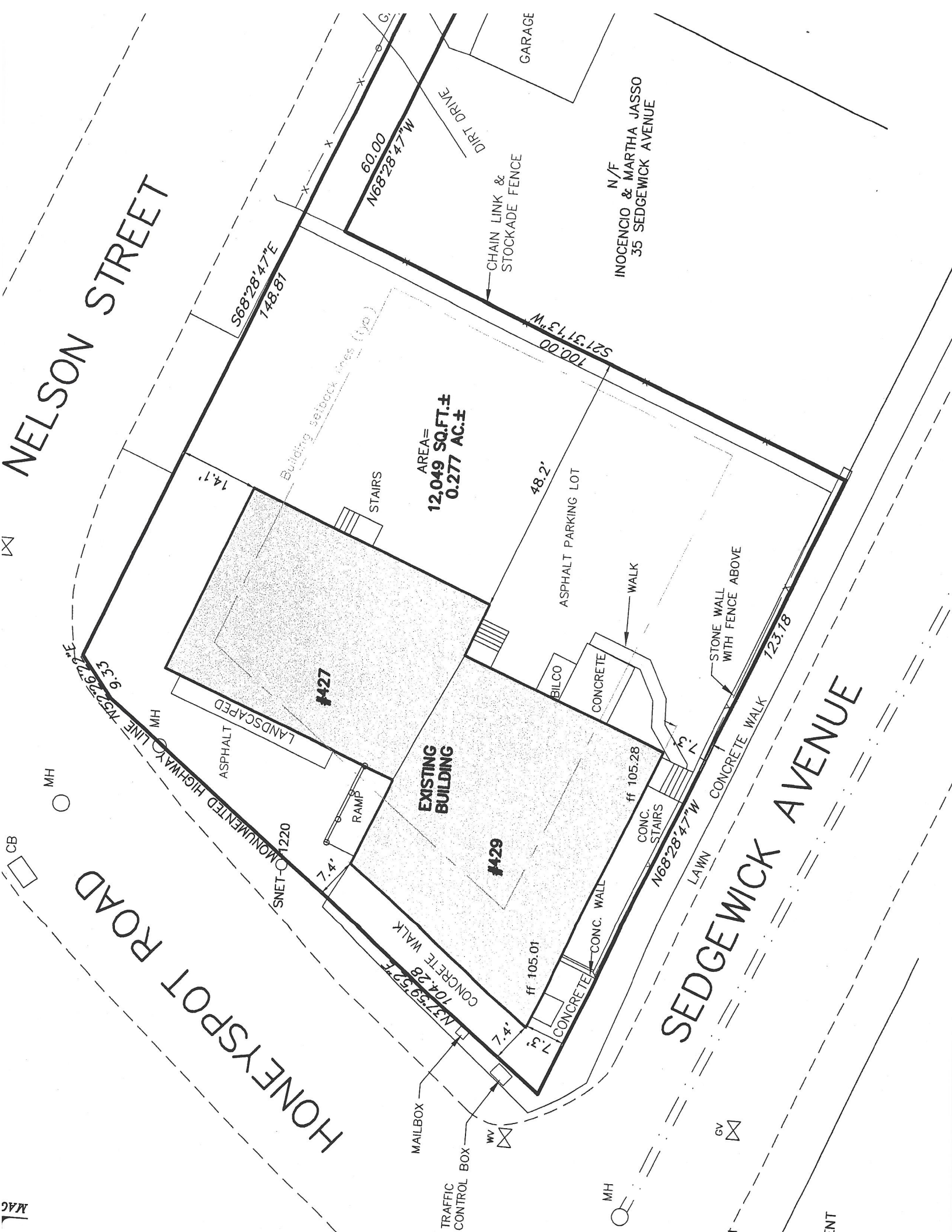
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## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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NELSON STREET

HONEYSPOT ROAD

SEDGEWICK AVENUE

AREA =  
12,049 SQ.FT. ±  
0.277 AC. ±

EXISTING BUILDING

#427

#429

N/F  
INOCENCIO & MARTHA JASSO  
35 SEDGEWICK AVENUE

GARAGE

CHAIN LINK &  
STOCKADE FENCE

STAIRS

ASPHALT PARKING LOT

WALK

STONE WALL  
WITH FENCE ABOVE

ASPHALT

LANDSCAPED

RAMP

CONCRETE WALK

BILCO

CONCRETE

LAWN

CONCRETE WALK

S68°28'47"E  
148.81

N68°28'47"W  
80.00

S21°31'13"W  
100.00

N73°26'27"E  
9.33

723.18

N68°28'47"W

SNET-O-1220

ff 105.01

ff 105.28

N37°39'52"E  
104.28

MAILBOX

TRAFFIC CONTROL BOX

MH

GV

MH

CB

MAG

ENT