

FOR SALE - \$1,950,000

RETAIL/COMMERCIAL USE



2095 Barnum Avenue, Stratford Connecticut

BUILDING SIZE:	19,857 SF
OFFICE\SHOWROOM:	2,000 SF
HVAC:	Gas heat (showroom and office fully air-conditioned)
CEILING HEIGHT:	12' Clear
YEAR BUILT:	1979
PARKING:	76 Surface Spaces available
LAND SIZE:	1.48 Acres (352 feet of frontage on Barnum Avenue)
PUBLIC TRANSPORTATION:	Within one block of Greater Bridgeport Transit Bus Line serving Milford to Norwalk
POWER:	400 AMPS, 240 volt 3 Phase
COMMENTS:	Conveniently located near I-95 exit 32, on the corner of Barnum Avenue and Thompson Street. The site offers great exposure. Zoned CA, the site permits a myriad of uses, including retail stores, hotel, restaurants, residential development, car rental, and sales.
TAXES:	\$ 1.47/PSF
SALE PRICE:	\$1,950,000



FOR MORE INFORMATION PLEASE CONTACT:

Christopher K. O'Hara
cohara@coldwellbanker.com
(O) (203) 831-4187 (M) (203) 257-0032

Coldwell Banker Commercial NRT
77 Old Ridgefield Road
Wilton, CT 06897



Independently owned and operated by NRT. The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/Tenant's intended use of the property.

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GREAT VISIBILITY | GREAT LOCATION—MINUTES FROM I-95, MERRIT PARKWAY & ROUTE 8

NEIGHBORHOOD DEMOGRAPHICS

1 Mile	29,547
3 Mile	133,580

TRAFFIC COUNT

10,200 / Per day



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