

**RARE FREESTANDING 1,600 SF BUILDING FOR SALE — WIDE VARIETY OF USES ALLOWED
PRICE REDUCED !!!**



323 Strawberry Hill Avenue, Norwalk, CT

SIZE	1,600 SF Office, showroom and warehouse space.
ZONING	Business 2 (B2)
USES	Wide variety of uses - medical, fitness, retail, childcare, R/
TAXES	\$6759.26 per year
CONSTRUCTION	Concrete block/ brick construction with pitch roof , asphalt shingles
HVAC	Fully air-conditioned and gas heater combo boiler/ 4 ton tran A/C Unit- 2 zones
POWER	200 amps 3 phase 120 volt
LAND	3,920 SF - Parking in front and easement to rear parking space
LOCATION	Located with sign visible from the Boston Post Road. Exit 16, I-95, minutes from Route 7 & Merritt Parkway
SALE PRICE	WAS \$495,000 ***NOW \$449,000 !!!***



FOR MORE INFORMATION PLEASE CONTACT:

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