# FOR SALE

± 2.61 Acres

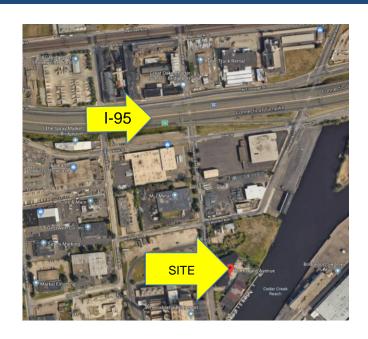


82-92 Howard Avenue, Bridgeport, CT

For additional information or to request a showing please contact the Exclusive Agents David Flayhan: 203-307-0785 ext. 1 Cell: 203-858-2437 dflayhan@colonialrealty.net David Gorbach: 203-367-4087 ext. 2 dgorbach@colonialrealty.net

### Colonial Realty

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## MORE DETAILS

### **Property Highlights:**

Terrific opportunity to own and lease out or redevelop a beautiful 2.61-acre waterfront site with 42 slip marina

Access to I-95 and only a few blocks short blocks away

• Parcel Size: ± 2.61 Acres

Boat Docks: approx. 42 slips

• Parking: Ample

Utilities: UI

Water: City

Sewer: City

• Zoning: ILI

• Taxes: \$40,739.23

Sale Price: \$2,975,000

#### **Building Comments:**

- Building 1: +/- 25,000 SF of open warehouse space (may be equally split 12,500 ea.)
- Building 2: +/- 5,000 SF high ceiling warehouse or office conversion





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