

# For Sale

## Classic Modern Architecture

## Perfect for User / Investor



30 Osborne Avenue, Norwalk, CT

For additional information or to request a showing please contact the Exclusive Agents

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## Colonial Realty

A SOUTHPOINT GROUP COMPANY

# MORE DETAILS

## Property Highlights

- Classic modern style architecture
- Abundance of natural light flooding interior space
- On-site parking
- New roof installed in 2020
- 3 story office building totaling 5,949 sf on 3 floors:
  - 1<sup>st</sup> and 2<sup>nd</sup> floor available
  - 3<sup>rd</sup> floor leased out
- Zone: NB (Neighborhood Business)
- Land Area: .15 acres (6,534 sq ft)
- 3 blocks to Metro North RR station – East Norwalk
- 1/4 mile off I-95 Exit 16
- 1/2 mile from the bustle of SONO
- Floor Plans:
  - 1<sup>st</sup> Floor: 2,326 sf.
  - 2<sup>nd</sup> Floor: 2,070 sf.
  - 3<sup>rd</sup> Floor: 1,553 sf.
- Potential redevelopment site
- Asking Price: \$1,100,000



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