



For Sale or Lease 3500 Main St/24 Brewster St. .31+- Acre



For Sale: \$690,000 for both properties
For Lease of 3500 Main Street only: \$3,200/month NNN
MOST DESIRABLE LOCATION IN PARADISE GREEN!

The property is situated as you enter the Paradise Green area which is the most desirous retail area in Stratford at the corner of Main Street and Brewster Street. Paradise Green has 35-40 storefronts and offices. This parcel is located at the most visible location in the immediate area.

There are two properties included:

- 1) 3500 Main Street, 1,188sf, which was last used as a repair garage, and;
- 2) 24 Brewster Street which is a house that is currently rented for \$1,500/month.

There is a total of .31+- acres and could allow for as much as a 5000 SF +/- building. There is also adjacent municipal parking that would be available. City water and sewer. Both parcels are zoned commercial.

Call Ted for more information @ 203-260-2140

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.



Ted Hoyt/Hodson Realty, Inc.
6515 Main St. , Trumbull, Ct. 06611
Ph: 203-268-7743
Cell: 203-260-2140
Ted@HodsonRealty.com
www.HodsonCommercial.com



Integrity. Quality. Experience. Service.

