



## Auto Repair Shop 582 Howe Ave., Shelton For Sale:\$479,900



### GREAT LOCATION IN BOOMING DOWNTOWN SHELTON

- 1,600sf auto repair shop located on busy Howe Ave., Shelton.
- 3 bay auto garage presently used as auto body shop. Over-sized lot. Additional 1600sf addition has been approved. Ideal for auto repair, auto body and alternate uses.
- Numerous apartment complexes being built in downtown Shelton that add to the demand for services. Low real estate taxes make owning your own property & business in Shelton an intelligent business/investment strategy.
- City water & septic. Land area: .278 acre Possibility to acquire adjacent land. **WON'T LAST!**

For Sale: \$479,900.00  
Taxes: \$2,424 (July 2021 – June 2022)

**Call Steve Hodson Today at 203-260-1369!**

*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*



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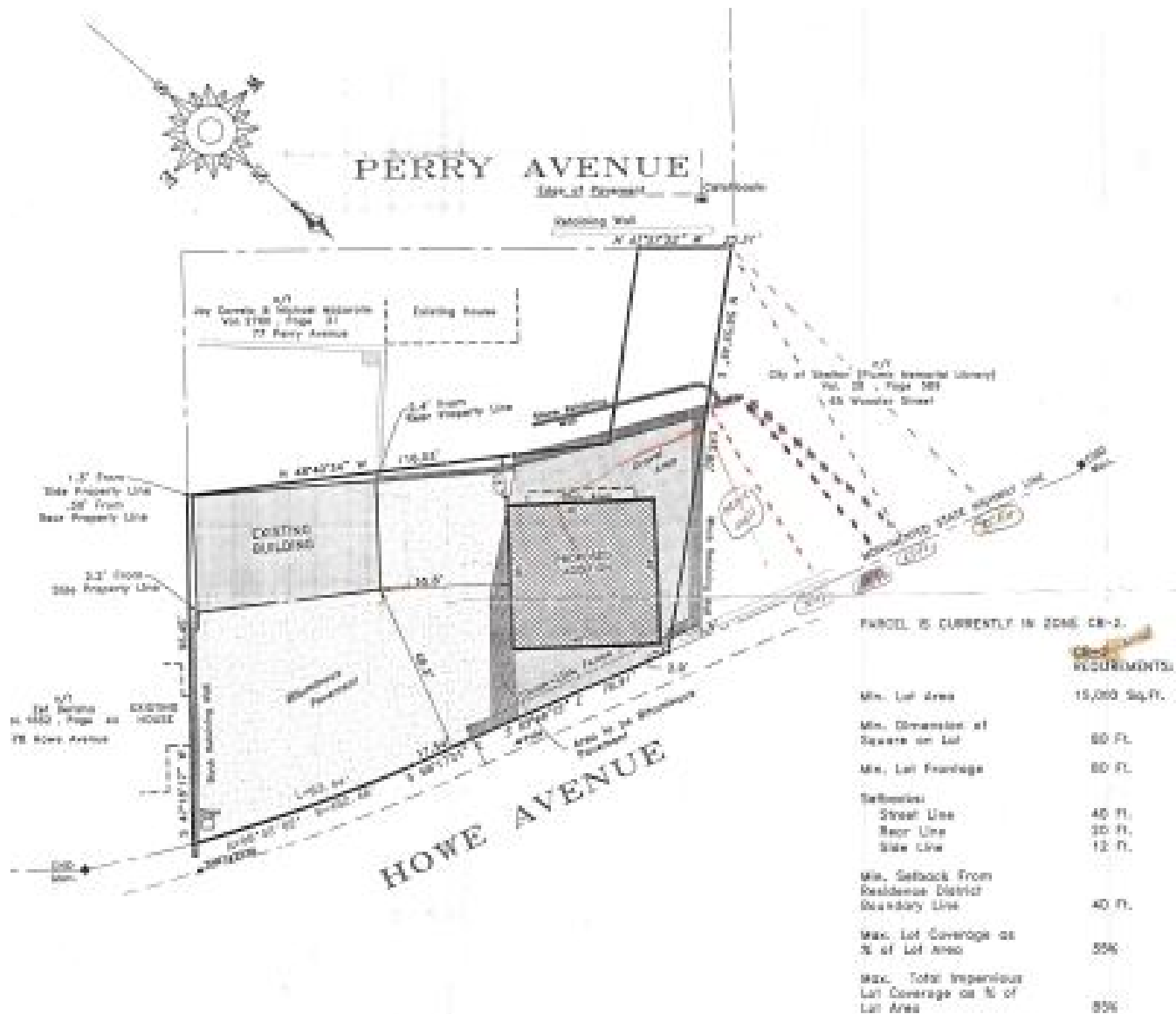


*Integrity. Quality. Experience. Service.*



# PERRY AVENUE

1874.2' Street



PARCEL IS CURRENTLY IN ZONE CR-2.

	REQUIREMENTS
Min. Lot Area	15,000 Sq. Ft.
Min. Dimension of Square on Lot	80 Ft.
Min. Lot Frontage	80 Ft.
Setbacks	
Street Line	40 Ft.
Rear Line	30 Ft.
Side Line	15 Ft.
Min. Setback From Residential District Boundary Line	40 Ft.
Max. Lot Coverage as % of Lot Area	55%
Max. Total Impervious Lot Coverage as % of Lot Area	85%