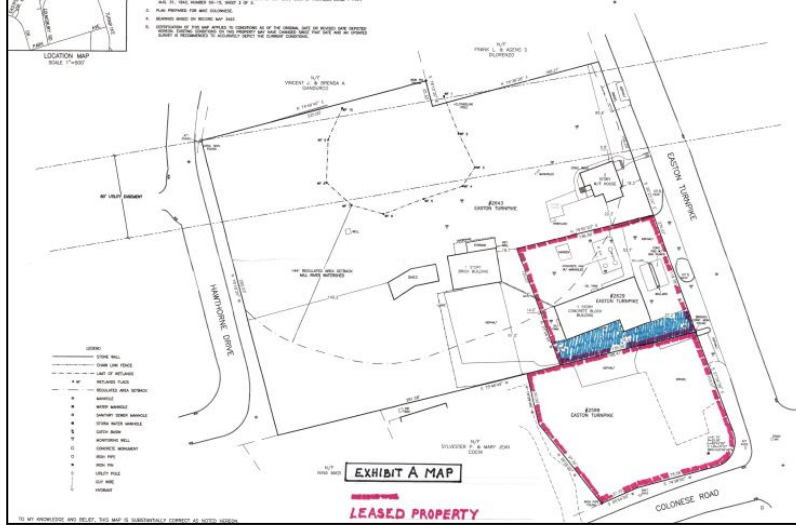




# 2599, 2629 & 2643 Easton Tpke, Fairfield For Sale: \$4,800,000 3 parcels of land zoned R-3



## 3 parcels of land available for sale. Half mile South of Exit 46 off the Merritt Parkway – Route 59

### 2599 Easton Turnpike

This vacant parcel of land is .51 acres and is located at the corner of Easton Turnpike and Colonese Road. It is zoned R-3. This property is currently leased to the service station located on the adjacent property to the north. Assessment: \$221,550, Taxes: \$5,977

### 2629 Easton Turnpike

This is a .37 acre parcel of land where a gas station and a repair garage business are currently in operation. The business is housed in a 3,158sf building with five bays that was constructed in 1940. This property, along with the vacant half-acre of land at 2599 Easton Turnpike, is leased for \$95,000 per year to a proprietor who has operated a business here for more than thirty years. The roof was replaced four years ago. The property is zoned R-3. Assessment: \$630,420, Taxes: \$17,008

### 2643 Easton Turnpike

This is a 2.5 acre parcel of land zoned R-3 that has two structures on it. One is a 1,810 sf two story, eight room, three bedroom house that was built in 1924. It is currently rented for \$2,400 per month. The roof is about ten years old. Assessment: \$528,640, Taxes: \$14,627. The second building is a 2,162sf warehouse/garage that is currently vacant. The roof was replaced about four years ago. There is an 85+/- foot strip of land that runs along the northerly border of this property that has seventy foot high power lines running through it. An area of wetlands also exists, which is primarily located in the 85 foot strip of land. This parcel also has road frontage on Hawthorne St to the rear.

*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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