



SURF AVENUE PORTFOLIO

STRATFORD, CT 06615

DESIGNATED
OPPORTUNITY
ZONE

PRICE REDUCTION:

Development Opportunity: 1.14 Acres with Highway Visibility in a Designated Opportunity Zone for Sale at ~~\$1,400,000~~ \$1,300,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to announce a price reduction on the **Surf Avenue Portfolio in Stratford, CT**. The price has been reduced from \$1,400,000 to \$1,300,000. This portfolio presents an outstanding commercial development opportunity on 1.14 acres with highway visibility. Located in a Designated Opportunity Zone, the purchaser of this portfolio may be eligible for significant capital gains tax benefits.

Comprised of five adjacent properties in a Light Industrial District (MA) Zone, the Surf Avenue portfolio includes three parcels of vacant land and two parcels that have building structures in need of demolition: a 3,305 SF warehouse and a 1,200 SF garage at 348 Surf Avenue, and a 1,064 SF residential home at 376 Surf Avenue.

Conveniently situated just off the I-95 Exit 30 ramp, this portfolio boasts an impressive 381 linear feet of frontage along Surf Avenue. Its strategic location provides excellent accessibility and is further enhanced by its proximity to key establishments such as the FedEx Ship Center, UPS, Dunkin', Raymour & Flanigan Distribution Center, and the Amazon Delivery Station.

Thanks to its close proximity to major thoroughfares, transportation and logistics flow effortlessly in this area. The Coastal Link Bus Stop located at Stratford Avenue and Surf Avenue is only 0.6 miles away, offering convenient public transportation options. Additionally, Sikorsky Memorial Airport is a mere 2.1 miles away, providing easy access to air travel.

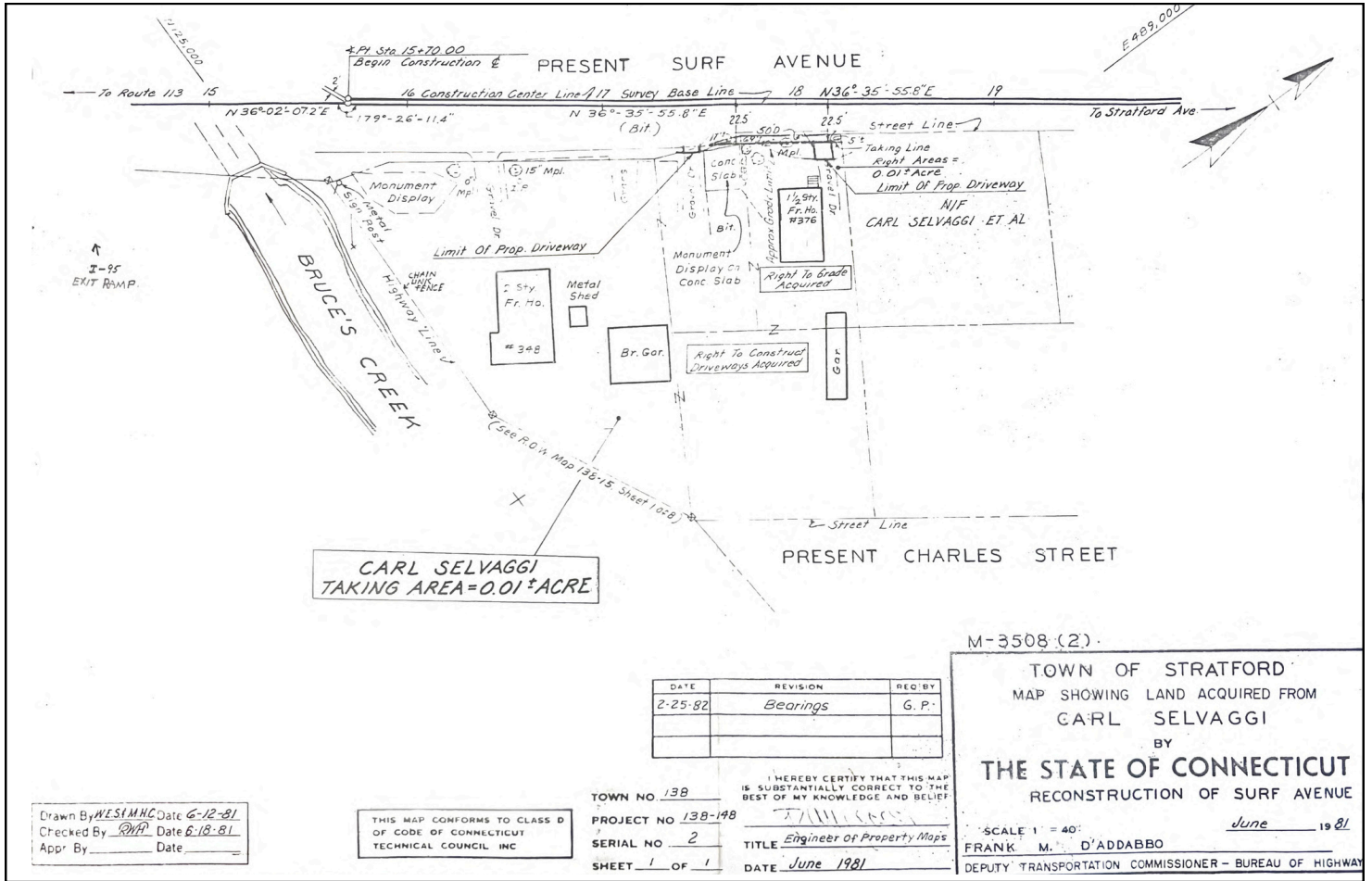
Don't miss your chance to acquire this promising portfolio and unlock its full potential for future development. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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SITE PLAN



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