



**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.

## SURF AVENUE PORTFOLIO STRATFORD, CT 06615

### Financial Information

**Sale Price:** ~~\$1,400,000~~ \$1,300,000

**Real Estate Taxes:** \$25,103.70 (2023)

**Eligibility:** Designated Opportunity Zone

### The Site

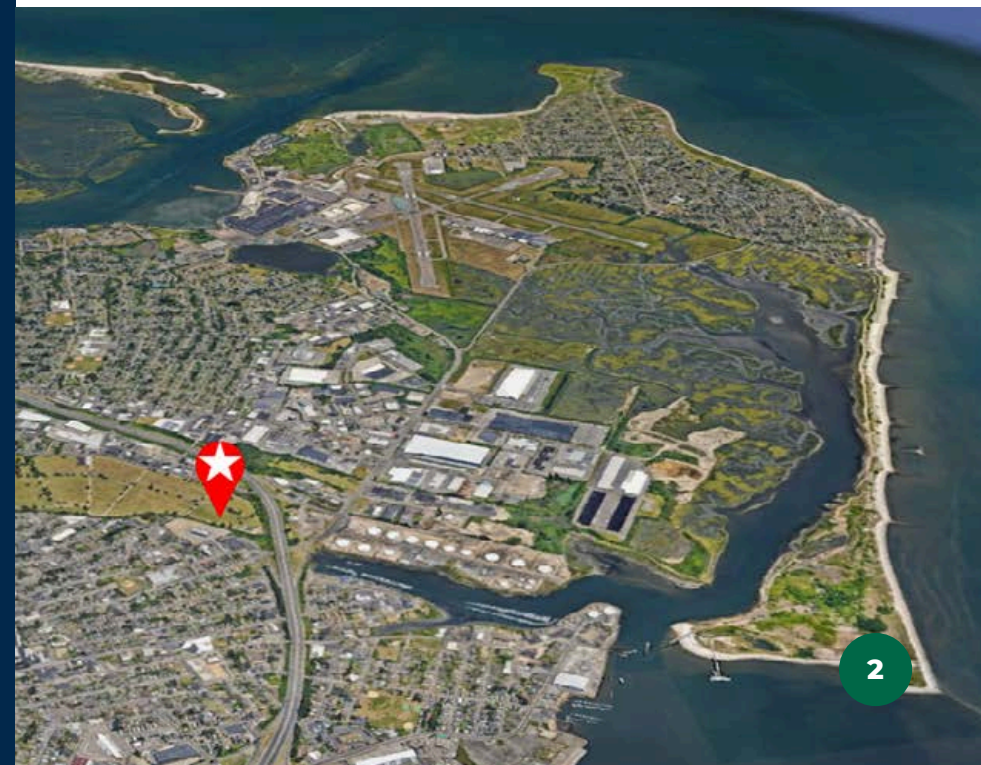
**Land:** 1.14 Acres

**Zoning:** Light Industrial Zone (MA)

### Utilities

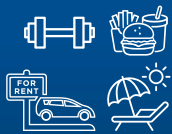
**Water/Sewer:** City/City

**Heating:** Oil





## CONVENIENT LOCATION WITH NEARBY AMENITIES



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



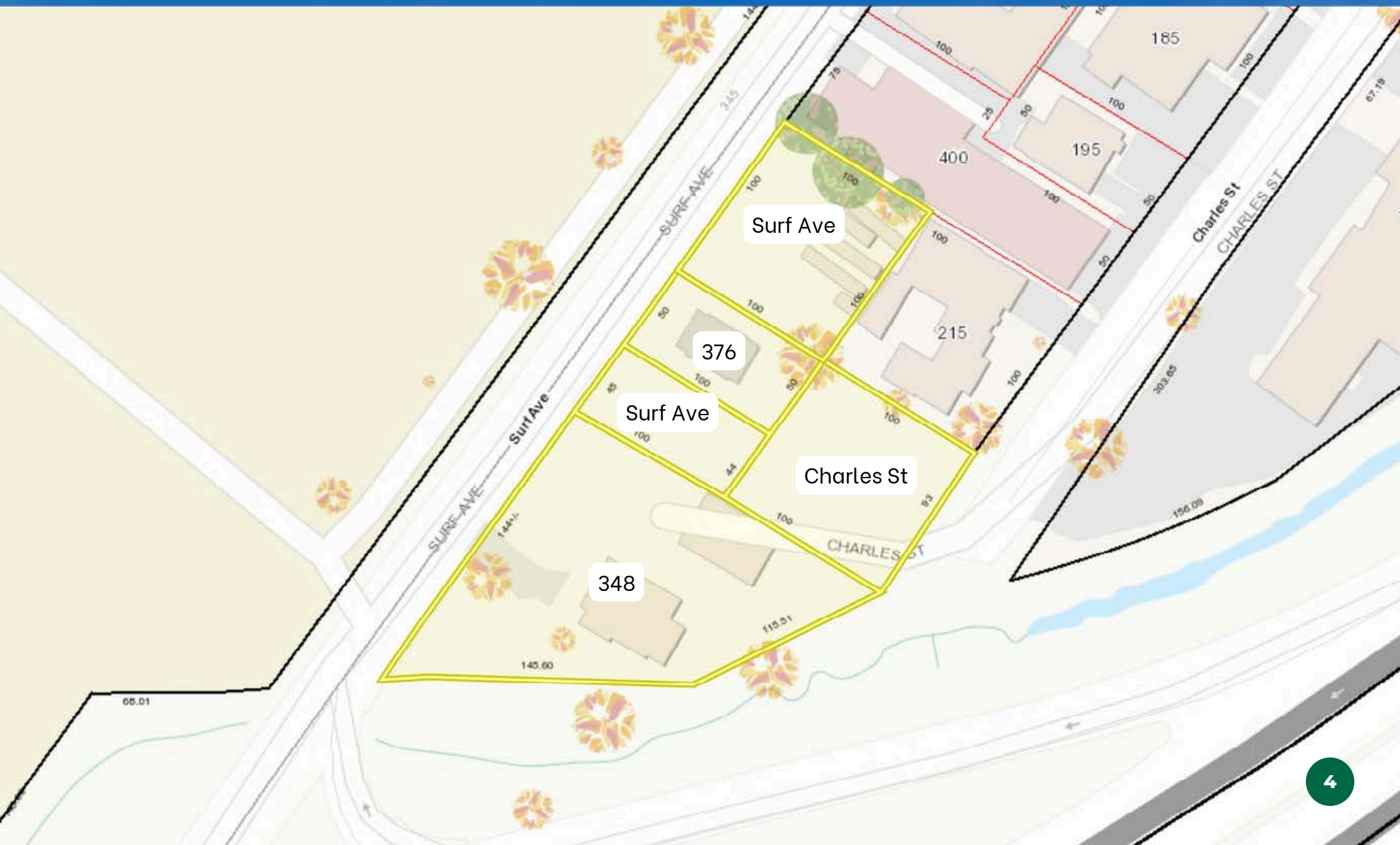
Surrounded by Distribution Companies including FedEx, UPS, and Amazon.



Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

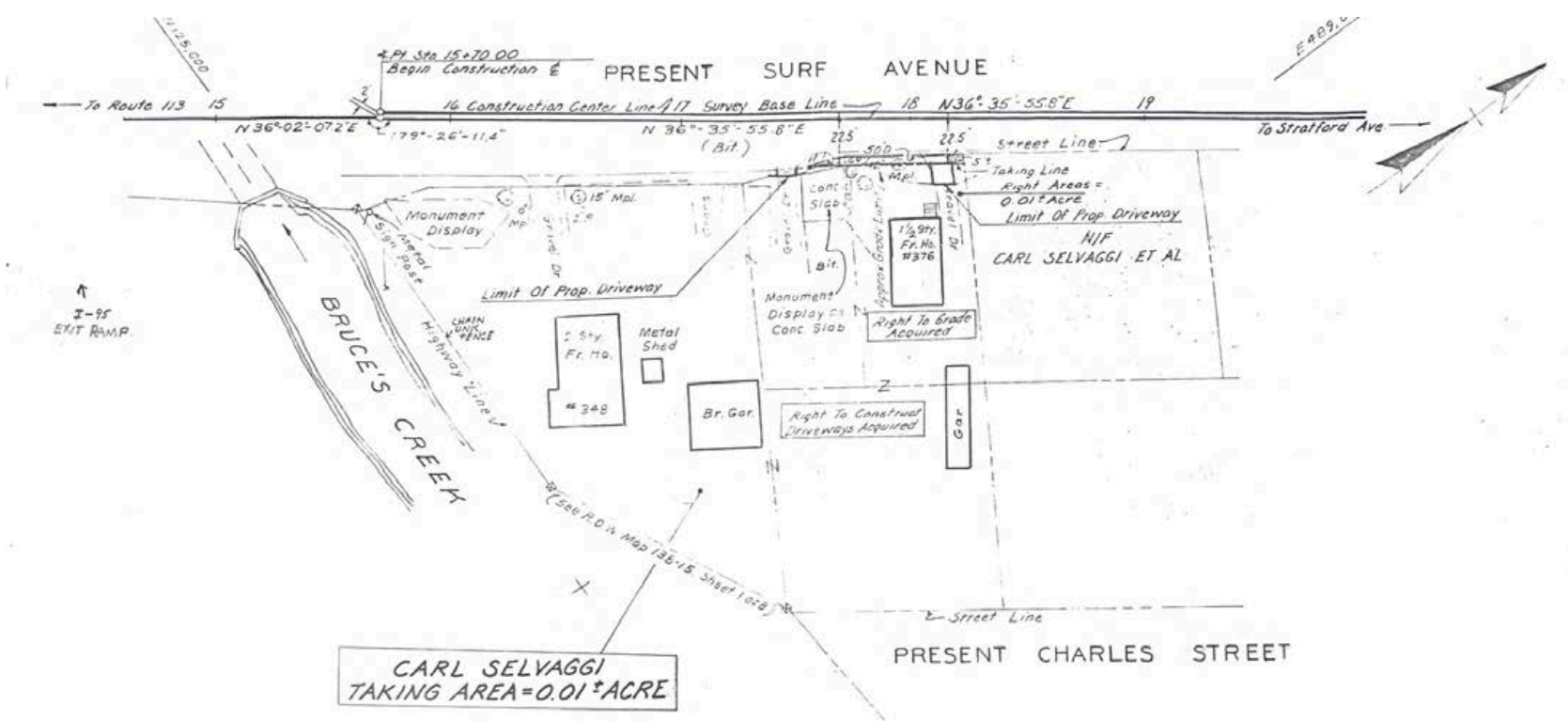
# PARCEL MAP

## SURF AVENUE PORTFOLIO STRATFORD, CT 06615



# SITE PLAN

# SURF AVENUE PORTFOLIO STRATFORD, CT 06615



Drawn By WESTMHC Date 6-12-81  
 Checked By RWP Date 6-18-81  
 Appr By \_\_\_\_\_ Date \_\_\_\_\_

THIS MAP CONFORMS TO CLASS D  
 OF CODE OF CONNECTICUT  
 TECHNICAL COUNCIL INC

TOWN NO 13B  
 PROJECT NO 13B-198  
 SERIAL NO 2  
 SHEET 1 OF 1

DATE	REVISION	REQ BY
2-25-82	Bearings	G. P.

I HEREBY CERTIFY THAT THIS MAP  
 IS SUBSTANTIALLY CORRECT TO THE  
 BEST OF MY KNOWLEDGE AND BELIEF

TITLE Engineer of Property Maps  
 DATE June 1981

M-3508 (2)  
 TOWN OF STRATFORD  
 MAP SHOWING LAND ACQUIRED FROM  
 CARL SELVAGGI  
 BY  
 THE STATE OF CONNECTICUT  
 RECONSTRUCTION OF SURF AVENUE

SCALE 1" = 40'  
 FRANK M. D'ADDABBO  
 DEPUTY TRANSPORTATION COMMISSIONER - BUREAU OF HIGHWAY

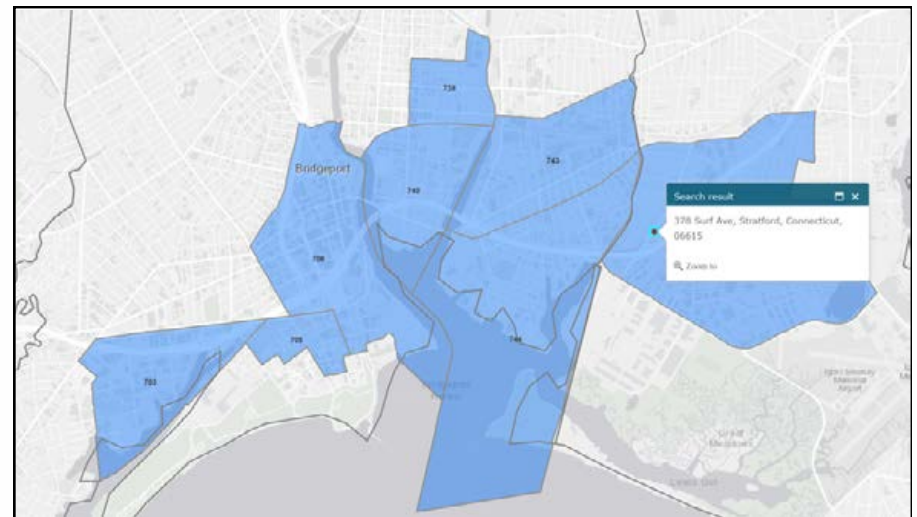
June 1981

# Connecticut<sup>®</sup> Opportunity Zones



## Designated Opportunity Zone

The Surf Avenue Portfolio is in a Designated Opportunity Zone where private investments, under certain conditions, may be eligible for capital gain tax incentives. [Click here for more information.](#)



# NEXT STEPS

# SURF AVENUE PORTFOLIO STRATFORD, CT 06615



REVIEW ZONING  
REGULATIONS



VIEW ONLINE  
LISTING



EMAIL BROKER



CALL BROKER



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