



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.

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Financial Information

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

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

Eligibility: Designated Opportunity Zone

The Site

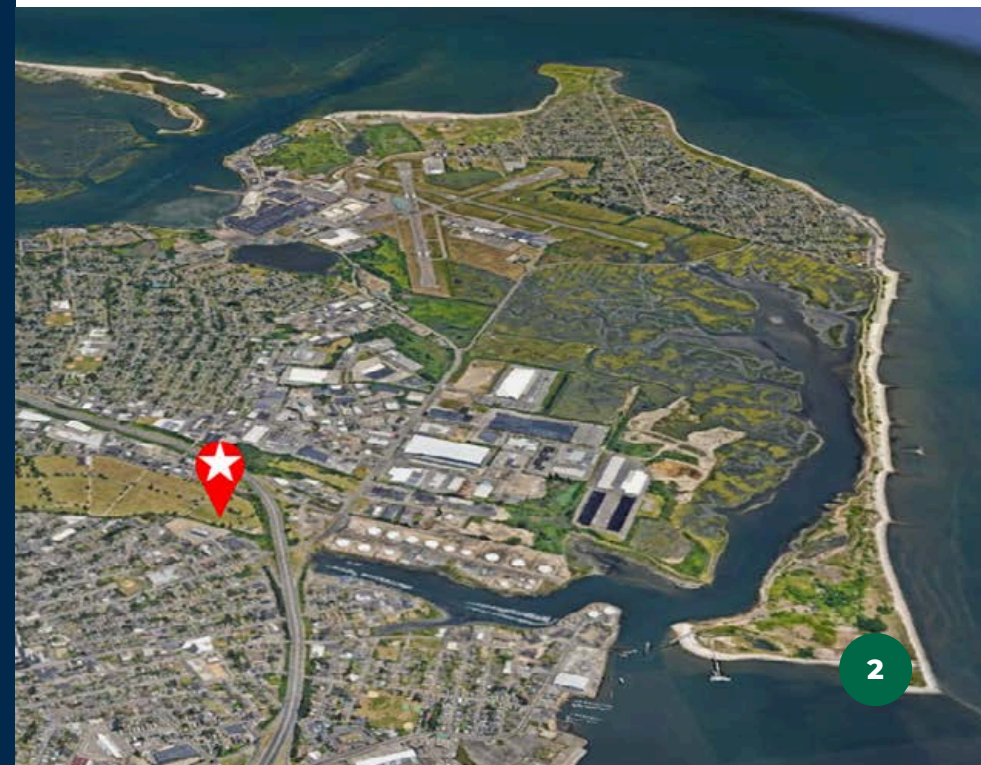
Land: 1.14 Acres

Zoning: Light Industrial Zone (MA)

Utilities

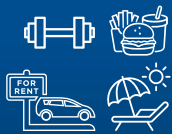
Water/Sewer: City/City

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.

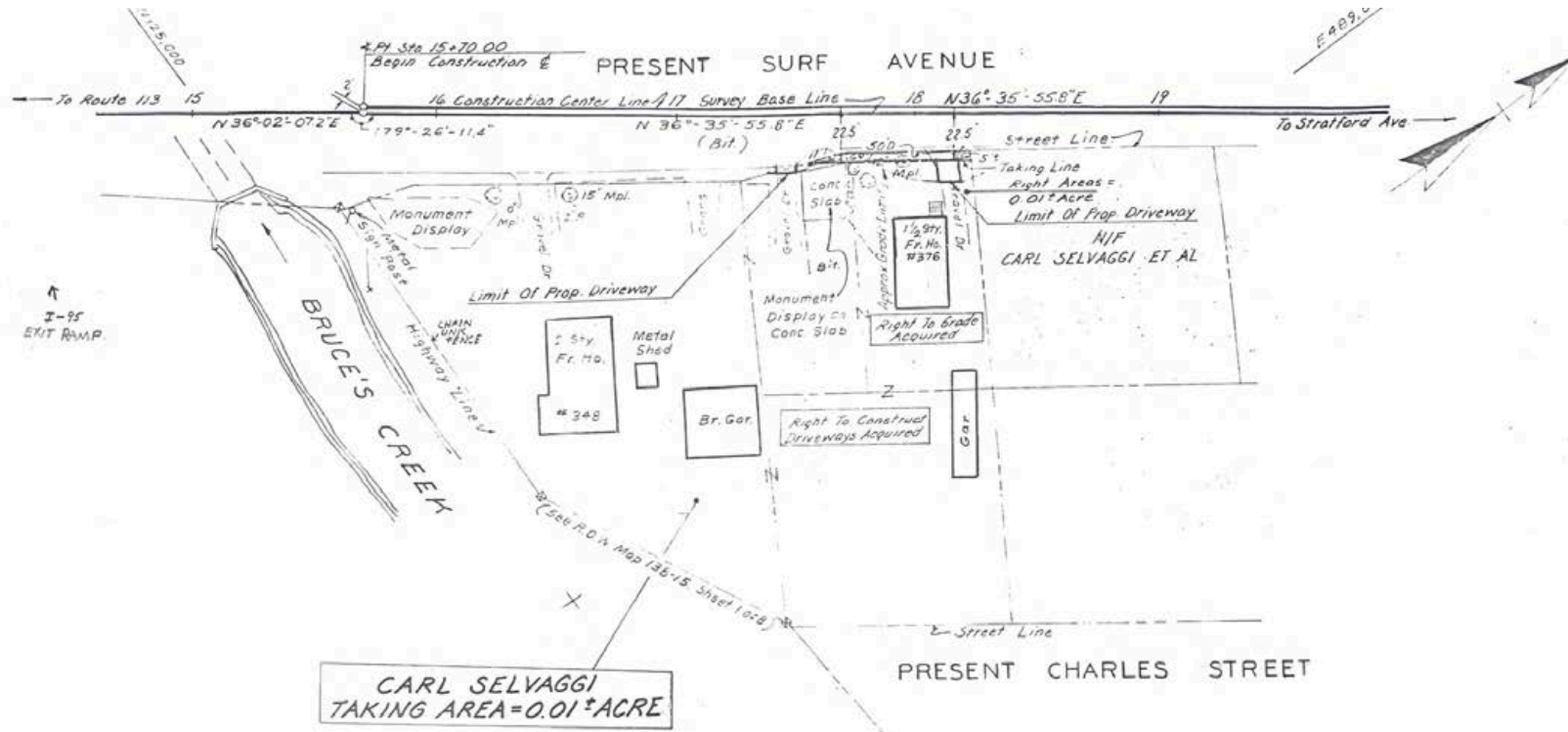
PARCEL MAP

SURF AVENUE PORTFOLIO STRATFORD, CT 06615



SITE PLAN

SURF AVENUE PORTFOLIO STRATFORD, CT 06615



**CARL SELVAGGI
TAKING AREA = 0.01± ACRE**

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

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

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

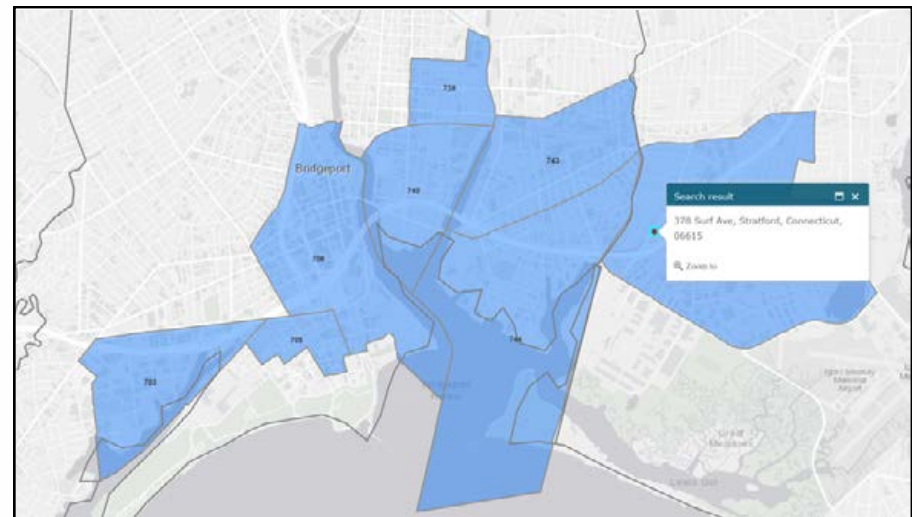
June 1981

Connecticut[®] 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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