

60 KATONA DRIVE FAIRFIELD, CT



EXCLUSIVE OFFERING:
APPROVED RESIDENTIAL
DEVELOPMENT

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

60 KATONA DRIVE FAIRFIELD, CT

PROPERTY HIGHLIGHTS

Baldwin Pearson & Co, Inc. is pleased to present 60 Katona Drive Fairfield, CT 06824 to the market. The property is currently configured as a two story office building located right off of Black Rock Turnpike in Fairfield, CT. The site is fully approved to be converted from it's current office status to an 18 unit apartment building. The building is located steps from all the dining and retail amenities of Black Rock Turnpike, making it an ideal location for the newest boutique apartment development in the area.

Select Property Highlights:

- The current property spans approximately 18,343 square feet across two stories and sits on .88 acres
- The property is being sold with approved plans to the convert the property to an 18 unit apartment building. Plans available upon request
- The completed property will be 2.5 stories and feature 14 one bedroom apartments, 2 two bedroom apartments, and 2 studio apartments
- The property features two large parking lots
- A+ location, steps from the plethora of retail and nightlife on Black Rock Turnpike, a short drive to Metro North transit stations at Fairfield Metro and Downtown, Fairfield Center and Beach area, and the major universities of Fairfield University and Sacred Heart University



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60 KATONA DRIVE FAIRFIELD, CT PROPOSED RENDERING



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60 KATONA DRIVE INTERIOR PHOTOS



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Listing Price:

Listing Price: \$2,500,000

Approx. Square Footage: 18,343

PPSF: \$136

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CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 60 Katona Drive Fairfield, CT 06824 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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