

# Flex Industrial & Residential for Sale



4 VAN TASSELL COURT | NORWALK, CT  
PROPERTY BROCHURE

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**AVISON  
YOUNG**

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# 4 Van Tassell Court | Norwalk, CT

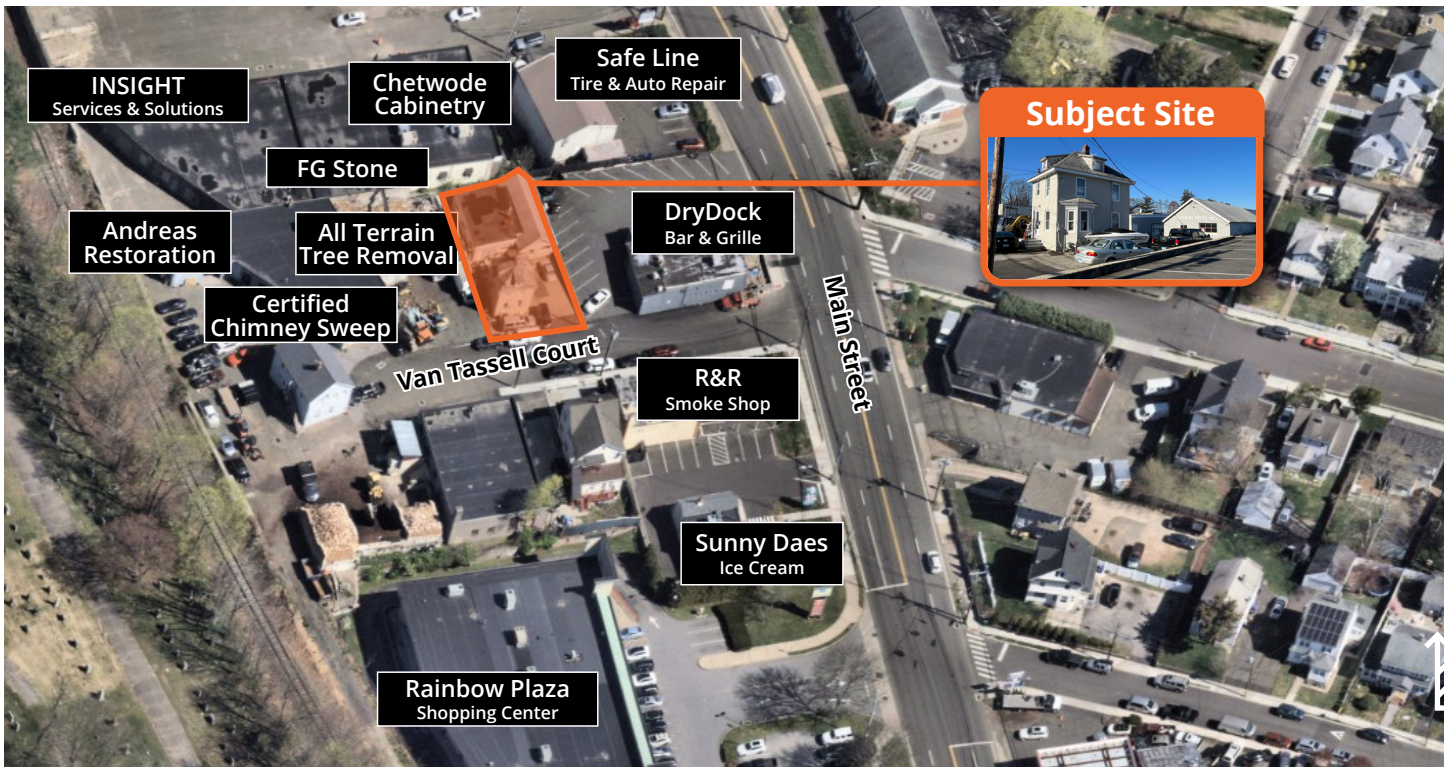
Avison Young, as exclusive broker is pleased to offer for sale 4 Van Tassell Court in the north end of Norwalk, CT. The property features an 1,860 square foot (sf) light manufacturing flex/ industrial building with drive-in door plus a 2.25-story 962 sf single family rental home with basement.

The buildings are situated on a 0.11 acre lot on a freshly paved cul-de-sac off Main Street. A minute's drive from I-95 New England Thruway via the Route 7 Connector, and Route 15 Merritt Parkway, the property is easily accessible from points north and south.

Neighborhood amenities include restaurants, coffee shops, shopping centers, banks, hotels, auto servicing, and more accessible by car or foot.

Both buildings will be delivered vacant at closing. The industrial building, home to the Silvermine Press for over 70 years, offers an investor or business owner-occupier a blank canvas to establish a successful enterprise. The single-family home offers stable incremental rental income to industrial building tenant.

**\$649,000 | ASKING PRICE**



## INVESTMENT HIGHLIGHTS

- Centrally located in North Norwalk off Main Street
- Minutes from I-95 NE Thruway and Rte. 15 Merritt Parkway
- Mixed-use property with two income stream potential
- Excellent owner-occupier and/or investor opportunity
- Vacant delivery for maximum optionality

 **2**  
BUILDINGS

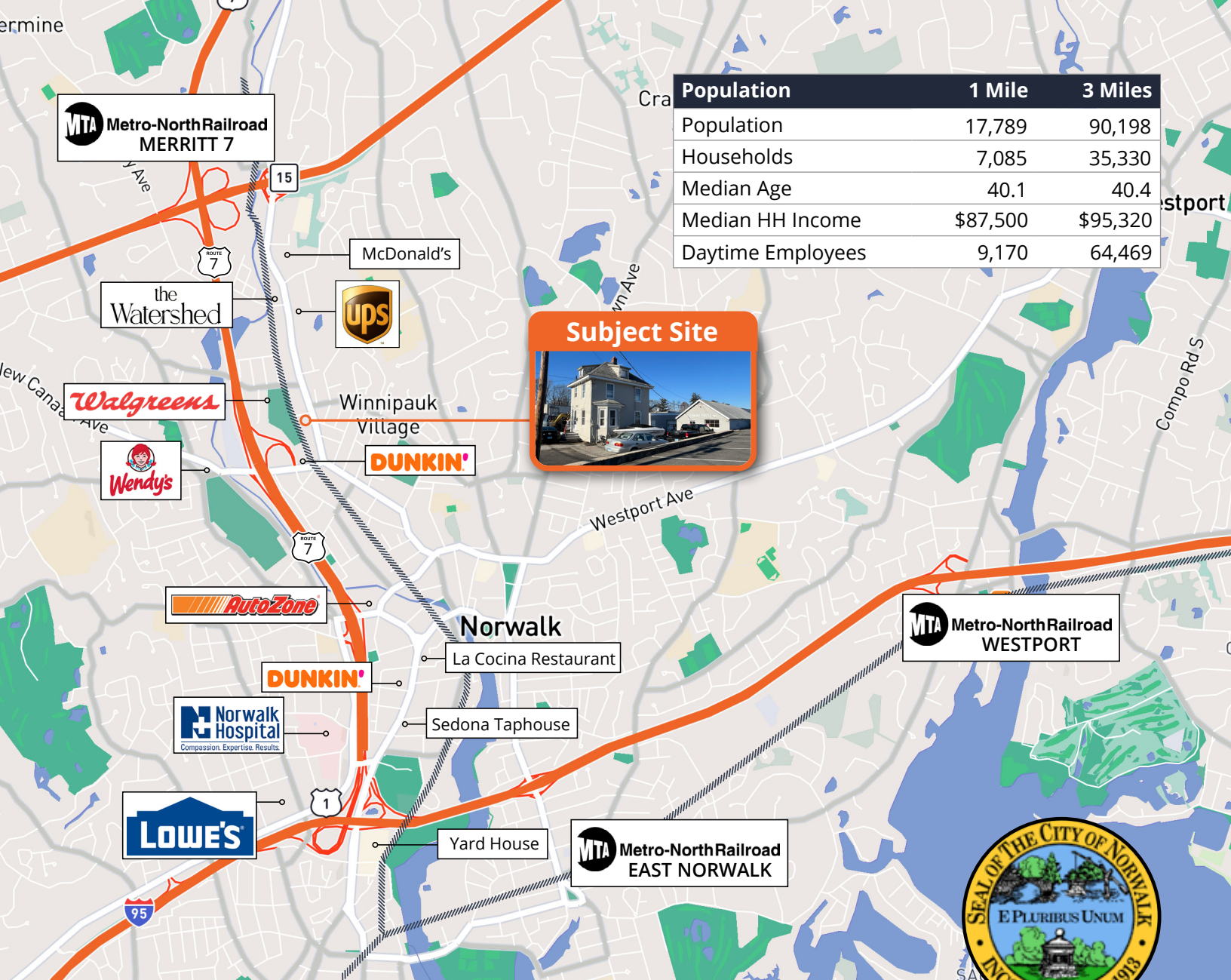
 **2,822**  
SQUARE FEET

 **.11**  
ACRES

 **\$230**  
PSF

# 4 Van Tassell Court | Norwalk, CT





Population	1 Mile	3 Miles
Population	17,789	90,198
Households	7,085	35,330
Median Age	40.1	40.4
Median HH Income	\$87,500	\$95,320
Daytime Employees	9,170	64,469



# For more information, let's connect.

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