

4 SALE / 4 LEASE / 4 LEASE w-OPTION 2 BUY

4,938 SF Industrial Building



35 Soundview Ave. Stratford

Well-built single-story brick building in very good condition. City Sewer & Water. New roof with 40-year warranty. New energy efficient windows. New floors. Gas heat. 400 Amp/3 Phase electric. Loading dock. Skylights. Two overhead doors. Ceiling: 10 to 12' (+/-). Two lavatories. 576 SF air conditioned office. New asphalt driveway. Exterior and interior recently painted. Zone = MA. Sprinklers. Environmentally clean. Small lot. Close to I-95. Taxes: \$10,806.

BUY: \$765,000.

LEASE: \$3,000/MTH/NNN.



 **Fischer™** *commercial real estate*

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