



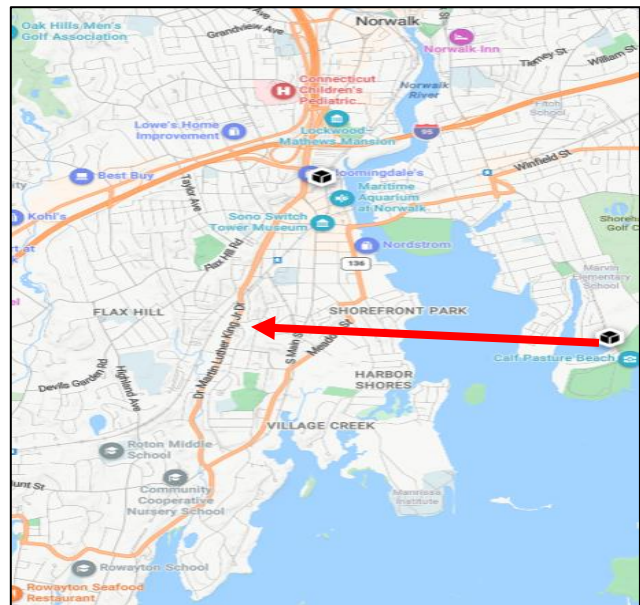
**FOR SALE**  
**SD-LI Zoned Industrial/Mixed Use Site**  
**In the Heart of Fairfield County**

**Austin McGuire REA**  
*Empowering Informed Real Estate Decisions*



**INVESTMENT OPPORTUNITY**  
**Norwalk 20,000 sf cleared and staked**  
**Industrial/Mixed Use Site**  
**In New SD-LI Light Industrial Zone**  
**Potential for a second legal Lot**  
**Asking - \$649,000**

11 Knapp Street at the corner of MLK Drive in South Norwalk, minutes from I-95 and the SONO Mall.  
 Ideal for numerous light industrial and business uses with dwellings on upper floors. Zoning min. lot size allows for additional subdivision



Call Nancy McGuire: (203) 299-0101, ext. 6 or email: [nmcguire@austinmcguire.com](mailto:nmcguire@austinmcguire.com)

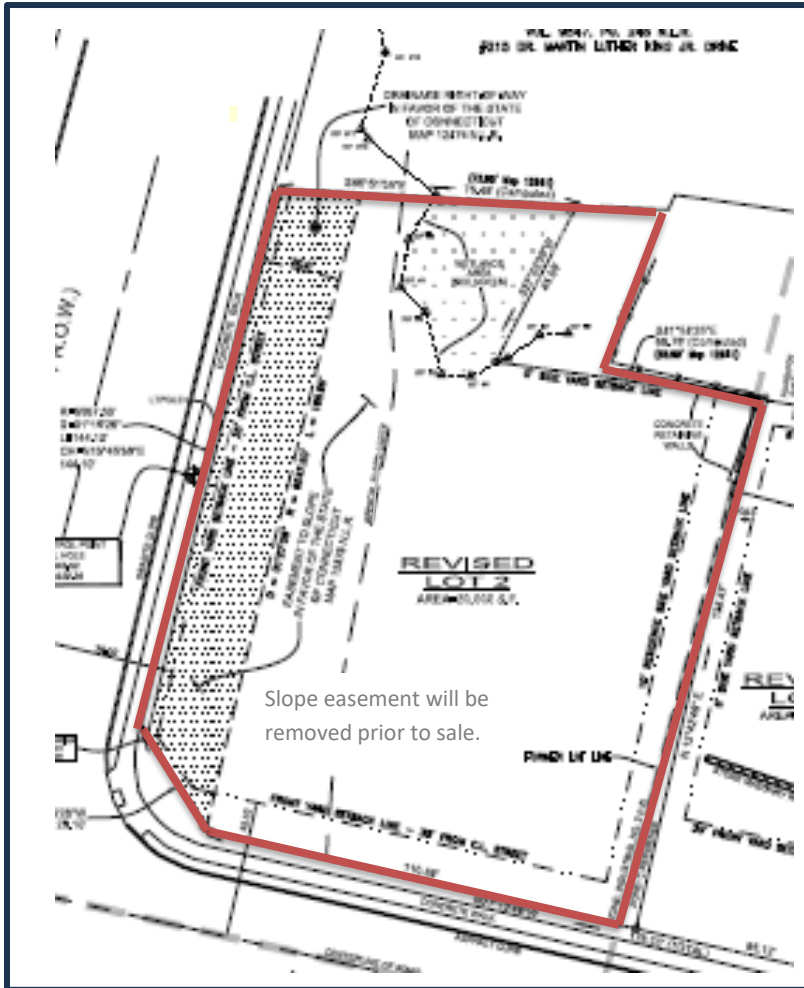


# FOR SALE

## SD-LI Zoned Industrial/Mixed Use Site In the Heart of Fairfield County

# Austin McGuire REA

Empowering Informed Real Estate Decisions



Norwalk's new SD-LI Light Industrial zone allows for a number of business uses, light manufacturing uses, automotive uses, and storage w/bldgs with dwellings on the upper floors

Minimum lot size requirement is 5,000 sf

See Norwalk's Zoning Ordinance and height and bulk regulations -

<https://www.norwalkct.gov/203/Zoning-Regulations-Map>

Walk to SONO Metro North Train Station  
SONO mall, Washington Street  
restaurants, businesses, harbor,  
Veteran's Park, new elementary school,  
proposed Manresa Island  
Development etc.

This cleared Industrial lot has excellent visibility from both directions on Martin Luther King Drive and along Knapp Street. Street address is for mapping purposes only.

For More Information Call:

Call Nancy McGuire (203) 856-8844

[nmcguire@austinmcguire.com](mailto:nmcguire@austinmcguire.com)

Exclusive Listing Broker REB.0758566

View our listing at [www.loopnet.com](http://www.loopnet.com)

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