

47 EUCLID AVENUE

STAMFORD, CT



FOR SALE

UNIQUE MIXED-USE PROPERTY
NEAR COVE ISLAND BEACH & I-95



DESCRIPTION

47 Euclid Avenue presents a rare opportunity to acquire a mixed-use commercial property in a desirable residential area, located within walking distance to Cove Island Beach. The building consists of 2,000 SF of light industrial/flex space on the first floor with garage door, 2,000 SF lower level with garage door access from the driveway, and an oversized two-story 3-bedroom apartment on the second and third floors. The first floor is currently owner-occupied, graphic production studio. The apartment on the top levels is truly unique, with custom woodwork and finishes throughout, beautiful custom staircase, an interior wood-fired grill with exhaust hood, private balcony, 2 baths, and jacuzzi tub. Ideal property for an owner-user or investor.

BUILDING SIZE:
7,000 +/- SF total

LOT SIZE:
0.11 acre

CURRENT USE:
Light Industrial (1st Floor & Lower Level) & Residential (2nd & 3rd Floors)

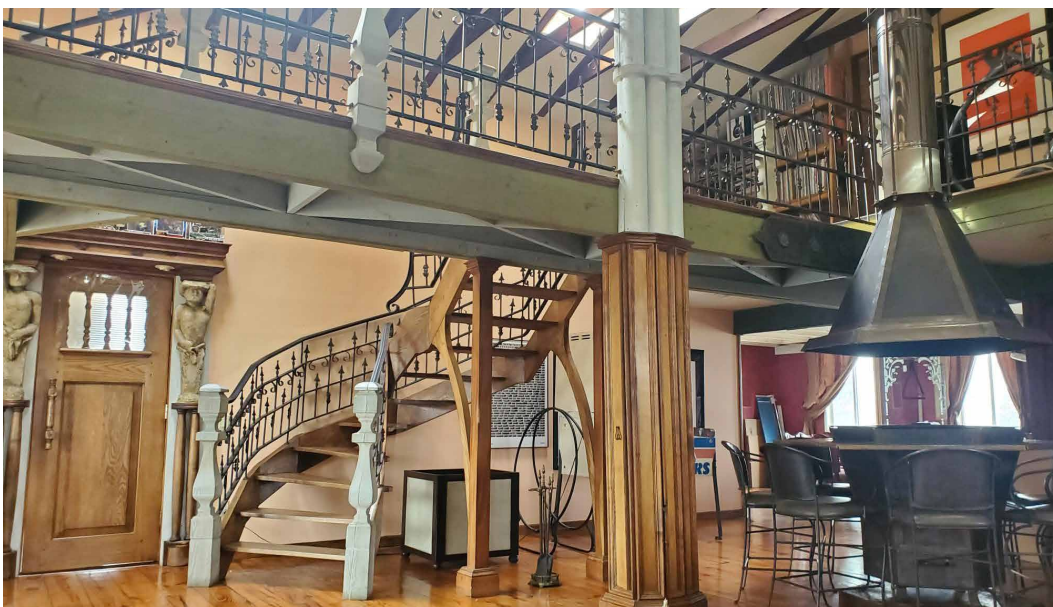
ZONE:
R-5

YEAR BUILT:
1950

R.E. TAX:
\$12,041 (2022)

PRICE:
\$1,249,000

EXCLUSIVE AGENT:
Sean Grathwohl
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57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

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AERIAL VIEW



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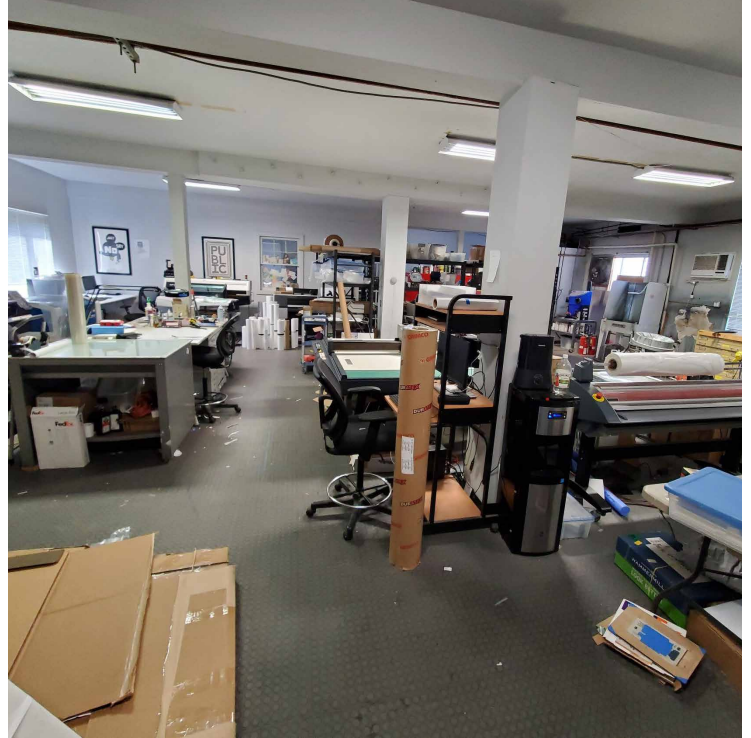
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PHOTOS



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