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Horvath & Tremblay sells three multi-family properties in Fairfield County for \$3.9375 million

February 11, 2022 - Front Section



8 Lewis Street - Norwalk, CT

2714-2716 Fairfield Avenue- Bridgeport, CT

Norwalk, CT Horvath & Tremblay has completed the sale of three multi-family properties in Fairfield County for a total of \$3,937,500.

Stavros Filippidis of Horvath & Tremblay has completed the sale of a 5-unit multi-family building in Norwalk. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1,737,500. 8 Lewis St. is a two-story, multi-family building. The property contains five (5) apartments with 4,984 s/f of living area in 7,544 s/f of gross area on a .32-acre parcel with off-street parking. The unit mix includes three (3), 1-bedroom/1-bathroom units and one (1), 2-bedroom/2.5-bathroom unit, and one (1) 2-bedroom/2-bathroom unit. Each open floor plan unit contains stainless steel appliances, granite countertops, in-unit laundry, central HVAC, and generous high-end closet systems. 8 Lewis St. is located on a tree-lined residential side-street adjacent to downtown Norwalk and the Town Green. The location offers access to Rte. 1, Rte. 7 and I-95, all located within 1-mile of the property, and is near to public transportation with Norwalk Transit "Wheels" bus service located on nearby East Ave. and Park St. The East Norwalk Train Station on the Metro-North Line from New York City is also located 1.2 miles from the property.

Stavros Filippidis

Tom Connor

Filippidis also arranged the sale of a three (3) unit multi-family property and development opportunity in Stamford. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1,025,000. The property is located at 18 Taylor St., and contains a multi-family building in the R-MF Zone, which allows for 7 total units on the parcel and should allow for 10 total units given the historical aspect of the existing dwelling. 18 Taylor St. contains three (3) apartments spread over 2,882 s/f of living space in 4,964 s/f of gross area on a .35-acre parcel with off-street parking. The unit mix includes two (2), 2-bedroom/1-bathroom townhouse units and one (1), 3-bedroom/1-bathroom unit. 18 Taylor St. is located in a residential neighborhood just west of downtown. The location offers convenient access to I-95 and benefits from its proximity to the Stamford Transportation Center (regional bus terminal and Metro-North Train Station), less than .5 miles away.

Filippidis and Tom Connor of Horvath & Tremblay have completed the sale of a ten-unit mixed-use building in Bridgeport. Philippidis exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1,175,000. The mixed-use investment property is located at 2714-2716 Fairfield Aven. The property is 100% leased and contains three street-level retail units and seven residential units in 9,310 s/f of gross leasable area on a .16-acre corner parcel. The property also contains off-street parking and a separate garage with four, income-producing, garage bays. The brick building has been very well-maintained. Recent capital improvements include upgraded kitchens and bathrooms, new sprinkler system, and upgraded electrical system. The property is located on Fairfield Ave. in the city's Black Rock neighborhood located on the city's southwestern coast near the Fairfield town line. The Black Rock neighborhood is known for its waterfront, nightlife with restaurants, bars, & live music.

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