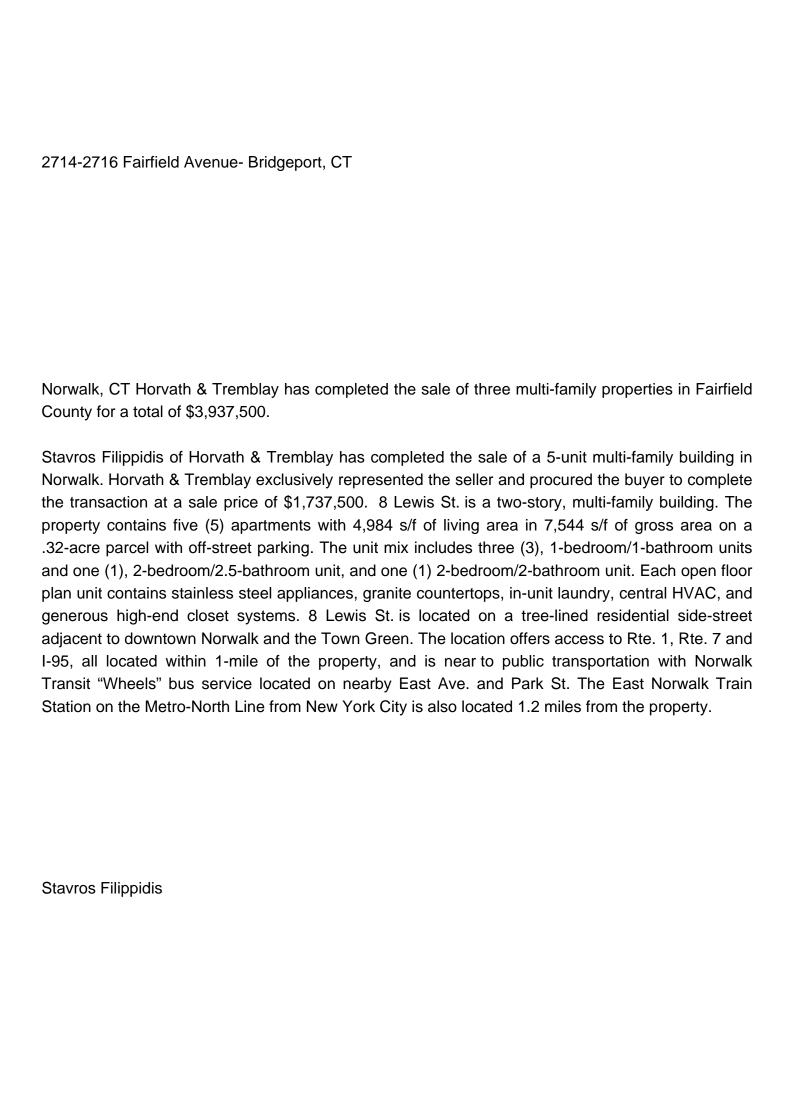


Horvath & Tremblay sells three multi-family properties in Fairfield County for \$3.9375 million

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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. Filippidis 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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