

THE LEGAL CENTER

1057-1087 BROAD STREET BRIDGEPORT, CT 06604



Redevelopment / Value-Add Opportunity: Prime Downtown Bridgeport Office Buildings on 2.34 Acres in a Designated Opportunity Zone for Sale

Angel Commercial, LLC, as the exclusive real estate broker, is pleased to present a prime redevelopment or value-add opportunity at **The Legal Center, 1057-1087 Broad Street in Bridgeport, CT**, for sale at \$7,100,000. This offering includes two adjacent office buildings on a 2.34-acre site in Downtown Bridgeport. It is within a Designated Opportunity Zone, offering potential buyers significant capital gains tax advantages.

The Legal Center encompasses 82,260 square feet of office space across two four-story buildings. The first building, at 1057 Broad Street, offers 36,432 square feet, while the second building, at 1087 Broad Street, provides 45,828 square feet. Both buildings are equipped with central air conditioning, a wet sprinkler system, common restrooms, a video surveillance system, and elevators. The property also features a private, gated parking lot with ample space and 275 linear feet of frontage on Broad Street, spanning an entire city block from John Street to Cannon Street.

Strategically located just 0.2 miles from the Bridgeport Train Station and Greater Bridgeport Transit Bus Stop and only 0.7 miles from I-95 (Exit 27), The Legal Center offers excellent accessibility and commuting options. Its proximity to courthouses, the Hartford Healthcare Amphitheater, Total Mortgage Arena, Bridgeport Ferry, restaurants, banks, and shopping destinations makes it advantageous for businesses and visitors alike.

With its expansive site and prime location within an Opportunity Zone, The Legal Center represents a unique chance to capitalize on its redevelopment and value-add potential, whether through upgrading the existing structures, securing long-term leases, filling vacant spaces, repurposing the space for mixed-use, or creating new development projects. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Sale Price:	\$7,100,000
Real Estate Taxes:	\$193,848.46 (2024)
Eligibility:	Designated Opportunity Zone

The Site

# of Buildings:	2
Building Size:	#1057: 36,432 SF #1087: 45,828 SF TOTAL: 82,260 SF
Land:	2.34 Acres
Zoning:	DX2 Downtown Edge
Construction:	Masonry/Brick
Year Built:	1910 & 1926 Fully Renovated Buildings
Stories:	Four
Tenancy:	Multiple

Features

Parking:	Abundant
Amenities:	Wet Sprinkler Systems, Handicap Accessible, Elevators, Video Surveillance System

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

Demographics	3 Miles	5 Miles
Population:	213k	309k
Median HH Income:	\$64.6k	\$80.4k

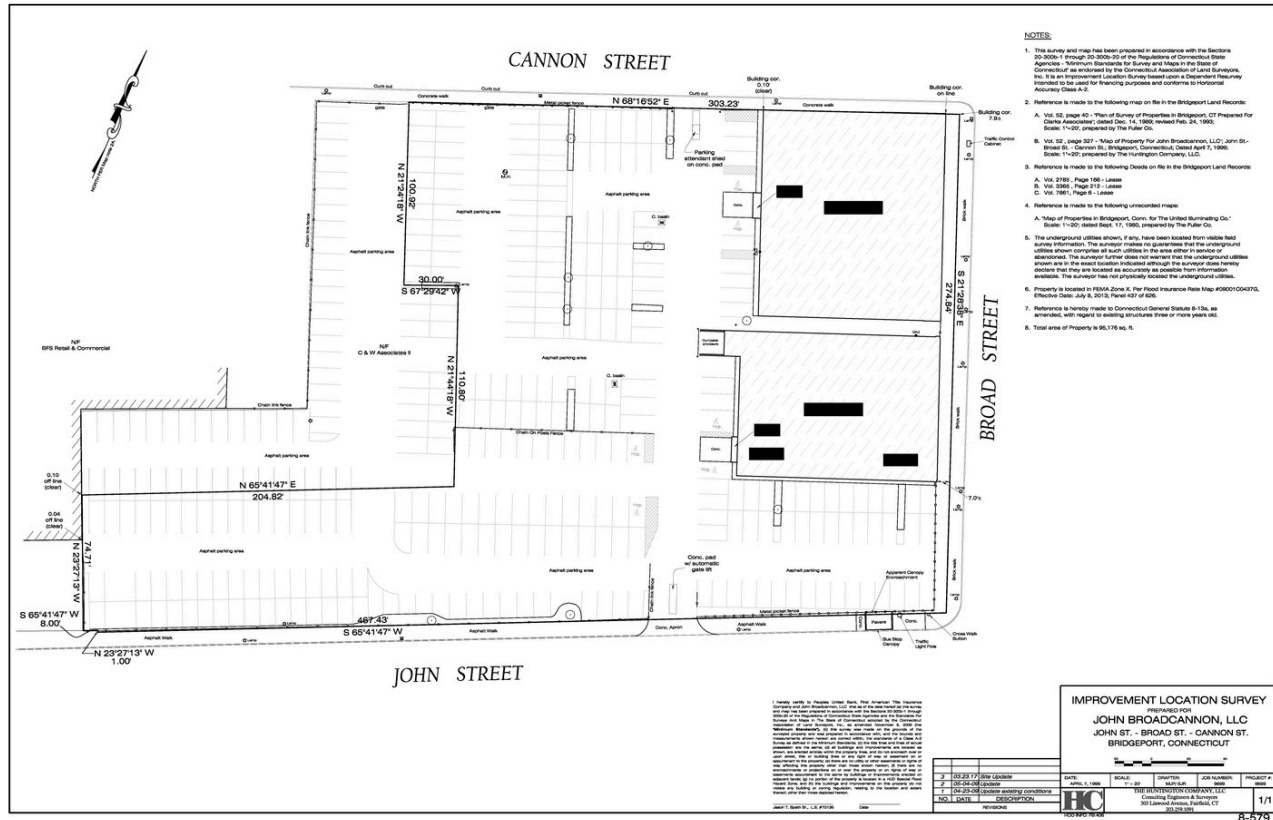


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SITE PLAN: 2.34 ACRES



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