

226 Kings Highway East & 735-737 Villa Avenue

FAIRFIELD, CT 06825



Multi-Use Property with Income Stream from Office, Retail & Apartments in a Prime High Traffic Location and Busy Neighborhood Shopping Destination for Sale at \$2,900,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a multi-use property with an income stream from office, retail, and apartments located at **226 Kings Highway East and 735-737 Villa Avenue in Fairfield, CT**, for sale at \$2,900,000. The property is in a prime high-traffic location and a busy neighborhood shopping destination on a triangular corner lot with frontage on two streets (Route 1 & Villa Avenue) and two curb cuts. It has excellent visibility and is easily accessible.

The property is ideal for a business owner looking to purchase and occupy a retail store, with the benefit of an additional income stream from multiple sources, or as a potential development opportunity by converting the retail space to residential apartments. With 47 shared parking spaces on 0.63 acres in a Designed Commercial District (DCD) zone, the property consists of two adjacent buildings.

- 226 Kings Highway East is an 8,207 SF two-story building with a wrap-around canopy configured for six tenants. A 4,115 SF retail store on the first floor is currently available for rent that includes an additional 930 SF of space in the unfinished basement, which has a utility sink and a second egress from the exterior of the building via an overhead door. On the second floor, there is 4,092 SF which consists of five leased one-bedroom, one-bath apartments. This property is also for sale as an individual asset for \$2,200,000.
- 735-737 Villa Avenue is a 3,625 SF two-story building configured for two tenants: Soap Box Laundromat has a triple net lease for the first floor and Mavengreen has a lease for the 840 SF of office space on the second floor. This property is also for sale as an individual asset for \$1,200,000.

The property is across the street from Super Stop & Shop and Starbucks, and near Walgreens, Meineke Car Care Center, Nutmeg Bowl, Chaves Bakery & Deli, and the new Floor & Décor and Aldi Supermarket.

226 Kings Highway East & 735-737 Villa Avenue in Fairfield, CT, are 1.2 miles from I-95 (Exit 24) and 2 miles to the Route 8 Connector to Route 25 and the Merritt Parkway.

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.

226 Kings Highway East & 735-737 Villa Avenue

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Financial Information

Sale Price:	\$2,900,000
Real Estate Taxes:	\$33,369 (2022)
Occupancy:	65%

The Site

Space Available:	4,115 SF
Building Size:	8,207 SF & 3,625 SF
Land:	0.63 Acres
Zoning:	Designed Commercial District (DCD)
Construction:	Brick/Masonry, Brick Veneer, Vinyl Siding
Year Built:	#226: Completely Renovated 2012. #735-737: 1992 - Renovated 2023
Stories:	Two
Tenancy:	Multiple

Features

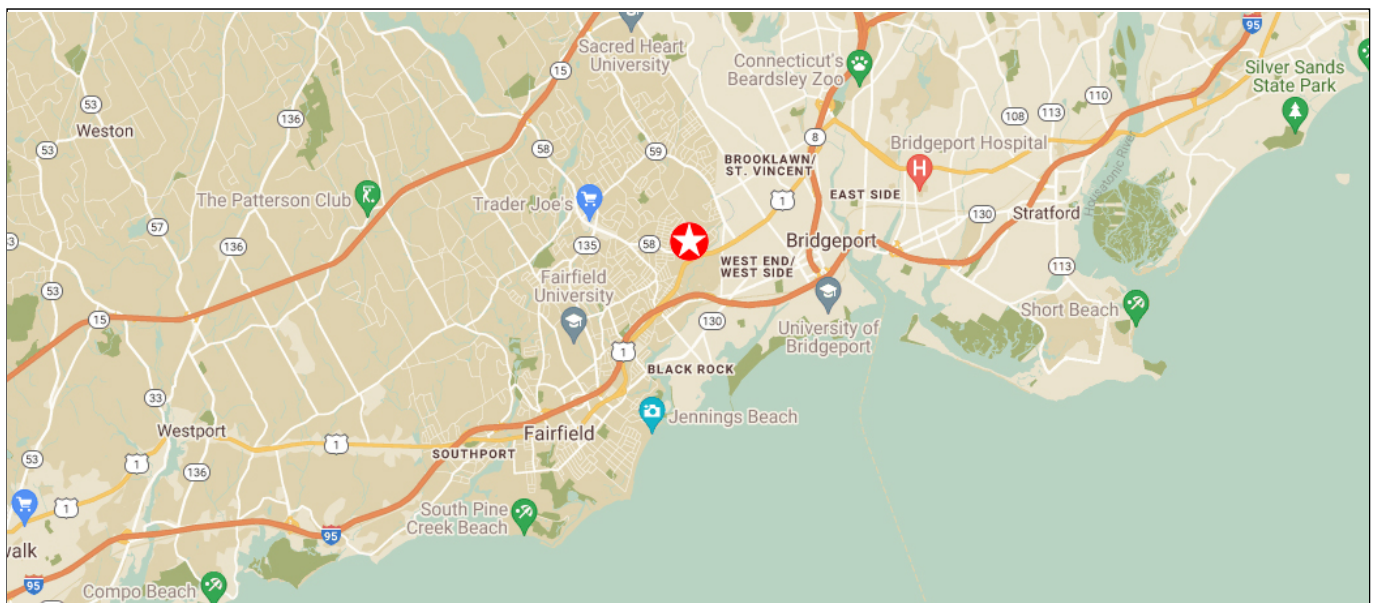
Traffic Count:	10,263 Average Daily Volume
Parking:	47 Spaces in Common

Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heat:	Gas

Demographics

	3 Miles	5 Miles
Population:	148k	250k
Median HH Income:	\$63k	\$68.5k

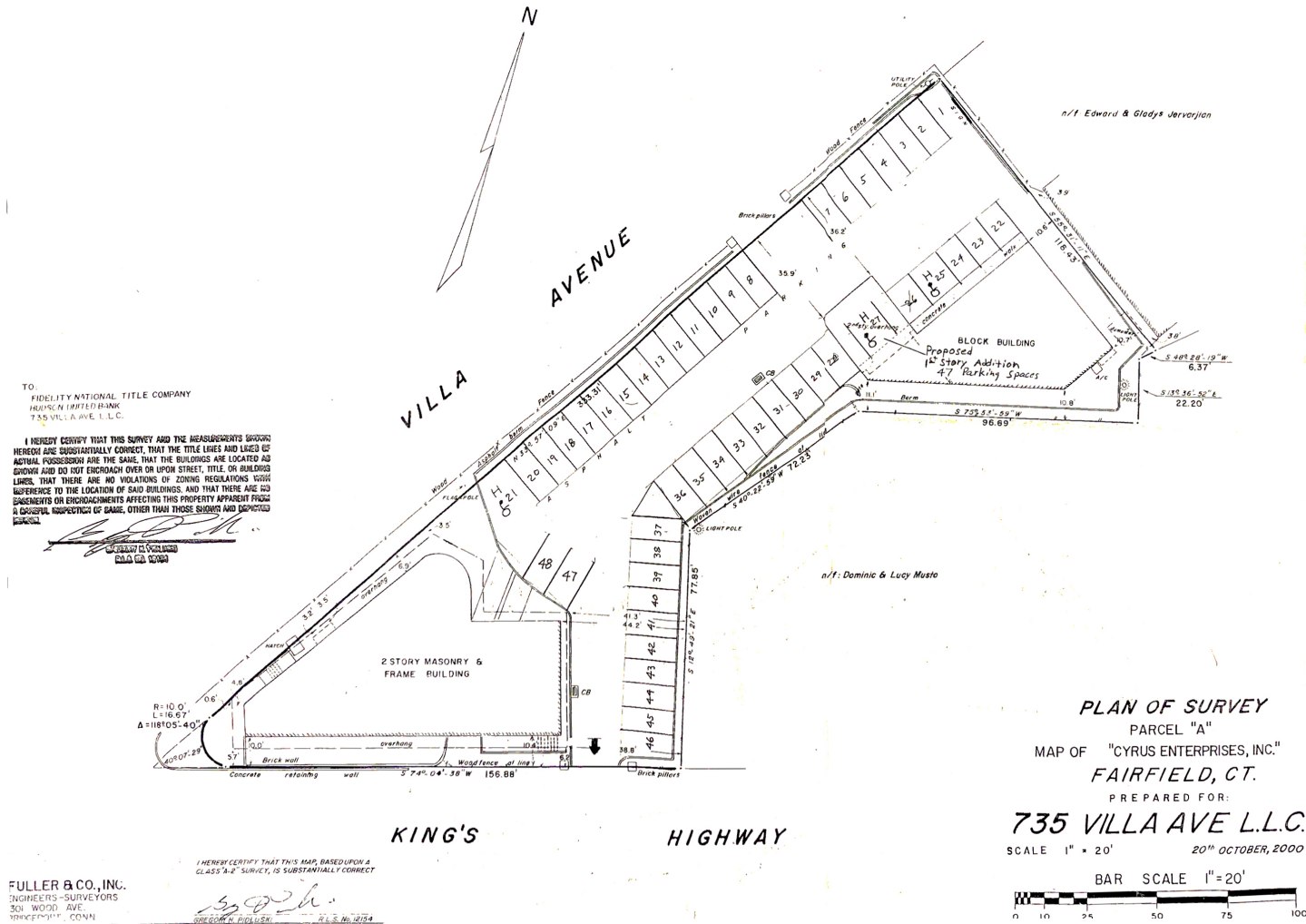


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For Sale
A2 Survey

226 Kings Highway East & 735-737 Villa Avenue

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BROKER
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jangel@angelcommercial.com
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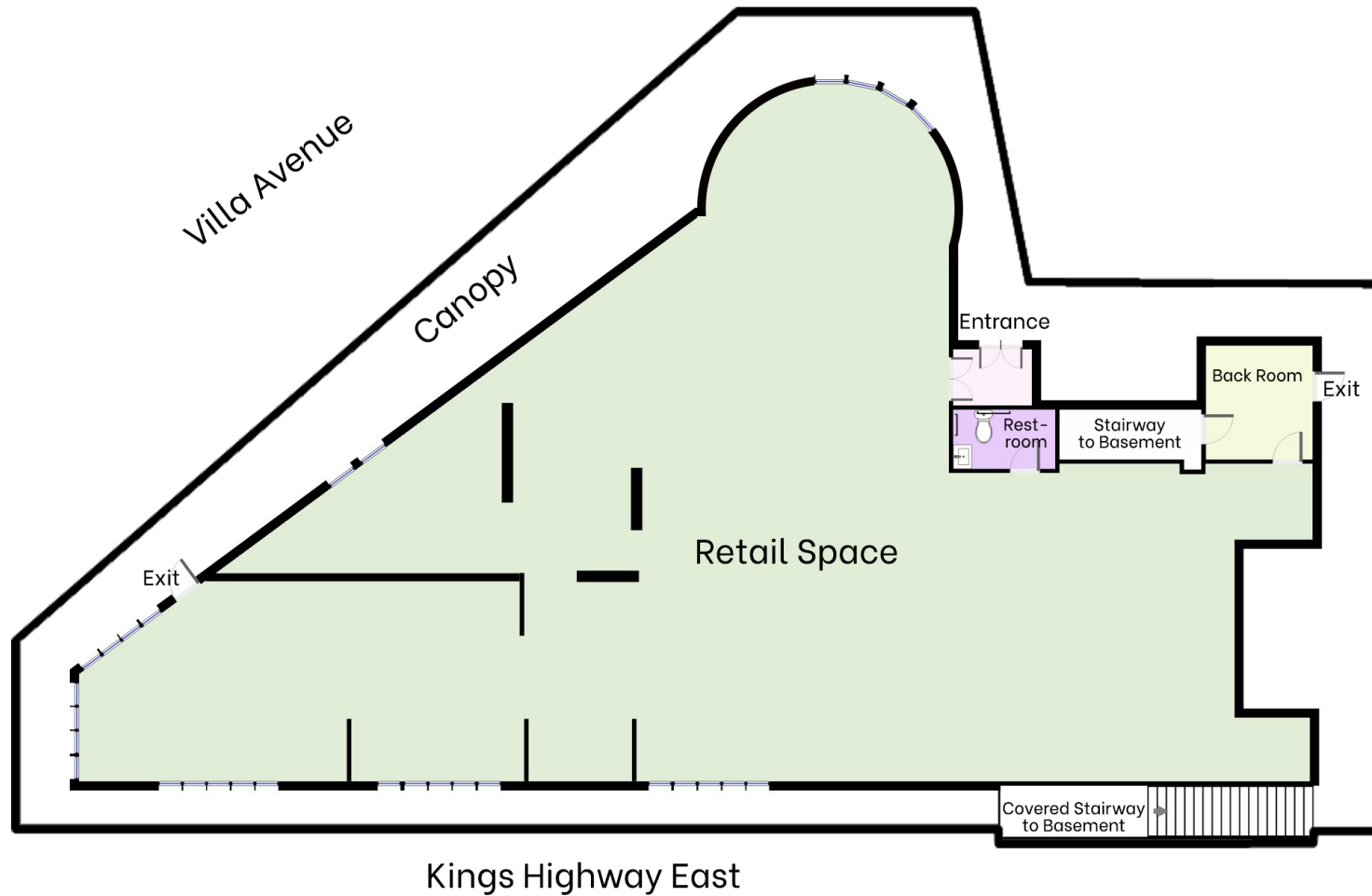
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For Sale

Floor Plan: 4,115 SF Available Retail Store - NOT TO SCALE

226 Kings Highway East

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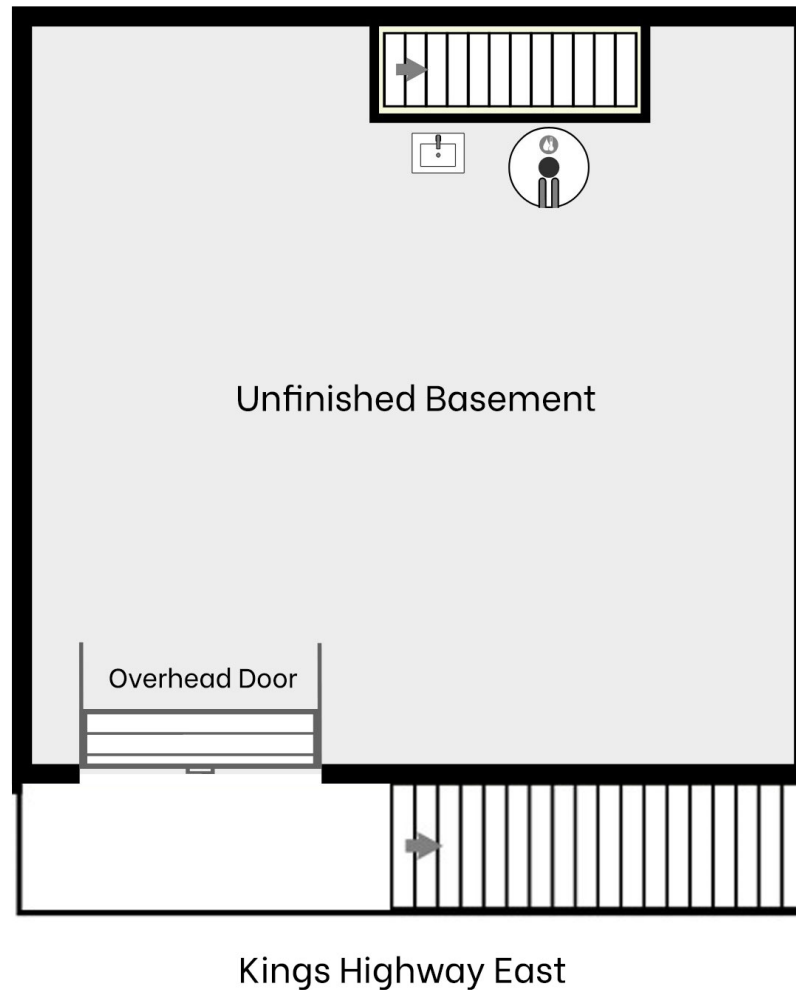
For Sale

226 Kings Highway East

Floor Plan: 930 SF Unfinished Basement of Available Retail Store

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NOT TO SCALE



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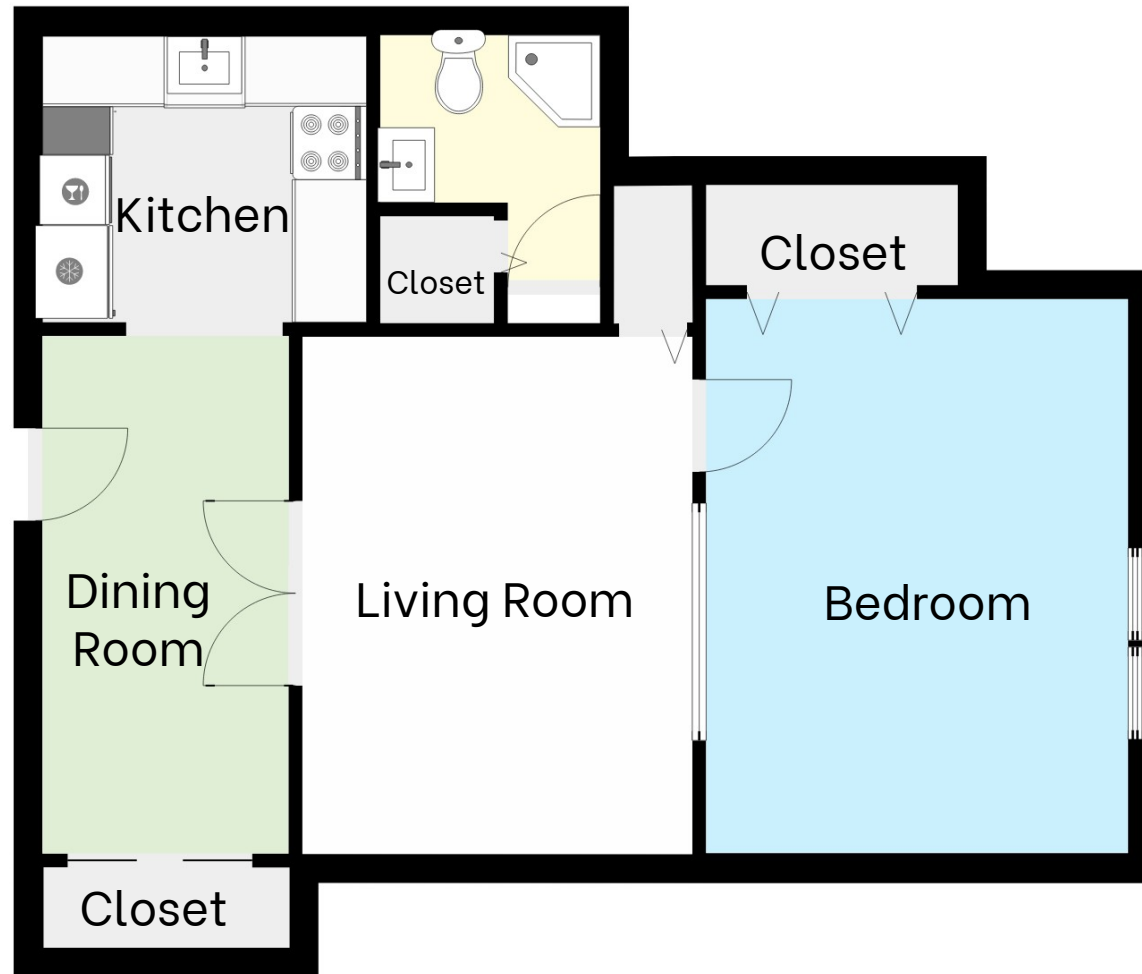
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For Sale

Floor Plan: Leased Apartment #4 - NOT TO SCALE

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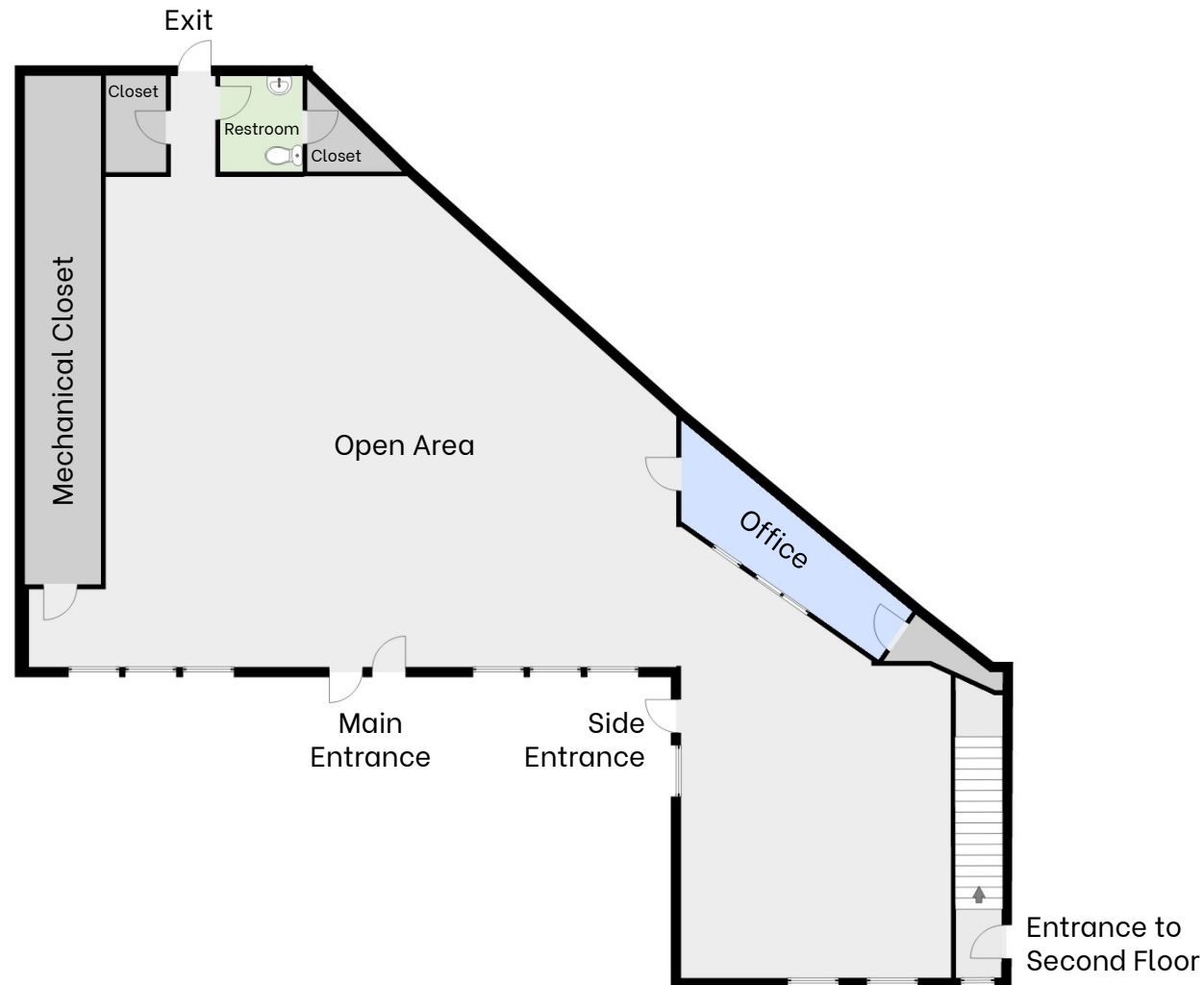
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For Sale

Floor Plan: Leased Retail Store - NOT TO SCALE

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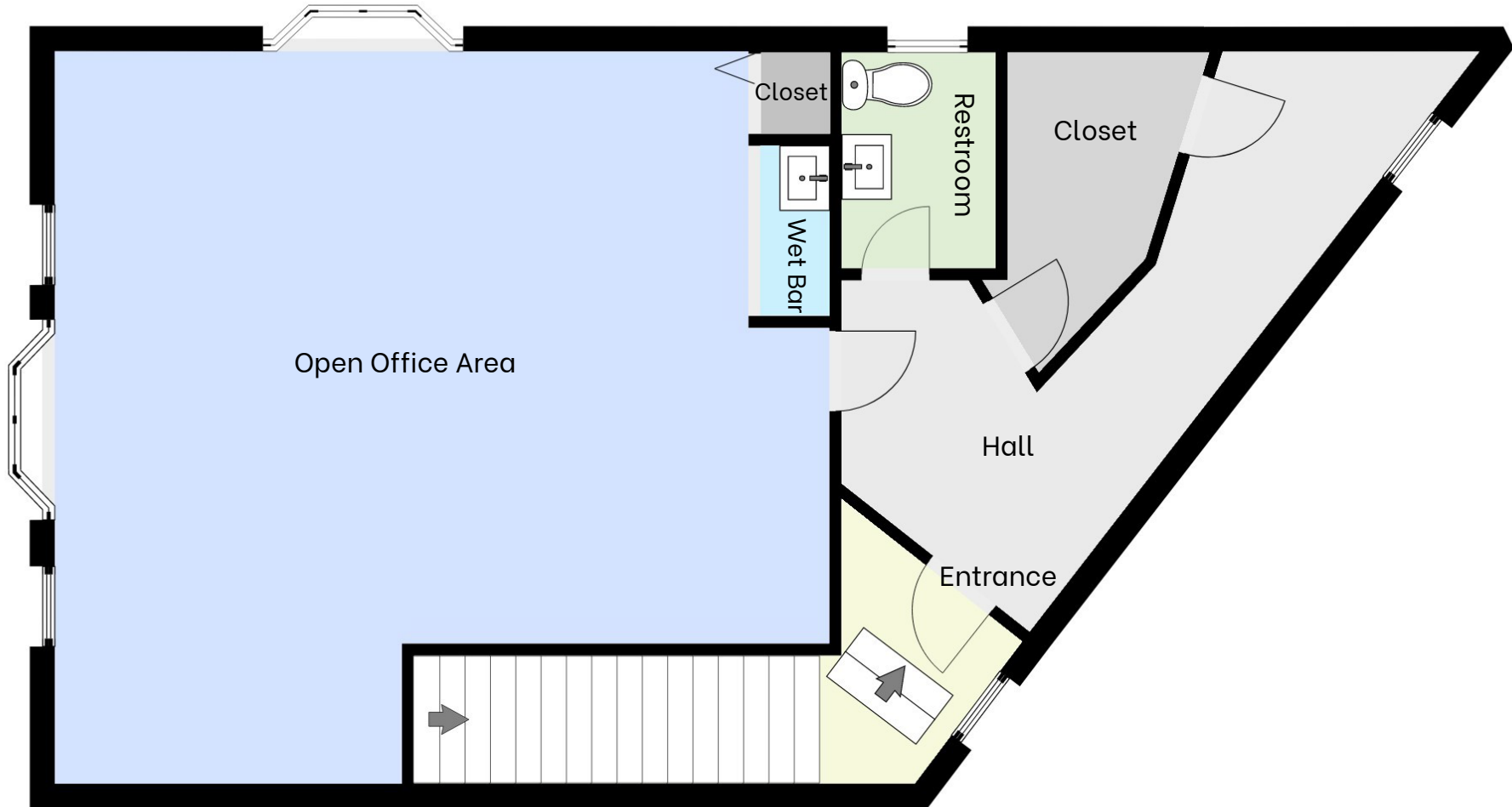
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For Sale

Floor Plan: 840 SF Leased Office Suite - NOT TO SCALE

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