

CONTACT

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

4154 Madison Avenue

TRUMBULL, CT 06611



Income Producing Property Adjacent to Trumbull Mall for Sale at \$2,125,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present the Trumbull Office Plaza at **4154 Madison Avenue in Trumbull, CT**, for sale at \$2,125,000. The property is comprised of a three-story, 18,800 SF office building on 1.03 acres in a Commercial Business (B-C) zone. Office suites are leased to multiple health and wellness tenants, with approximately 5,390 RSF available for owner use or future lease-up.

Built in 1985, the Trumbull Office Plaza has undergone multiple recent capital improvements, including new mechanicals and roof, a repaved parking lot, and renovated hallways, stairwells and common area restrooms. The property features prominent monument signage, a handicap-accessible ramp, and ample parking.

The property is adjacent to the Westfield Mall, with proximity to a \$60 million, 260-unit luxury apartment development currently underway targeting young professionals, and close to Sacred Heart University with 9,785 students.

The property is one mile from the Merritt Parkway (Exit 48), 4.8 miles to the Bridgeport Train Station, and 23.5 miles to Tweed New Haven Airport.

For more information, contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext.23.

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:	\$2,125,000
Real Estate Taxes:	\$40,829.88 (2022)
Occupancy:	64%

The Site

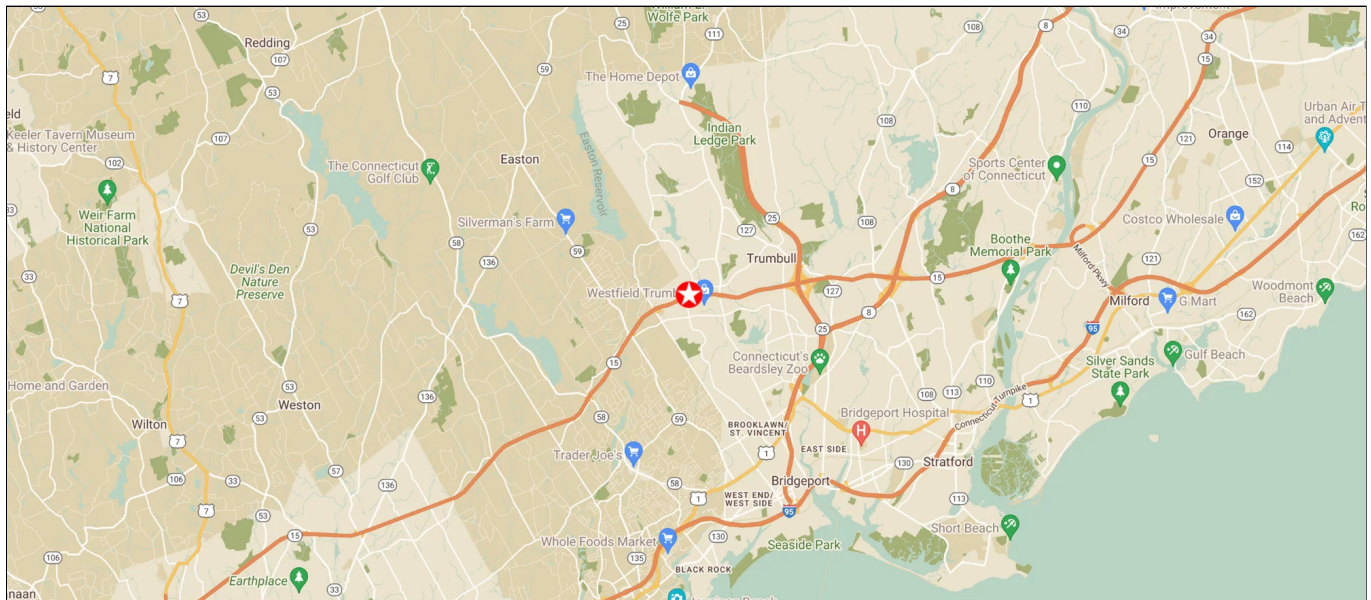
Total Space Available:	5,390 RSF
Building Type:	Office Building
Total Building Size:	18,800 SF
Land:	1.03 Acres
Zoning:	Commercial Business (B-C)
Year Built:	1985
Construction:	Brick Masonry
Tenancy:	Multiple
Stories:	Two Plus Lower Level

Features

Parking:	Abundant Parking with 55 Shared Spaces
Amenities:	Street Signage, Elevator, Handicap Accessible

Utilities

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



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