

531 TUNXIS HILL ROAD FAIRFIELD, CT 06825



Commercial Property for Sale at \$500,000 Ideal for a Variety of Uses

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a commercial property at 531 Tunxis Hill Road in Fairfield, CT, for sale at \$500,000. The 1,710 SF building on 0.19 acres is conveniently located at a signalized four-way intersection at the corner of Tunxis Hill Cut Off (Route 58) and Tunxis Hill Road in the Black Rock section of Fairfield, CT. The property is easily accessible, with four curb cuts and 122 linear feet of frontage on Tunxis Hill Cut Off.

The one-story building features a clear open area with 15' ceilings, accessible by four drive-in doors (three 10' H x 9' 11" W and one 8' H x 7' 11" W). There is also a small office and a restroom. The property is in a Neighborhood Designed Business District (NDBD) Zone, which permits many uses, including retail, office, restaurants, bakeries, and barber shops. The existing use as an auto garage is permitted, provided the existing structure is not modified.

531 Tunxis Hill Road is located amid a mix of small businesses and restaurants, residences, and large retailers. It is also less than one mile from Black Rock Turnpike shopping and dining establishments.

The property is steps from a Bridgeport Transit Bus Stop, one mile from I-95 (Exit 24 - Black Rock Turnpike), and 1.5 miles to the Fairfield Metro Train Station.

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:	\$500,000
Rel Estate Taxes:	\$9,286.12 (2022)

The Site

Space Available:	1,710 SF
Building Type:	Garage
Total Building Size:	1,710 SF
Land:	0.19 Acres
Zoning:	Neighborhood Designed Business District (NDBD)
Year Built:	1954
Construction:	Vinyl Siding
Stories:	One
Tenancy:	Single

Features

Traffic Count:	9,017 Average Daily Volume
Parking:	Potential for 9 Surface Spaces
Ceiling Height:	15'
Loading:	Four Drive-in Doors (Three 10' H x 9' 11" W & One 8' H x 7' 11.5" W)

Utilities

Water/Sewer:	City/City
A/C:	None
Heating:	Oil

Demographics	1 Mile	3 Miles
Population:	17k	142k
Median HH Income	\$85.4	\$65.7



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