

735-737 Villa Avenue

FAIRFIELD, CT 06825



INVESTMENT OPPORTUNITY:

Fully Leased Retail/Office Building for Sale at \$1,200,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a fully leased retail/office building at **735-737 Villa Avenue in Fairfield, CT**, for sale at \$1,200,000. The 3,625 SF building is in a prime commuter location, minutes from I-95 and the Fairfield Metro Train Station. The first floor is leased to SoapBox Laundromat and the second floor is leased to MavinGreen LLC, an accounting firm. The Projected 2023 Net Operating Income is \$83,874 and the Cap Rate is 6.99%.

There is abundant parking with 47 shared spaces on the 0.63-acre property. A second opportunity, located at 226 Kings Highway East, is a multi-use building with a retail store on the first floor and five fully leased residential apartments on the second floor. It is also currently for sale at \$2.2 million.

The building 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.

735-737 Villa Avenue in Fairfield, CT, is 1.2 miles from I-95 (Exit 24), 1.4 miles to the Fairfield Metro Train Station, 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.

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Financial Information

Sale Price:	\$1,200,000
Real Estate Taxes:	\$10,222* (2023)
Common Charges:	\$2,298* (2023)
Projected NOI:	\$83,874* (2023)
Cap Rate:	6.99%
Occupancy:	100%

The Site

Building Size:	3,625 SF
Land:	0.63 Acres (Shared)
Zoning:	Designed Commercial District (DCD)
Construction:	Brick Veneer, Vinyl Siding
Year Built:	1992, Renovated 2023
Stories:	Two
Tenancy:	Multiple

* Estimated

Features

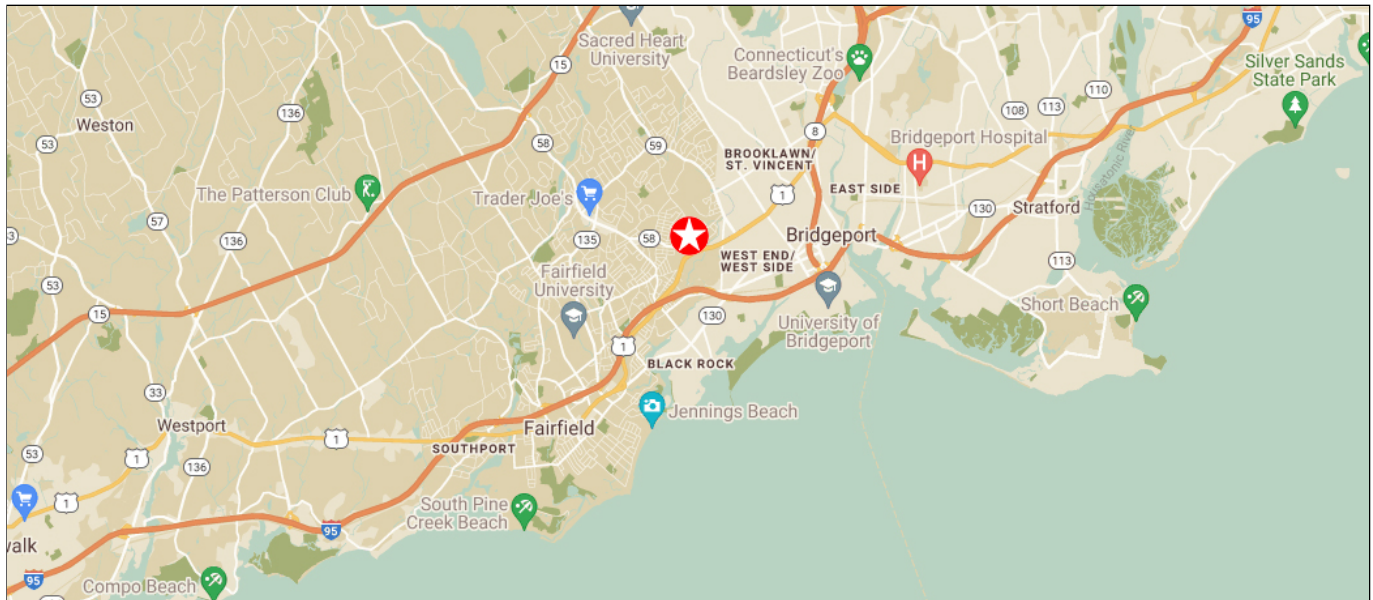
Traffic Count:	10,263 Average Daily Volume
Parking:	47 Spaces in Common

Utilities

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

Demographics

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

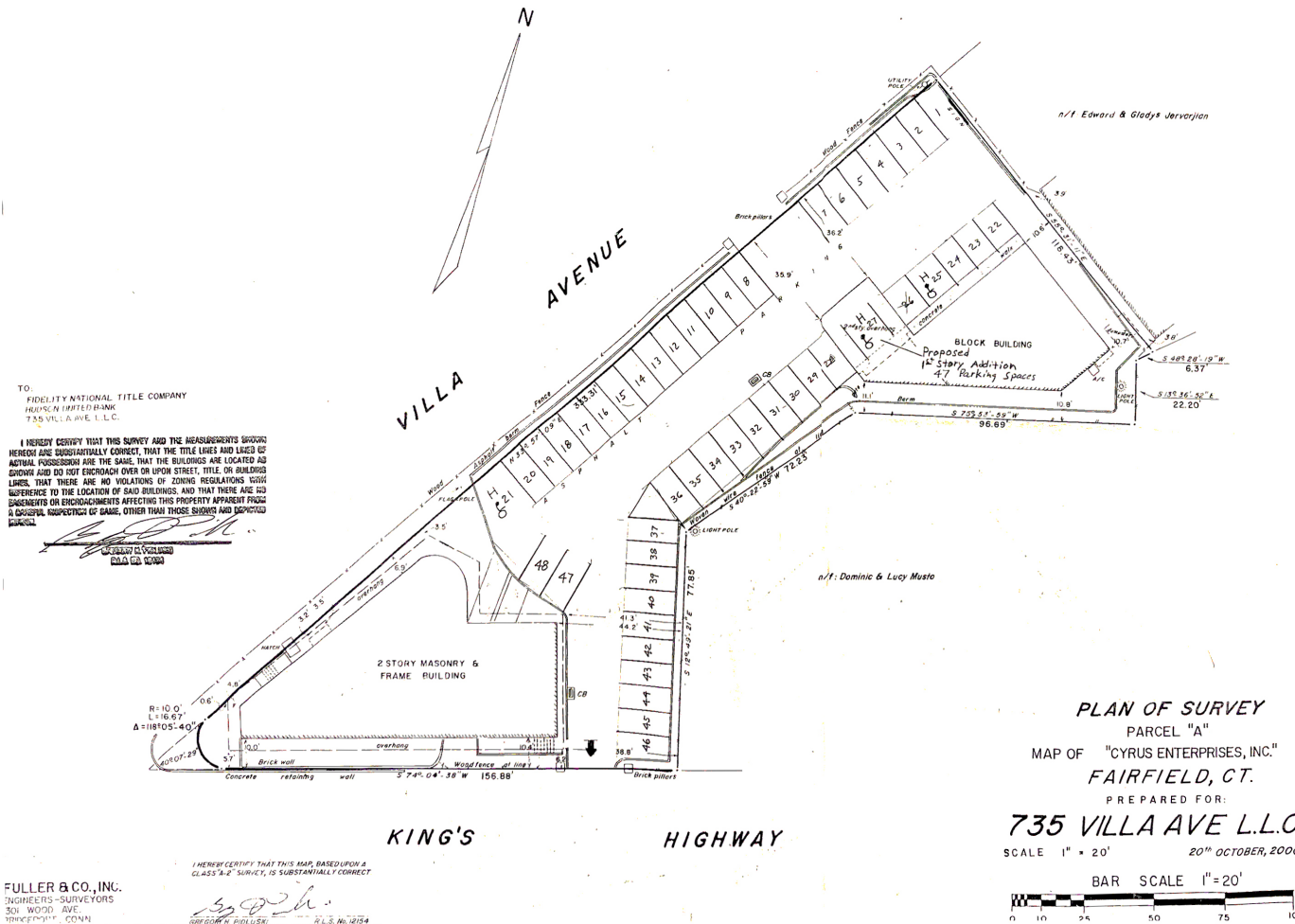


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For Sale
A2 Survey

735-737 Villa Avenue

Fairfield, Connecticut 06825



BROKER

Jon Angel, President

jangel@angelcommercial.com

(203) 335-6600, Ext. 21

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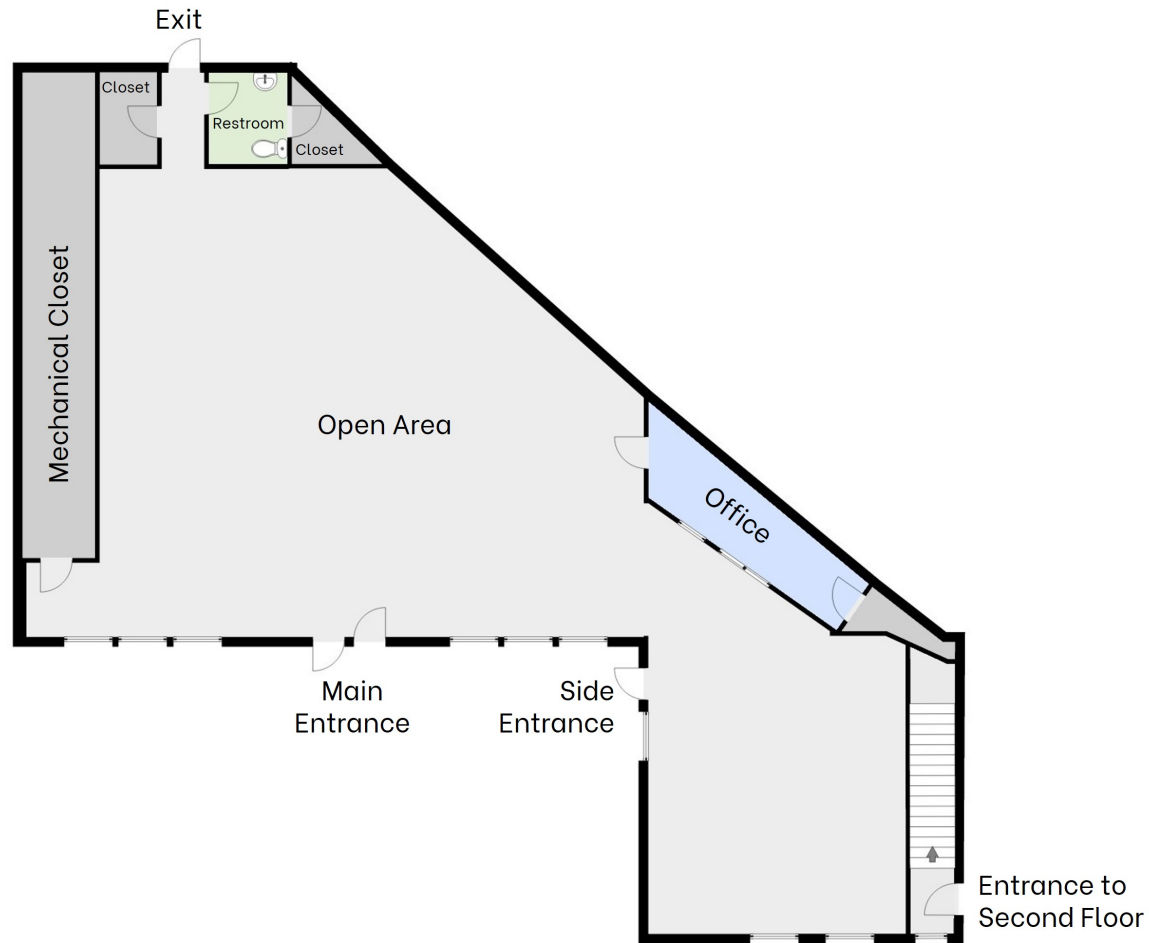
ANGEL
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For Sale

Floor Plan: Retail Store - NOT TO SCALE

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Fairfield, Connecticut 06825



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For Sale

Floor Plan: Office Suite – NOT TO SCALE

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Fairfield, Connecticut 06825



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