

226 KINGS HIGHWAY EAST FAIRFIELD, CT 06825



Investment or Owner Occupant Opportunity with Income Stream from Multi-Family Residential for Sale at \$2,200,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer an investment or owner-occupant opportunity with an income stream from multi-family residential at **226 Kings Highway East in Fairfield, CT**, for sale at \$2,200,000. The two-story building 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. This is a unique opportunity for a retail tenant to become a property owner while supplementing their income and building equity.

The 8,207 SF building has a new roof with a 20-year warranty. On the first floor, a vacant 4,115 SF retail store is currently for lease at \$25/SF NNN (\$102,875/year NNN). This store includes an additional 930 SF of space in the unfinished basement, which has a second egress from the exterior of the building via an overhead door. On the second floor, there are five fully leased residential apartments generating \$80,400 gross per annum. There is abundant parking with 47 shared parking spaces on the 0.63-acre property.

A second opportunity, located at 735-737 Villa Avenue, is a fully leased multi-use building with a retail store on the first floor and an office suite on the second floor. It is also currently for sale at \$1,200,000.

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.

226 Kings Highway East in Fairfield, CT, is 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.

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BROKER:

Jon Angel, President
203.335.6600 Ext. 21
jangel@angelcommercial.com

Financial Information

Sale Price: \$2,200,000

Real Estate Taxes: \$23,146* (2023)

Common Charges: \$5,202* (2023)

Occupancy: 50%

*Estimated

The Site

Space Available: 4,115 SF

Total Building Size: 8,207 SF

Land: 0.63 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 1938

Construction: Brick/Masonry

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

Heating: Gas

Demographics

	Three Miles	Five Miles
Population:	147k	250k
Median HH Income:	\$63k	\$68.5



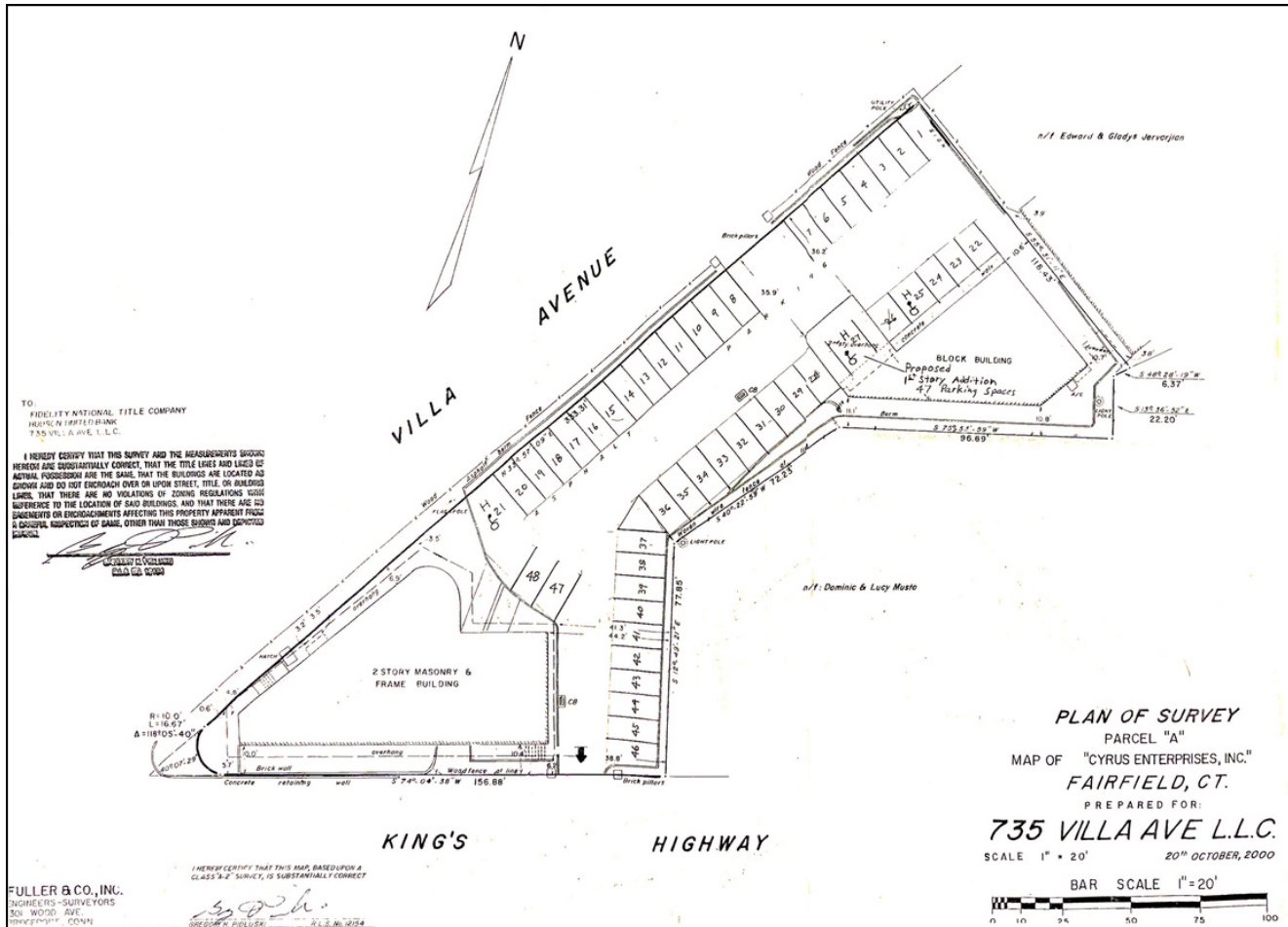
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Site Plan



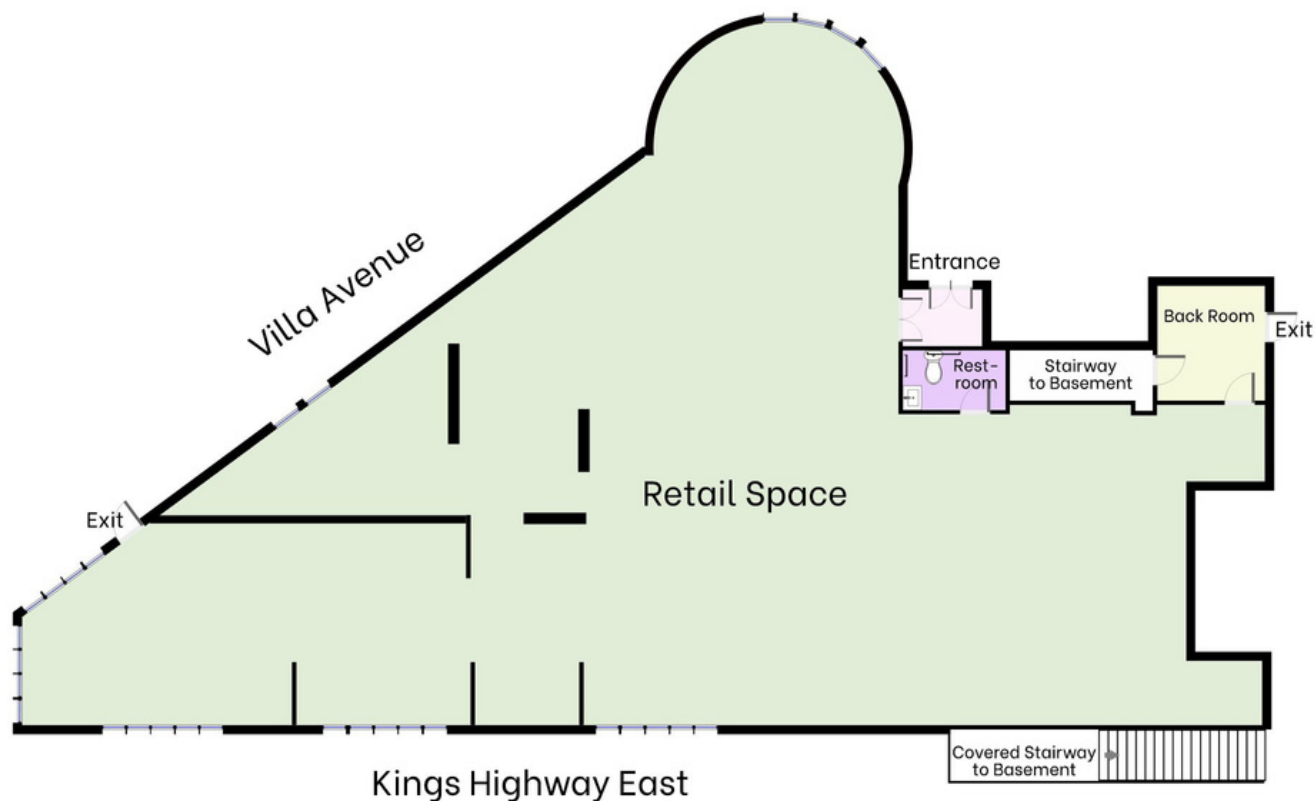
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Floor Plan: First Floor – 4,115 SF



NOT TO SCALE

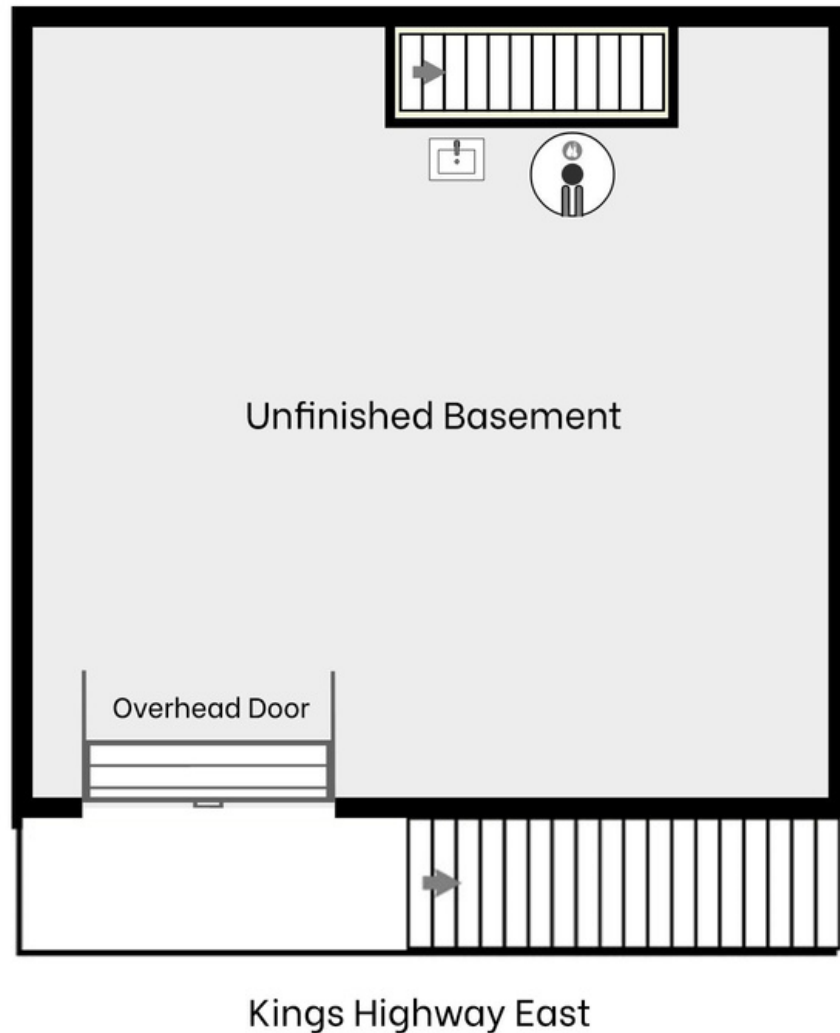
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Floor Plan: Basement - 930 SF

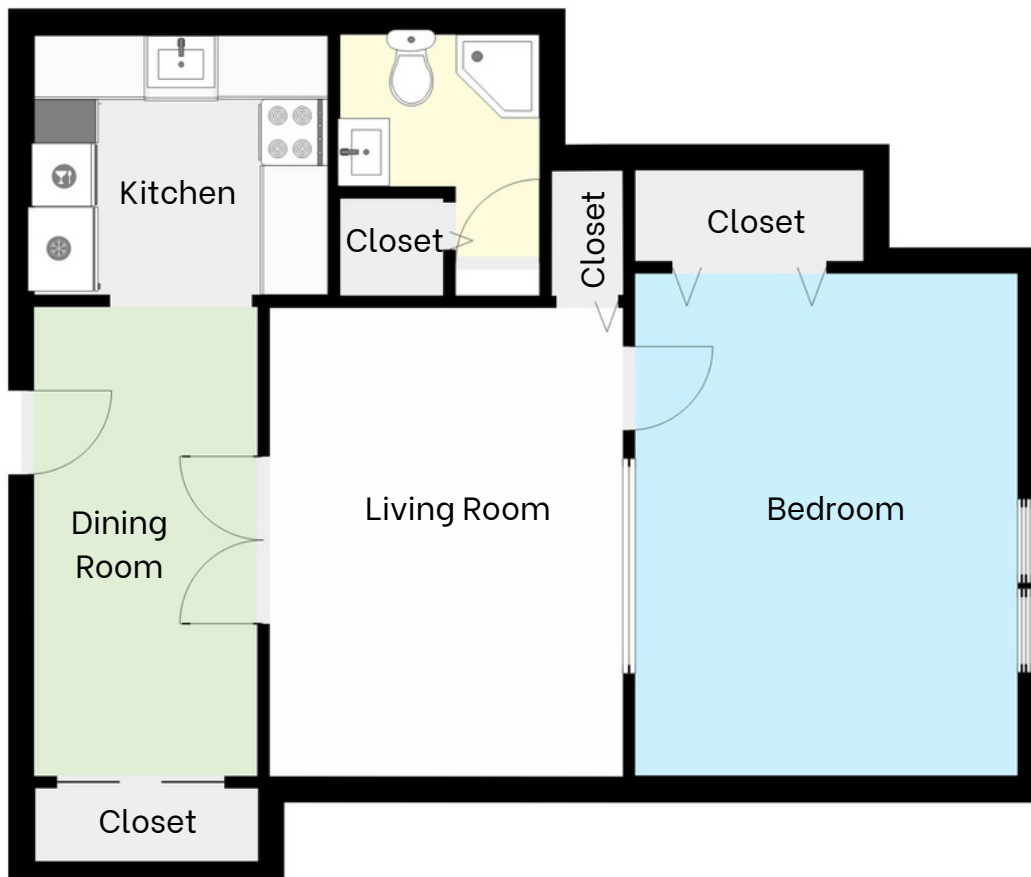


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Floor Plan: Sample Apartment



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