

CONTACT

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(203) 335-6600, Ext. 23

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

883 BLACK ROCK TURNPIKE FAIRFIELD, CT 06825



Conveniently Located Office Property with Multiple Permissible Uses and Easy Access to I-95 for Sale at \$2,150,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer an 8,937 SF professional office building on 0.48 acres with a large parking lot at **883 Black Rock Turnpike in Fairfield, CT**, for sale at \$2,150,000. Conveniently positioned at a signalized intersection at Jennings Road and Black Rock Turnpike, this well-maintained, two-story office building offers easy accessibility from I-95. Its location in a Neighborhood Designed District (NDD) Zone allows for a wide range of potential uses. Permissible options include retail establishments, professional offices, banks, financial institutions, and restaurants. A residential conversion of the second floor is allowable as well, and a third floor may be added.

The property's strategic location at the southern end of the thoroughfare ensures proximity to residential areas and an array of retail amenities, including a CVS across the street. It is conveniently situated just 0.4 miles from Route 1, half a mile from a Greater Bridgeport Transit Bus Stop, 0.6 miles from I-95 (Exit 24), 1.2 miles from the Fairfield Metro Train Station, 1.3 miles from Fairfield University, and 3 miles from the Merritt Parkway (Exit 44).

Don't miss out on this exceptional opportunity to acquire a versatile office property in a sought-after location.

For more information, please 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:	\$2,150,000
Real Estate Taxes:	\$34,728.08 (2023)
Occupancy:	Can Be Delivered Vacant

The Site

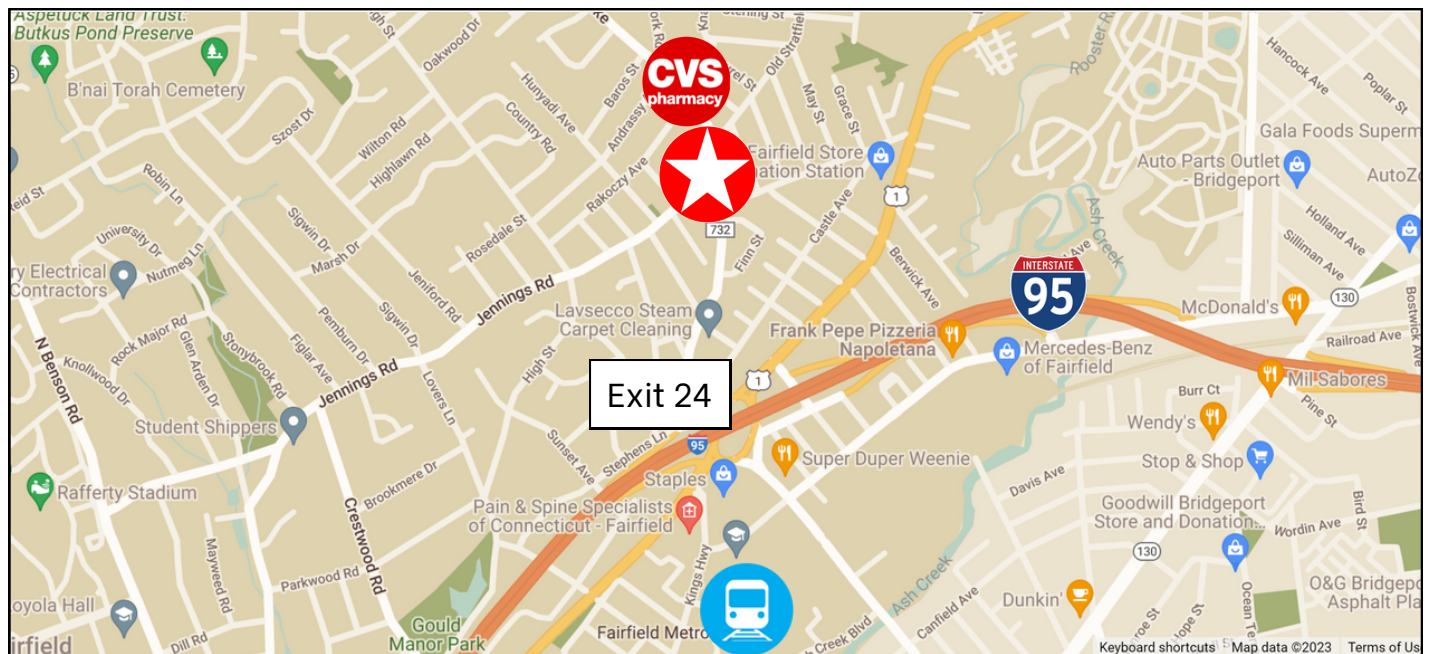
Space Available:	8,937 SF
Total Building Size:	8,937 SF
Land:	0.48 Acres
Zoning:	Neighborhood Designed District (NDD)
Year Built:	1979
Construction:	Vinyl Siding
Stories:	Two
Tenancy:	Multiple

Features

Traffic Count:	18,270 Average Daily Volume
Parking:	30 Surface Spaces
Amenities:	Elevator, Security System

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Electric



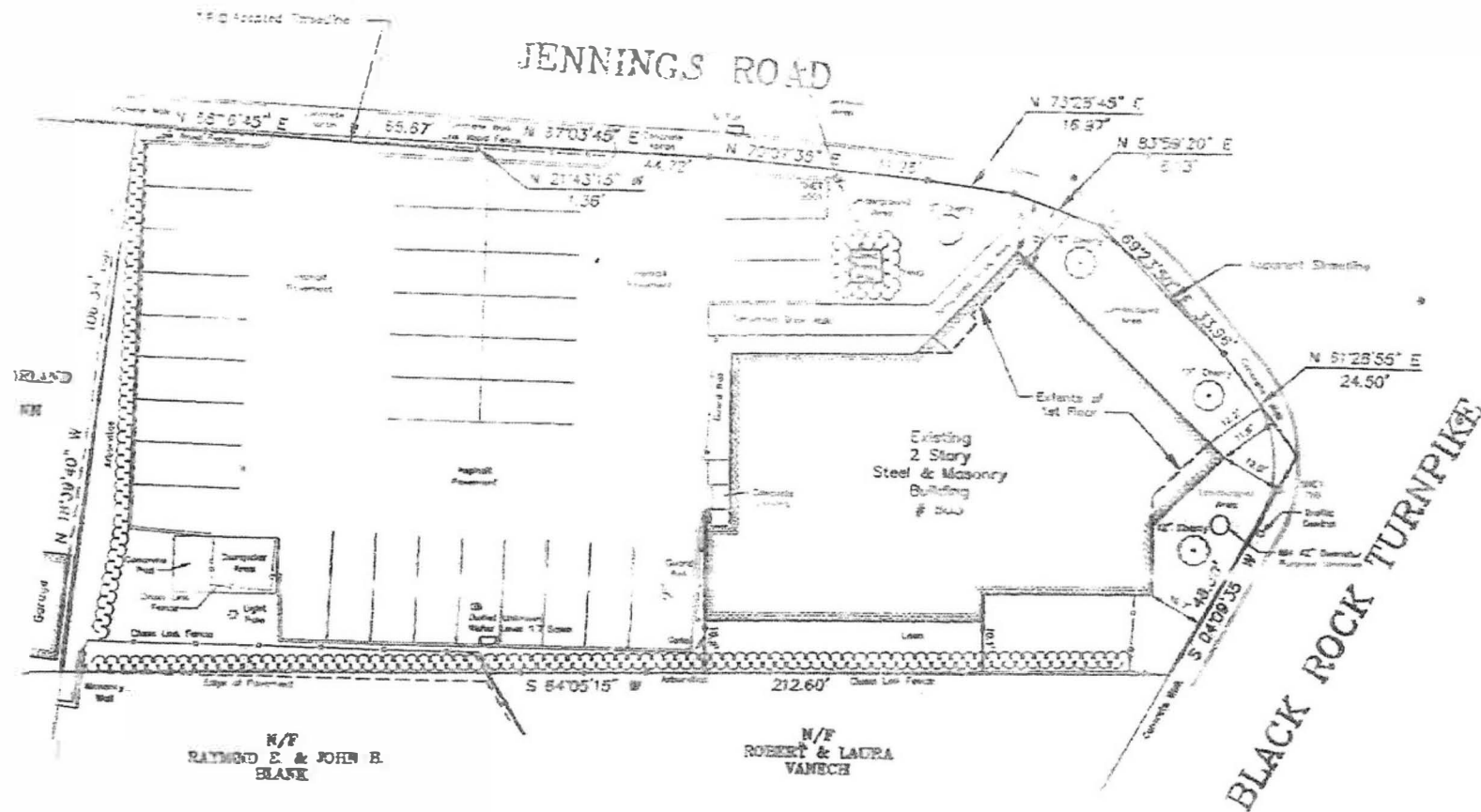
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A2 SURVEY



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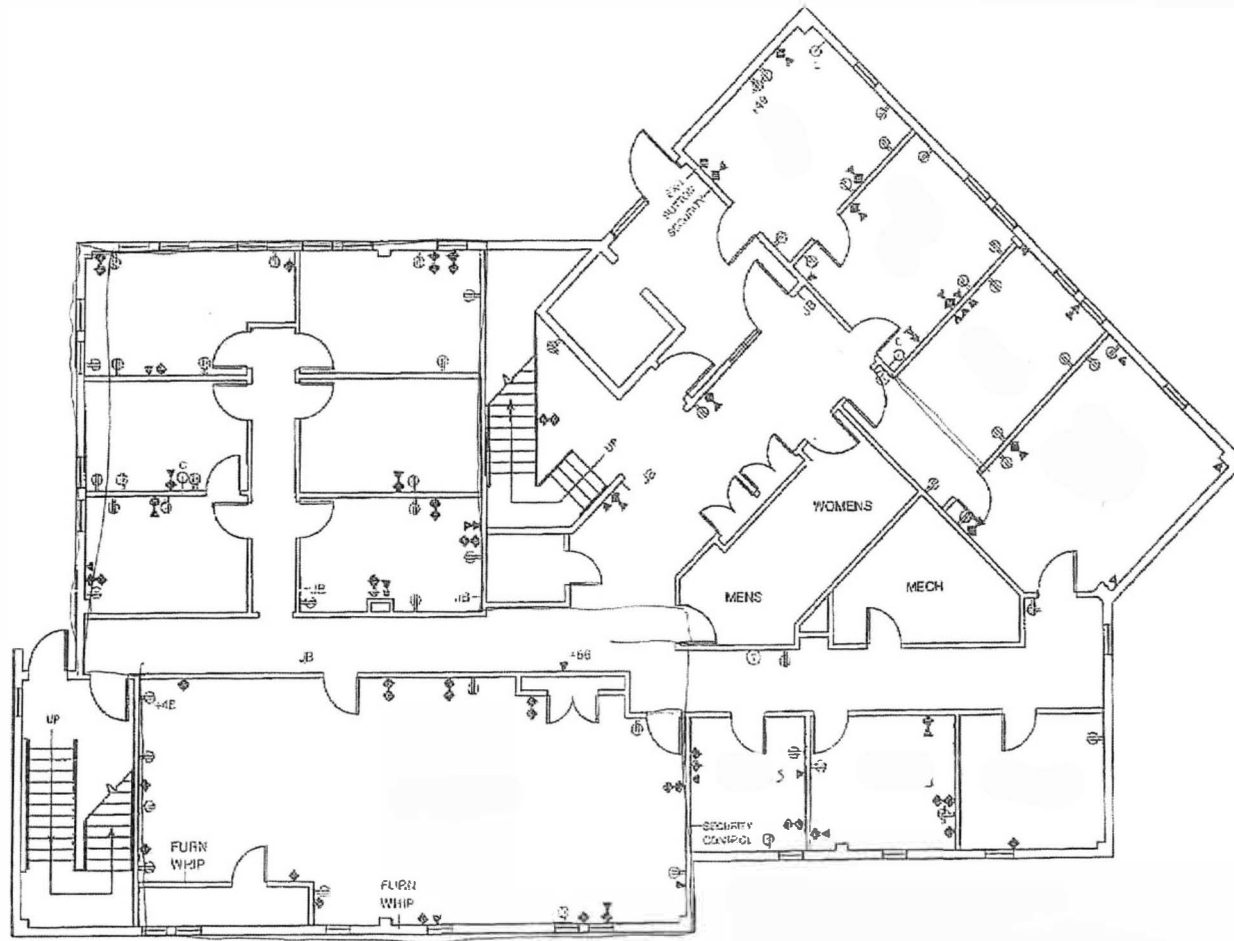
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FLOOR PLAN: FIRST FLOOR



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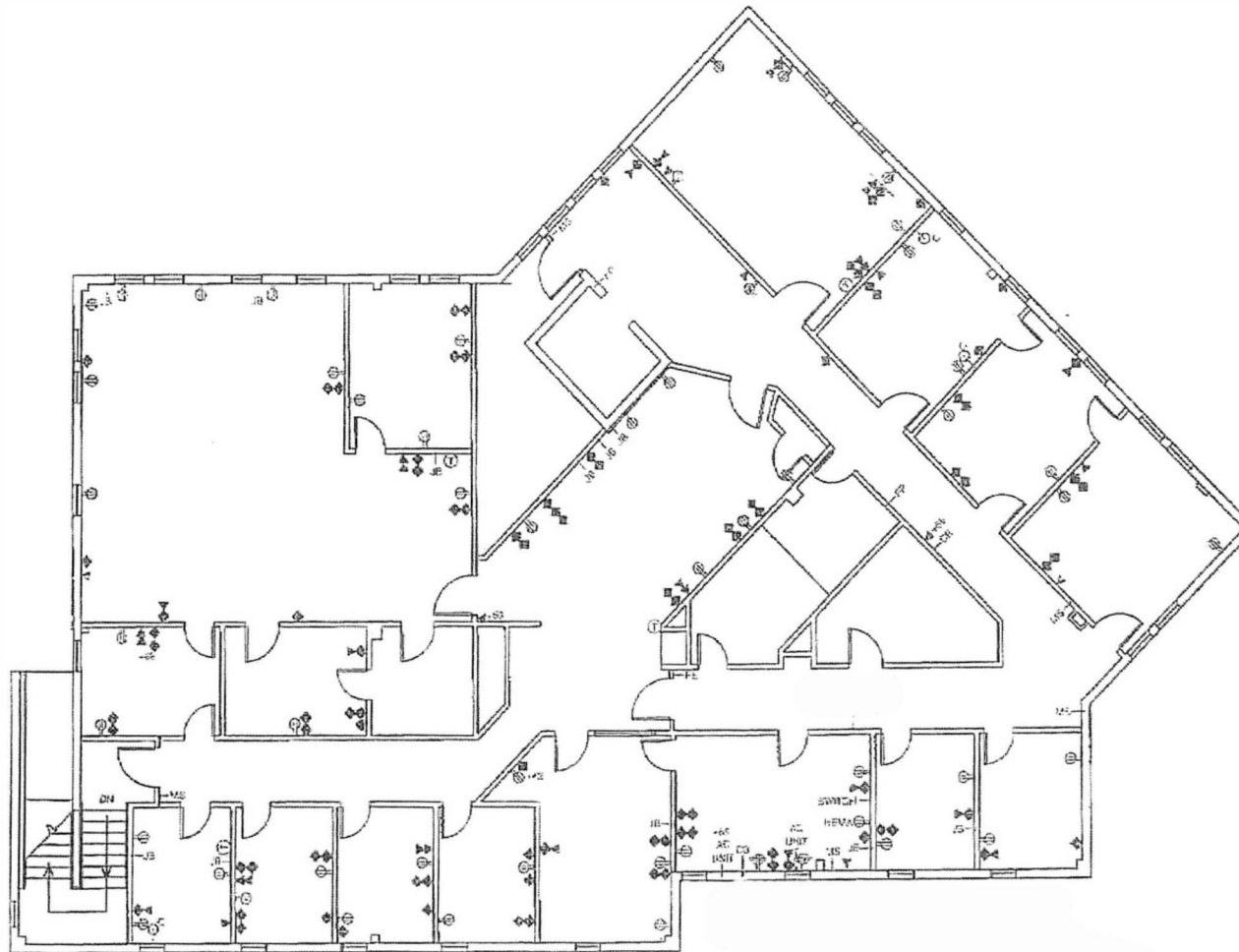
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FLOOR PLAN: SECOND FLOOR



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