



\$466,000 PRICE REDUCTION

**Multi-Use Redevelopment Opportunity on Route 58
for Sale Now at \$4,100,000**

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **387 Tunxis Hill Road in Fairfield, CT**, now offered at the newly reduced price of **\$4,100,000—a \$466,000 price reduction.**

This exceptional property features **407 linear feet of frontage on Route 58** (Tunxis Hill Road) with prominent pole signage and three curb cuts for easy access. The offering includes three contiguous parcels totaling **1.37 acres**, anchored by a **21,921 SF** commercial building. **The two adjoining parcels, totaling 0.34 acres and located in a Residential B Zone, provide 52 additional parking spaces and may be sold separately.**

The two-story building sits on **1.03 acres** and provides **87 on-site parking spaces**. Interior highlights include:

- **First Floor:** 2,653 SF climate-controlled display room with floor-to-ceiling windows, 2,128 SF of office space, and an 11,360 SF service center with 24' ceiling height, four drive-in doors with drive-through access, an overhead storage platform, and a conveyor system.
- **Second Floor:** 5,780 SF of office space.

Redevelopment Potential:

Anchored in the **Neighborhood Designed Business District (NDD)**, the site also spans **Designed Commercial (DCD)** and **Residential B zones**, offering versatile usage and development options. A developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above, develop professional or medical offices, or use the Residential B parcels for additional parking, landscaped buffers, or new housing such as townhomes or duplexes. All plans are subject to Fairfield Planning & Zoning approval.

Strategically positioned, 387 Tunxis Hill Road is just **1.2 miles from I-95, 1.7 miles from the Fairfield Black Rock Train Station**, and directly served by a Greater Bridgeport Transit bus stop. Prominent neighboring retailers include TJ Maxx, Stop & Shop, Aldi, and Floor & Décor, ensuring strong consumer traffic and visibility.

This property represents a rare investment opportunity in a high-visibility Fairfield location with outstanding redevelopment potential.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes in price, rental rates, or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals.

387 TUNXIS HILL ROAD FAIRFIELD, CT 06825

FINANCIAL INFORMATION

Sale Price:	\$4,100,000
2026 Real Estate Taxes:	387 Tunxis Hill Road
	24 Soundview Avenue \$51,447.04
	42 Soundview Avenue \$4,385.88
	\$2,252.72
	TOTAL \$58,085.64

FEATURES

Traffic Count:	8,600 Average Daily Volume
Parking:	139 Total Surface Spaces
Loading:	Two 10' W x 10' H Drive-In Doors, One 10' W x 9' H Drive-In Door, One 10' W x 12' H Drive-In Door
Ceiling Height:	24' (Service Area)
Amenities:	Monument Signage, Oil/Water Separators, Underground Storage Tanks, Inclined Conveyor, Six Restrooms

THE SITE

Rentable SF:	21,921 SF
Building Size:	22,471 SF
Occupancy:	0%
Land:	387 Tunxis Hill Road 1.03 Acres 24 Soundview Avenue 0.23 Acres 42 Soundview Avenue 0.11 Acres TOTAL 1.37 Acres
Zoning:	Neighborhood Designed Business District (NDD), Designed Commercial District (DCD) & Residential B (B)
Year Built:	1930
Construction:	Concrete/Cinder Block
Stories:	Two
Tenancy:	Single

UTILITIES

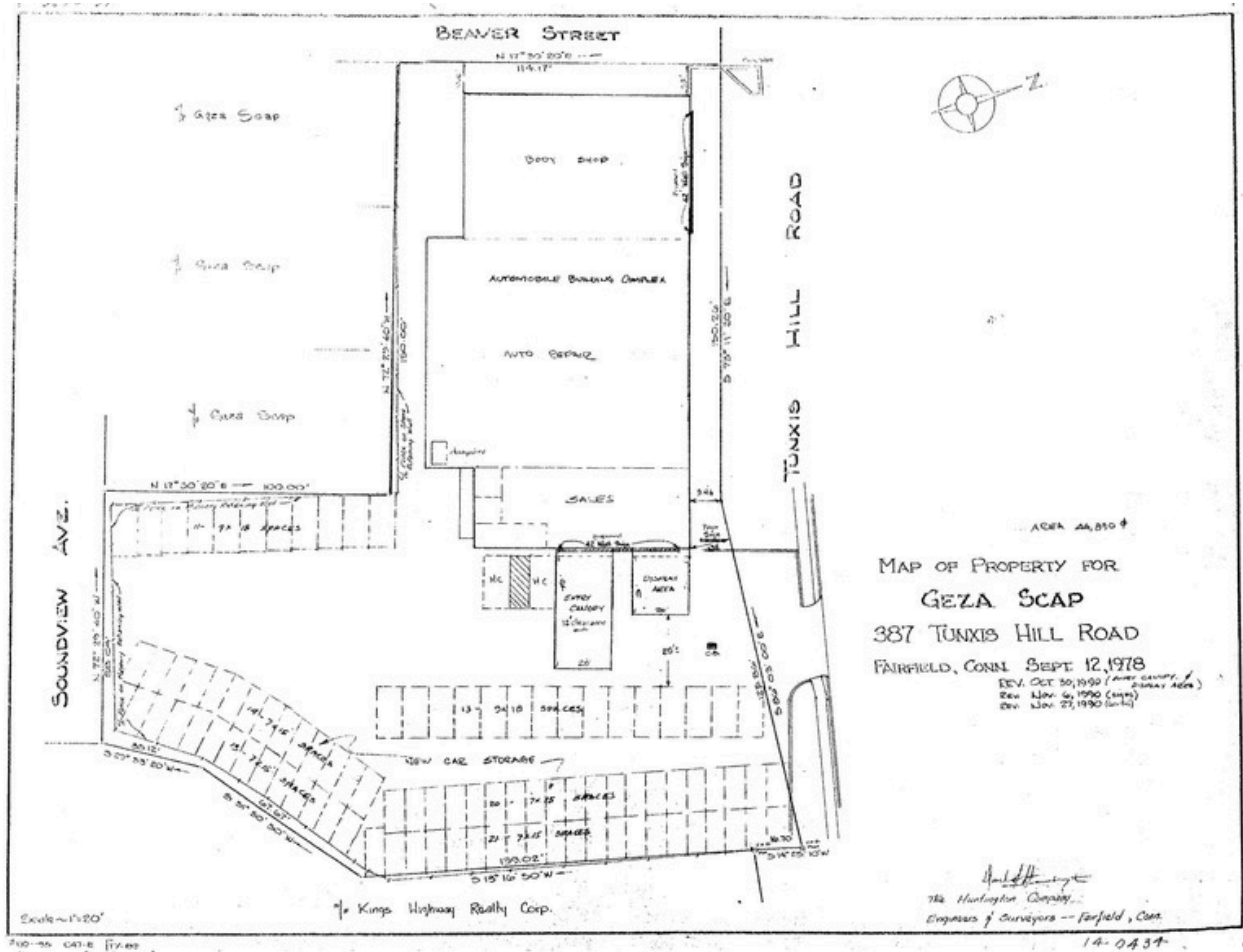
Water/Sewer:	Public Water/Public Sewer
A/C:	Central Air Conditioning (Office & Showroom)
Heating:	Gas
Power:	400 Amps



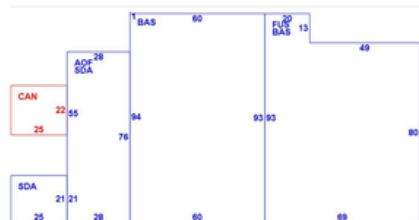
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FAIRFIELD, CT
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SITE PLAN

21,921 SF TWO-STORY COMMERCIAL BUILDING ON 1.03 ACRES



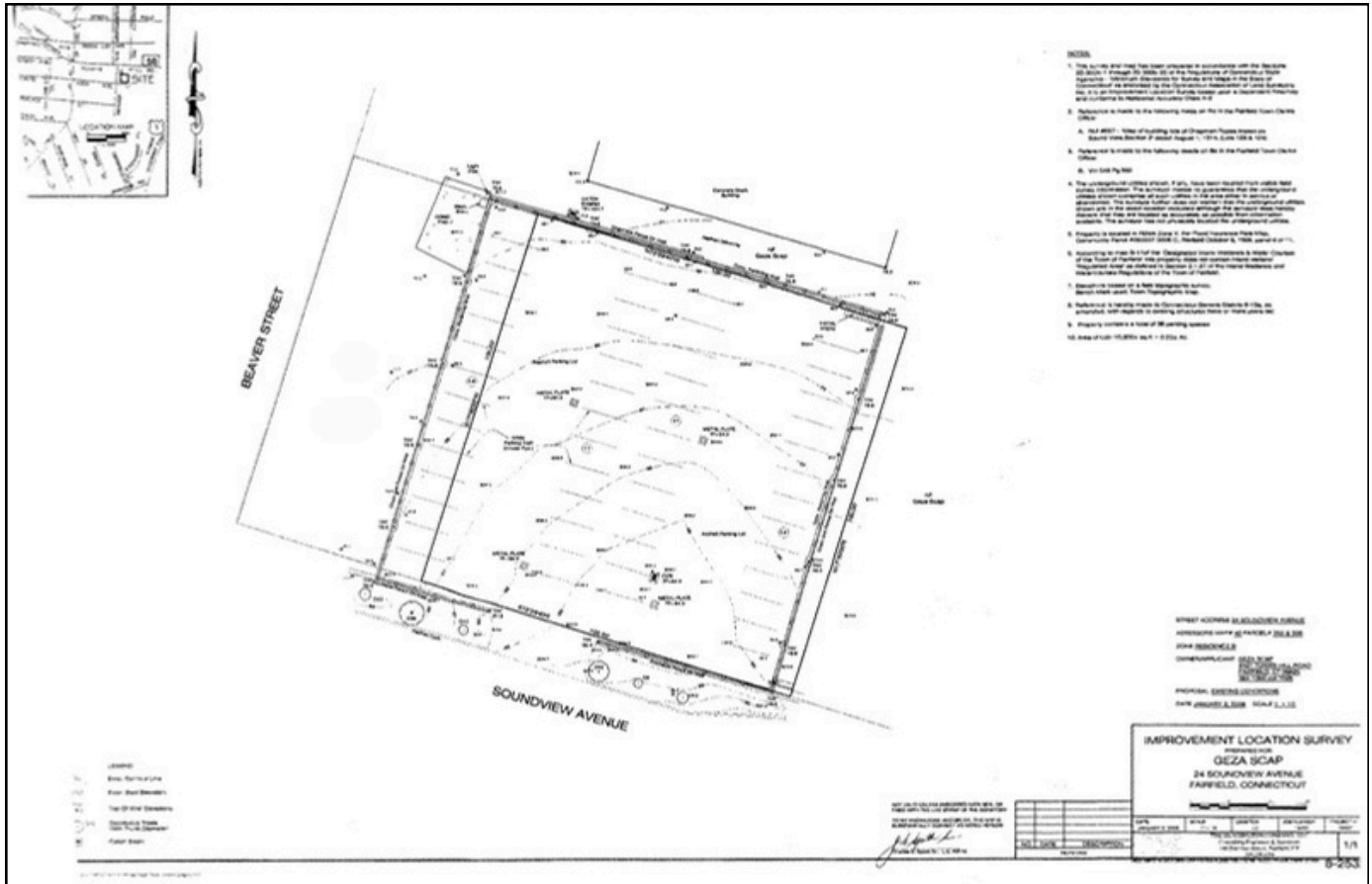
Building Layout



Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	11,360	11,360
FUS	Upper Story, Finished	5,780	5,780
SDA	Store Display Area	2,653	2,653
AOF	Office	2,128	2,128
CAN	Canopy	550	0
		22,471	21,921

24 & 42 SOUNDVIEW AVENUE FAIRFIELD, CT 06825

SITE PLAN 0.34 ACRES



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PARKING PLAN (INCLUDING ADJACENT PARCELS)
139 SPACES

