

17&73

ELIOT STREET
FAIRFIELD, CT
06824





INVESTMENT OPPORTUNITY: TWO ADJACENT COMMERCIAL PROPERTIES FOR SALE AT \$1,625,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer an investment opportunity with two commercial properties on 0.47 acres for sale at \$1,625,000 at **17 & 73 Eliot Street in Fairfield, CT**. Included with this offering is a 5,538 SF one-story building on 0.31 acres and a 560 SF one-story steel building on 0.16 acres. The 2023 Net Operating Income was \$90,883 and the Cap Rate is 5.59%.

17 Eliot Street is a concrete block service shop with five drive-in doors and is leased to Fairfield Auto Care and All-In-One Lawn Care. 73 Eliot Street is a steel and frame warehouse with two drive-in doors and is leased to Migliarese & Son Landscaping.

Since all three leases expire in Spring 2026, these properties offer a value-add opportunity suitable for the right investor or developer. Improving the property's physical condition could enhance its market appeal, thus increasing its rental or resale value. Additionally, negotiating longer-term leases or renewing existing leases at higher rates can establish a stable income stream.

17 & 73 Eliot Street's location within a Designed Commercial District (DCD) Zone provides proximity to restaurants, banks, hotels, shopping options, and public transportation. The properties are minutes from I-95 (Exit 22) and the Fairfield Metro-North Train Station. The properties are immediately behind the new Chick-Fil-A restaurant, and near CVS, DSW, Marshall's, and the Fairfield Shopping Center, soon to be anchored by a Restoration Hardware Outlet. The properties are just down the street from Fairfield University with over 6,000 students and employees.



DETAILS

FINANCIAL INFORMATION

Sale Price:	\$1,625,000
2023 Real Estate Taxes:	\$21,444.60 (Paid by Tenants)
2023 NOI:	\$90,883
2023 Cap Rate:	5.59%

THE SITE

Building Size:	5,538 SF + 560 SF
Land:	0.47 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1953
Construction:	Concrete / Cinderblock
Stories:	One
Tenancy:	Multiple

FEATURES

Traffic Count:	15,000 Average Daily Volume (North Benson @ Eliot St.)
Parking:	Ample
Loading:	#17: Five Drive-In Doors #73: Two Drive-In Doors
Amenities:	#73: Fenced Lot

UTILITIES

Water/Sewer:	City/City
Heating:	Gas

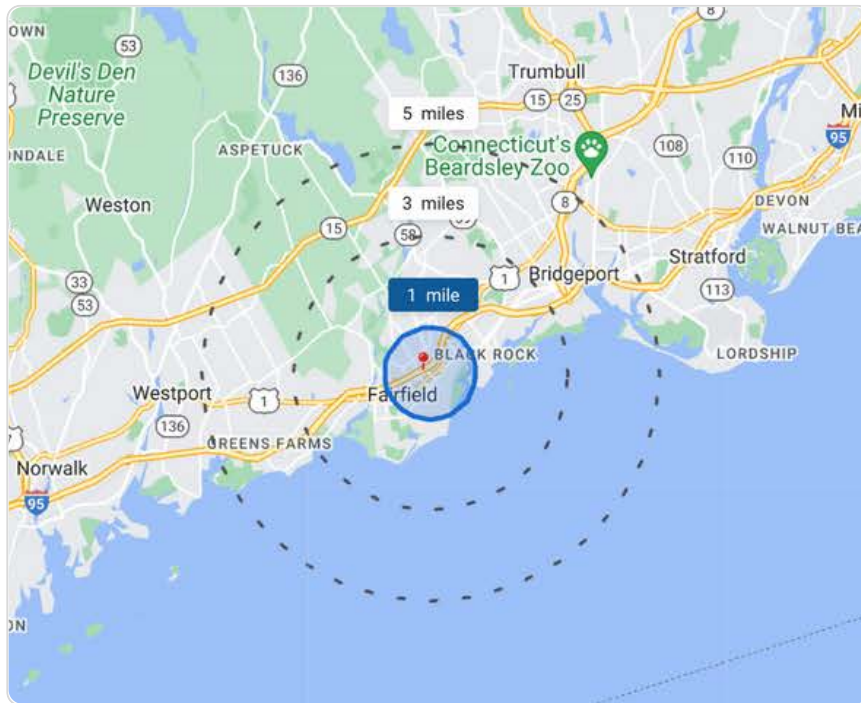
DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	29.9k	108k
Median HH Income:	\$134k	\$85k



DEMOGRAPHICS

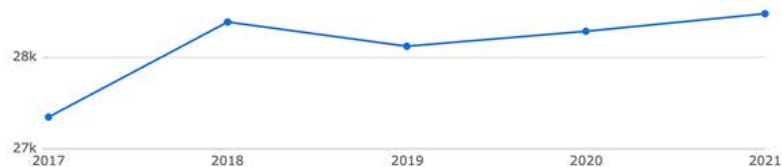
ONE MILE



Population

28.4k

0% Compared to 28.2k in 2020
↑ 4% Compared to 27.3k in 2017



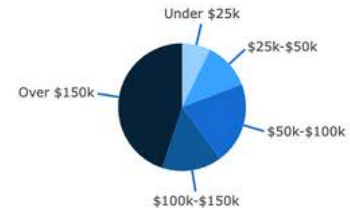
\$133k

Median Income

\$182k

2028 Estimate

↑ 37%
Growth Rate



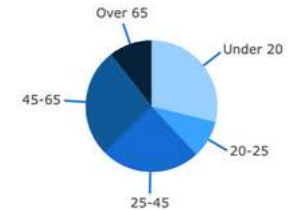
33

Median Age

32

2028 Estimate

↓ -6%
Growth Rate



Housing Occupancy Ratio

19:1

18:1 predicted by 2028

Occupied
Vacant

Renter to Homeowner Ratio

1:2

1:3 predicted by 2028

Renters
Homeowner

Number of Employees

23.3k

Top Employment Categories





CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gym, and delivery services companies.

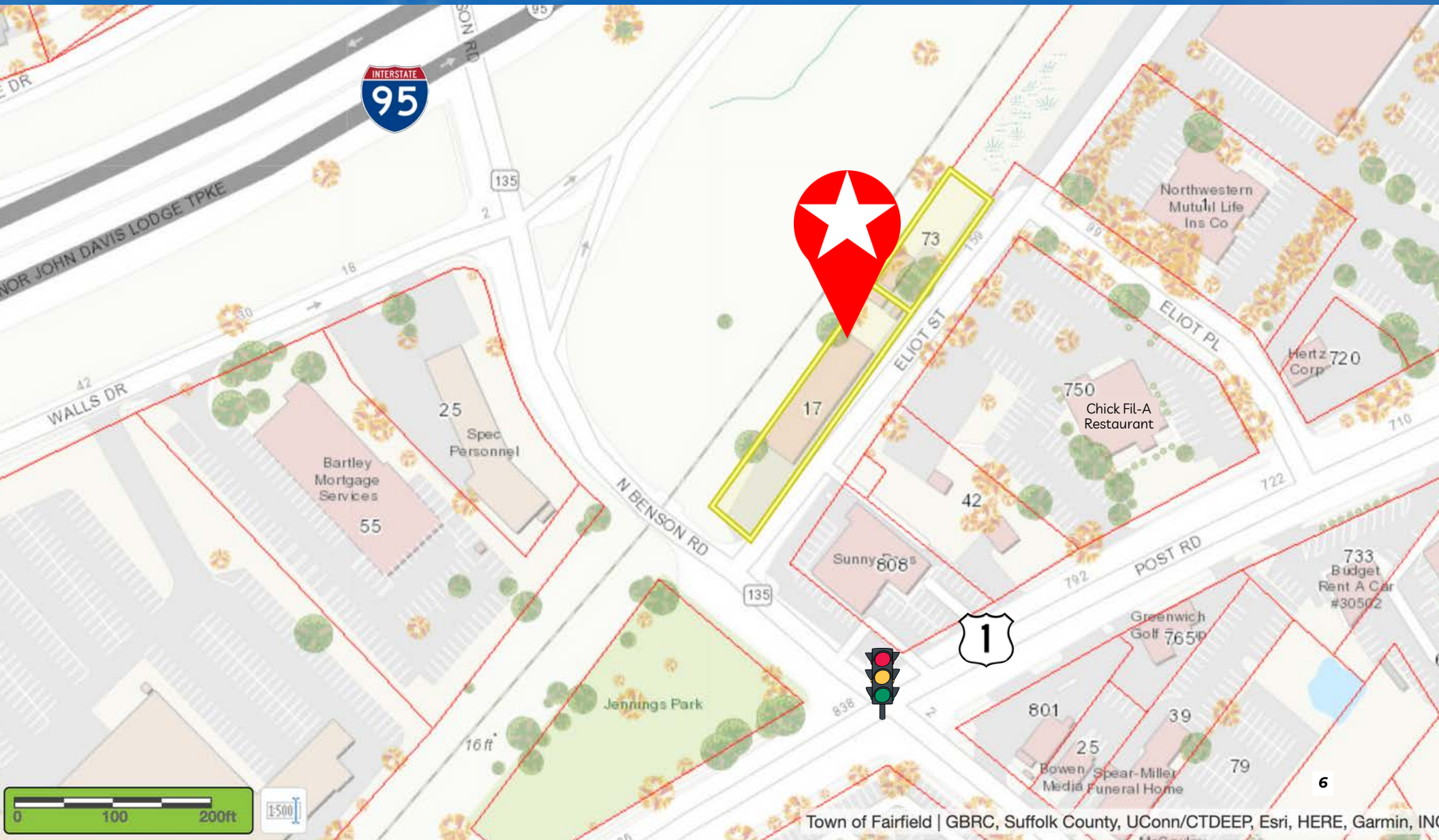


Minutes to I-95, Exit 22, and the Fairfield Metro-North Train Stations.

PARCEL MAP

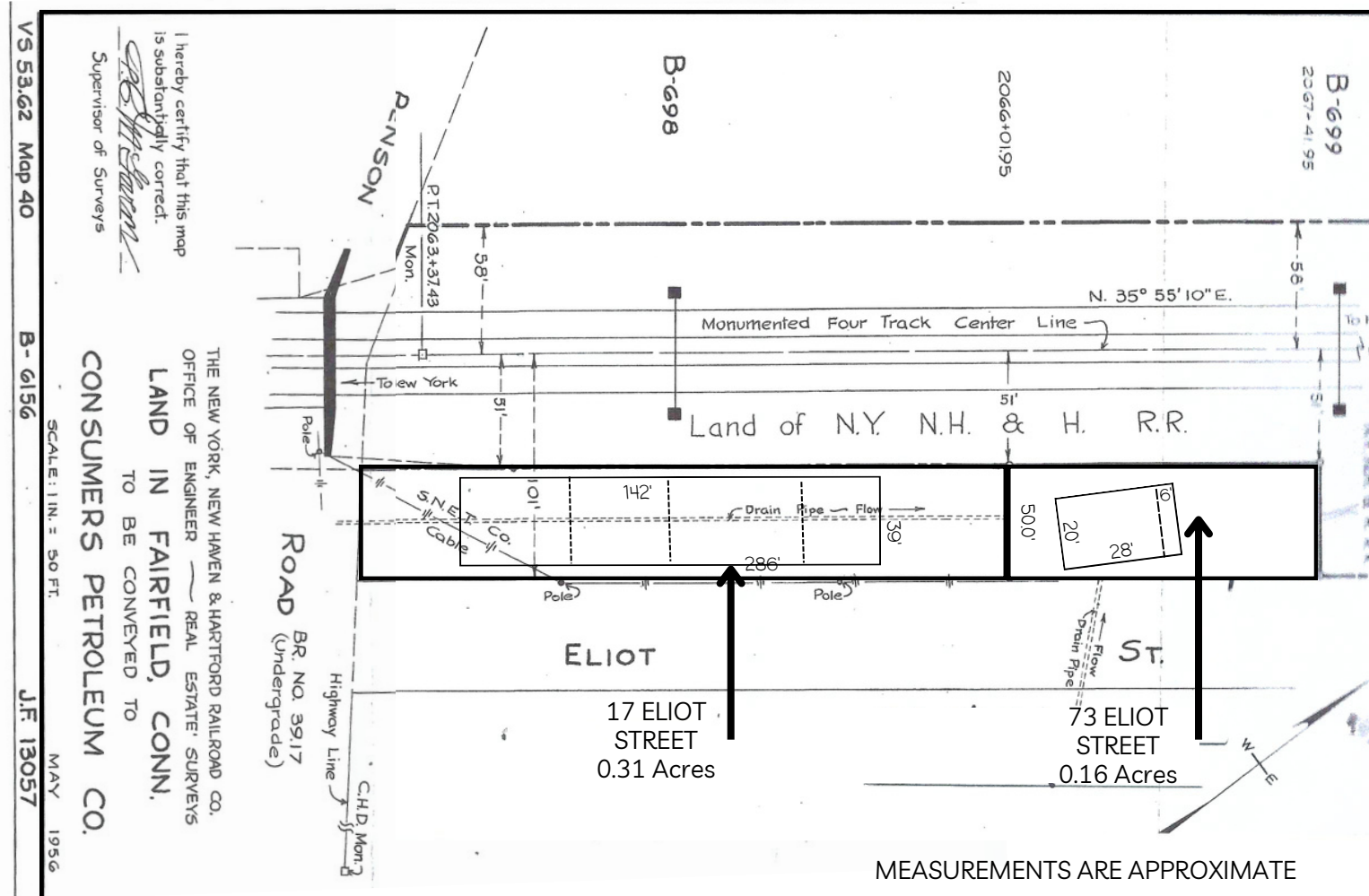
6,980 SF

0.47 ACRES



SITE PLAN

17&73 ELIOT STREET
FAIRFIELD, CT
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NEXT STEPS

17&73 ELIOT STREET
FAIRFIELD, CT
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REGULATIONS



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LISTING



EMAIL BROKER



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