

226

KINGS HIGHWAY EAST
FAIRFIELD, CT
06825

& 735-737

VILLA AVENUE
FAIRFIELD, CT
06825



Investment Opportunity: Fully Leased Multi-Use Assets for Sale at \$3,500,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, presents a prime investment opportunity at **226 Kings Highway East and 735-737 Villa Avenue in Fairfield, CT**. This parcel includes two fully leased mixed-use properties available for acquisition at **\$3,500,000**. The **2025 projected annualized net income is \$224,250**, reflecting a **6.41% cap rate**.

Strategically positioned within a highly trafficked and commercially vibrant area, these two-story buildings occupy a distinctive triangular lot with dual street frontages on Route 1 and Villa Avenue, complemented by two curb cuts, ensuring unparalleled visibility and accessibility. Ample parking facilities are provided, with 47 shared spaces on a lot measuring 0.63 acres.

Both buildings' electrical and HVAC systems have been upgraded to meet current building codes. Though considered one parcel, each building has its unique address.

- The two-story building at **226 Kings Highway East** spans approximately 8,207 SF and features a newly installed roof backed by a 20-year warranty. The ground level is leased by ARISU, an anime store covering the entire 4,115 SF first floor, with an additional 930 SF in the unfinished basement. This retail space is securely leased through May 2029. The second floor houses the Landmark Square Apartments, which include five fully leased residential units.
- The two-story building at **735-737 Villa Avenue** is 3,625 SF and accommodates two tenants: Soap Box Laundromat on the first floor and MavenGreen, an accounting firm, on the second floor. A new roof with a 25-year warranty was installed in 2024.

This property offers a highly desirable location surrounded by restaurants, retail stores, banks, fitness gyms, and a hotel. Its neighbors include TJ Maxx, Super Stop & Shop with Starbucks, Planet Fitness, M&T Bank, Dunkin, Floor & Decor, Aldi Grocery Store, and Best Western.

The property benefits from excellent accessibility. It is steps away from a Greater Bridgeport Transit Bus Stop and conveniently located just 1.2 miles from I-95 (Exit 24) and 1.3 miles from the Fairfield Metro Train Station. These advantageous transportation links solidify its appeal as an exceptionally attractive investment opportunity in Fairfield, CT.

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:	\$3,500,000
Real Estate Taxes:	\$34,177.52 (2024)
Occupancy:	100%
2025 Projected Annualized NOI:	\$224,250
2025 Projected Annualized Cap Rate:	6.41%

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

The Site

Number of Buildings:	Two
Total Building Size:	#226: 8,207 SF, #735-737: 3,625 SF
Land:	0.63 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	#226: Completely Renovated 2012, New Roof with 20 Year Warranty 2023, Updated 2024 #735 & #737: Renovated 2005 (#735) Renovated 2022 (#737), New Roof with 25 Year Warranty 2024
Construction:	Brick/Masonry
Stories:	Two
Tenancy:	Multiple

Demographics	Three Miles	Five Miles
Population:	201k	387k
Median HH Income:	\$71.1k	\$77.6k



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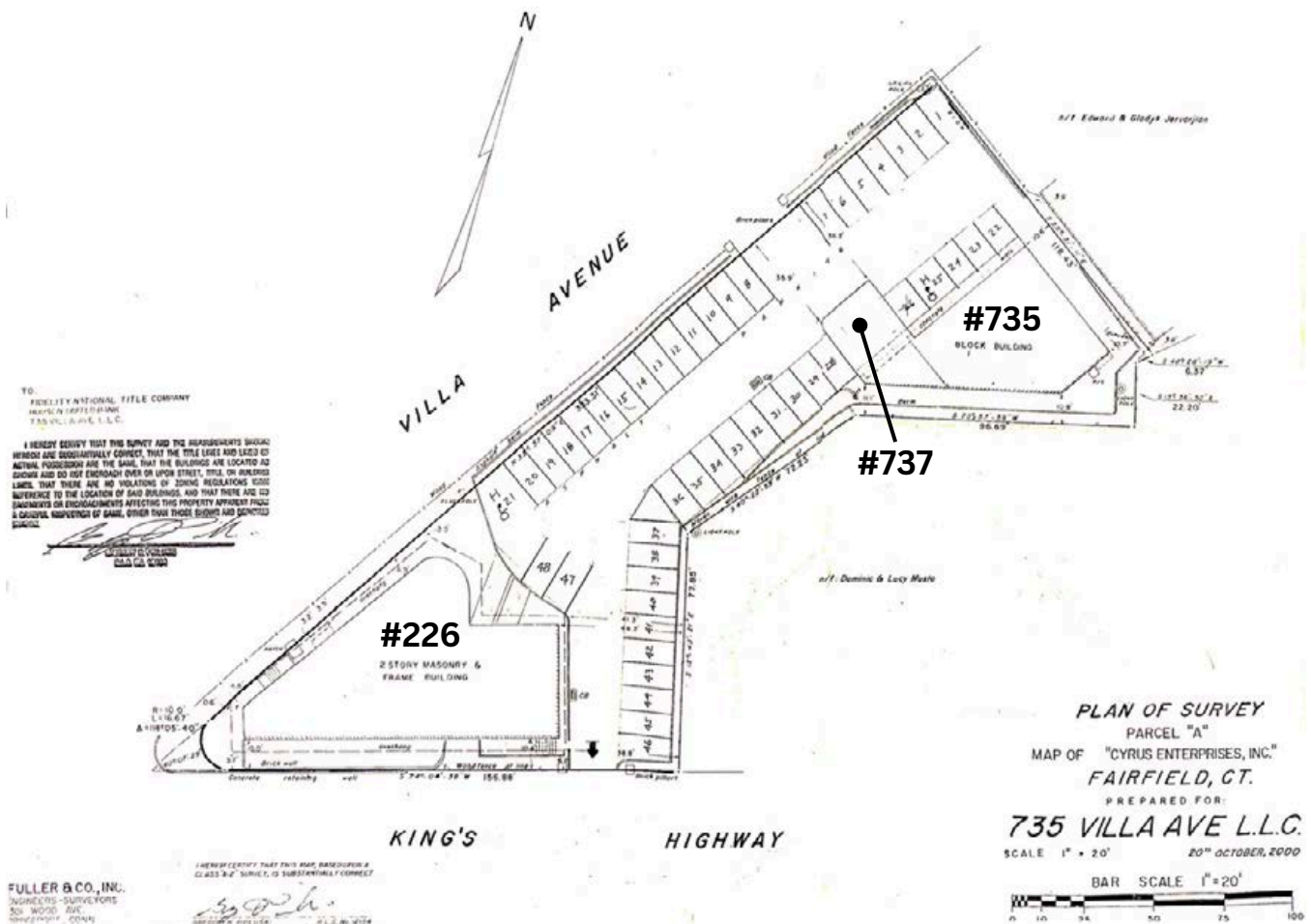
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SITE PLAN



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