213-223 BENNETT STREET BRIDGEPORT, CT 06605

1,200 SF Contractor Building & Lot with Secure Fenced Parking for Sale at $649,000 or for Lease at $3,000/Month NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present **213–223 Bennett Street in Bridgeport, Connecticut**. Offered **for sale at $649,000** or **for lease at $3,000 per month NNN**, this versatile **0.22-acre** commercial property is ideally located in the **desirable Black Rock neighborhood**.

Subject to zoning approval, the property is well suited for contractors, tradespeople, service businesses, and owner-users seeking secure vehicle, equipment, and material storage. It also offers buyers a compelling redevelopment opportunity in one of Bridgeport's most sought-after neighborhoods.

PROPERTY HIGHLIGHTS

- **Secure Fenced Lot:** The fully fenced and gated yard provides valuable outdoor space for commercial vehicle parking, equipment staging, and construction material storage.
- **1,200 SF Commercial Garage:** The clear-span garage features two 10' x 10' drive-in doors, a 12' clear ceiling height, a private office, and a restroom.
- **Additional Storage:** An adjacent storage shed with an overhead door provides convenient space for tools, supplies, and day-to-day operational needs.
- **Prime Black Rock Location:** The property is approximately one mile from I-95, and steps from the Fairfield–Black Rock Metro-North station, offering convenient access throughout Fairfield County and the New York metropolitan area.
- **Redevelopment Potential:** Flexible RX1 Residential-Office Corridor zoning may support future residential, office, or mixed-use improvements, subject to municipal approvals and applicable zoning requirements.

Whether used as a contractor yard, commercial garage, or future redevelopment site, 213–223 Bennett Street offers functionality, accessibility, and long-term potential in Bridgeport's vibrant Black Rock neighborhood.

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.

ANGEL COMMERCIAL, LLC
THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
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FINANCIAL INFORMATION

Sale Price:	$649,000
Lease Rate:	$3,000/Month NNN
2026 Real Estate Taxes:	#213: $2,571.68 #223: $4,132.98 **Total: $6,704.66**

THE SITE

Space Available:	1,200 SF
Total Building Size:	1,200 SF
Total Land:	0.22 Acres
Zoning:	Residential-Office Corridor (RX1)
Year Built:	1985
Construction:	Pre-Fab Metal
Stories:	One
Tenancy:	Single

FEATURES

Parking:	Ample
Loading:	Two 10' W x 10' H Drive-In Doors
Ceiling Height:	12' Clear
Amenities:	Fully Gated Lot, Shed with Overhead Door

UTILITIES

Water/Sewer:	Public Water / Public Sewer
Heating:	Gas

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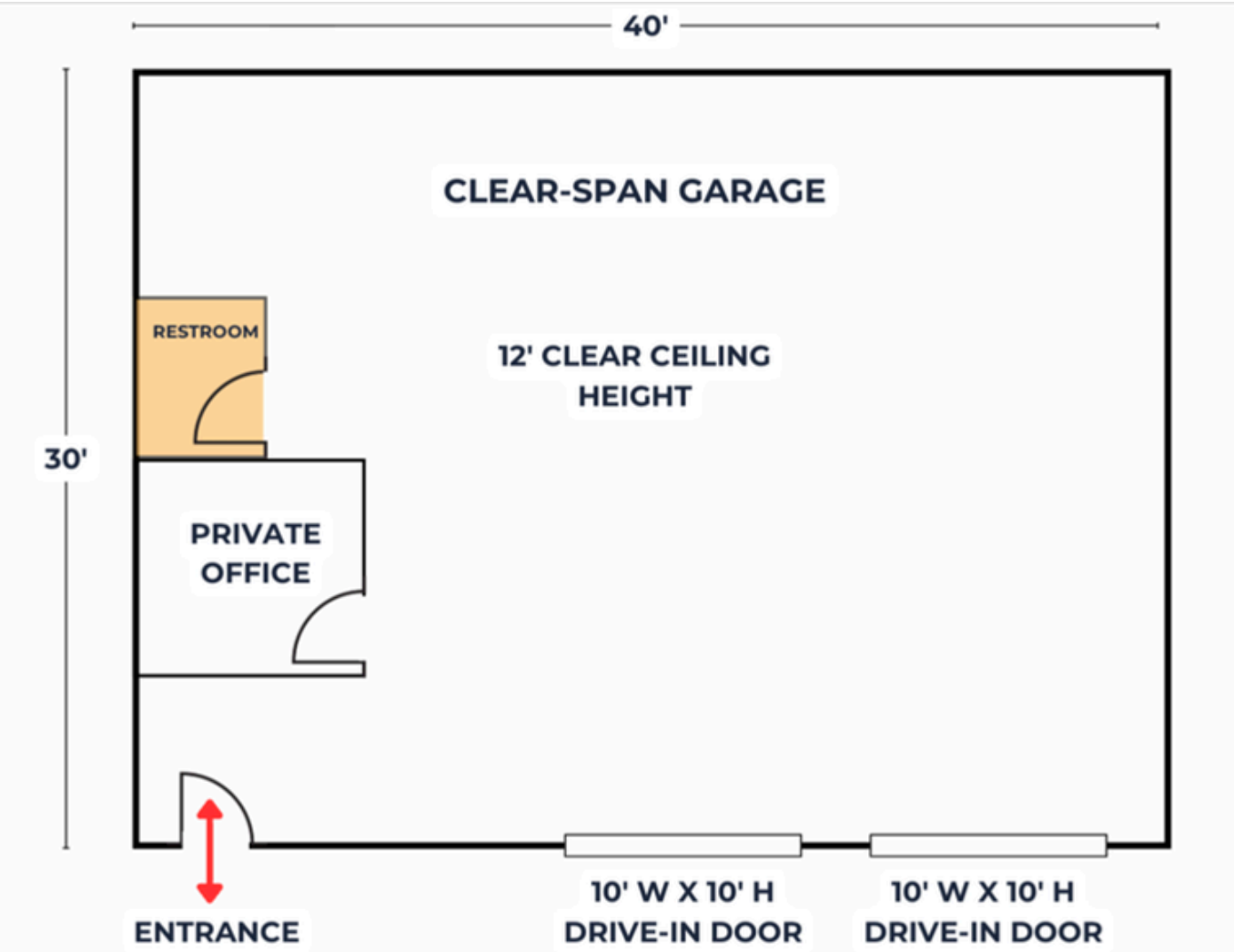
FLOOR PLAN: 1,200 SF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

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