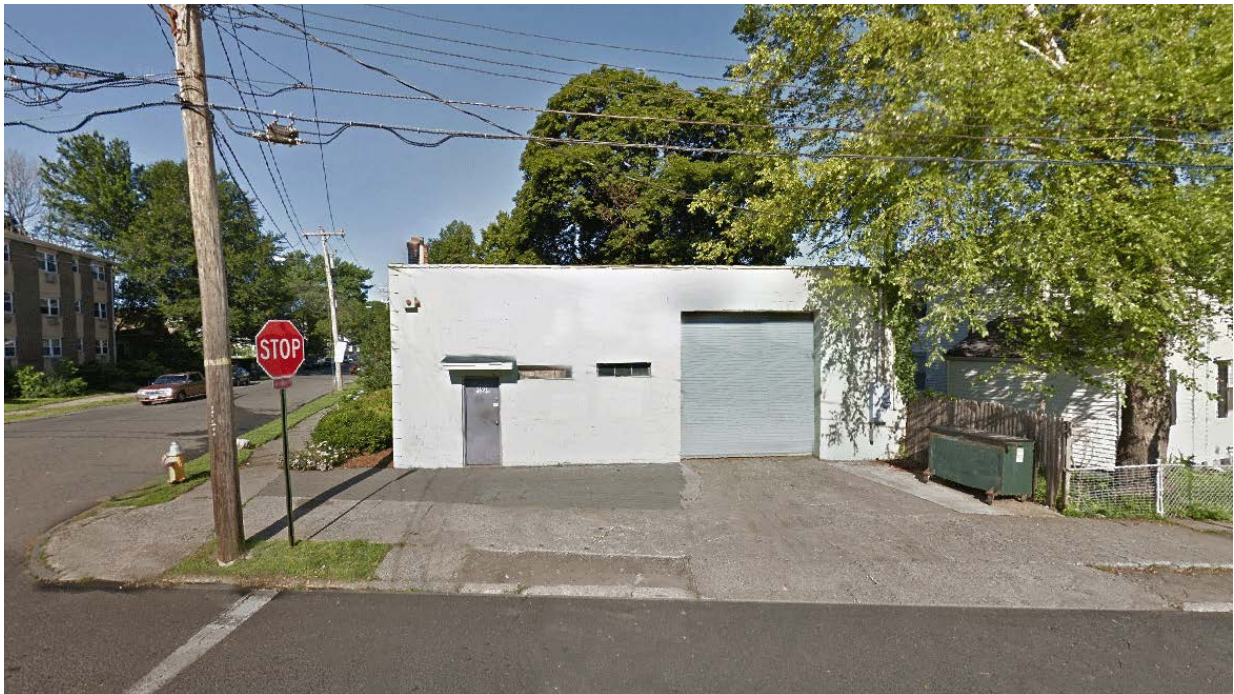


Freestanding Industrial Building in Black Rock For Sale

789 Ellsworth Street
Bridgeport, Connecticut 06605



For Sale at \$360,000.00

- ▶ Approximately 3,096 SF Freestanding Industrial Building for Sale in Prime Black Rock Location Minutes to I-95.
- ▶ Located at the corner of Ellsworth Street and Davis Avenue, the one-story building on 0.11 acres is in an R-C Zone, and features one 12" x 12' drive-in door, a 13' 7" ceiling height, two restrooms, and alarm system. .
- ▶ Conveniently located less than one mile from I-95 (Exit 25), and 1.2 miles from the Fairfield Metro Train Station.
- ▶ Near Wendy's, People's United Bank, Dunkin' Donuts, Popeyes Louisiana Kitchen, Stop & Shop, United States Post Offices, Planet Fitness, McDonald's, and Staples.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

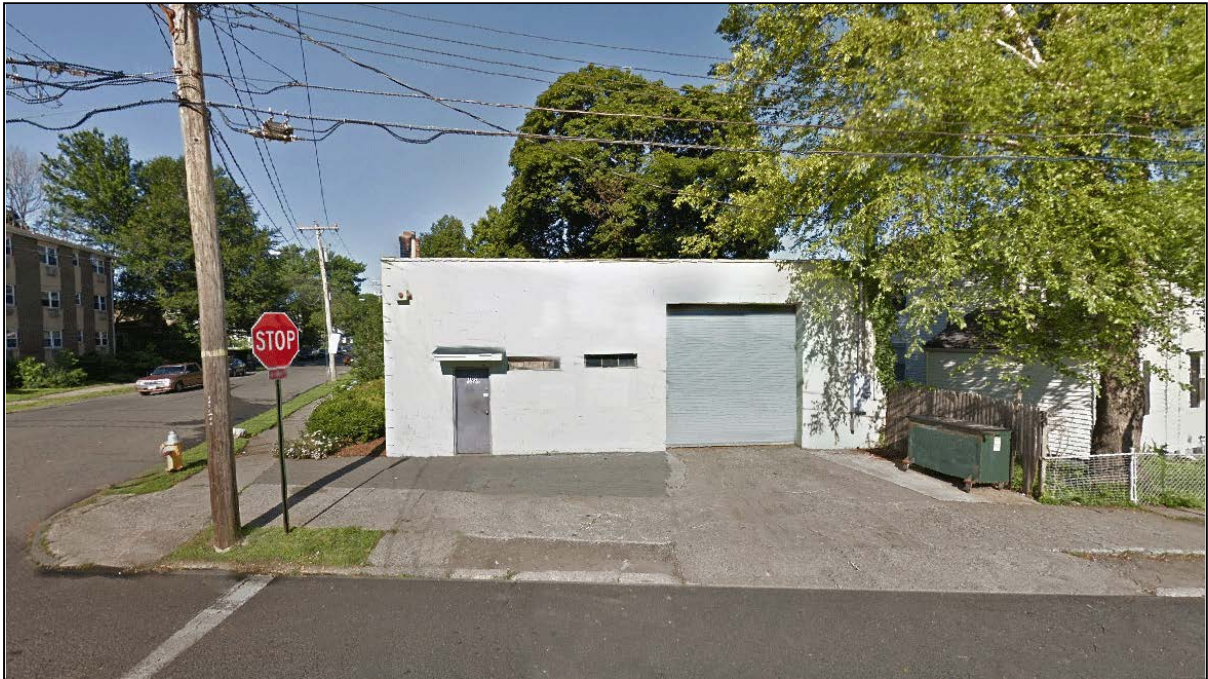
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The Site

Space Available:	Approx. 3,096 SF
Total Building Size:	Approx. 3,096 SF
Land:	0.11 acres
Zoning:	R-C
Real Estate Taxes:	\$6,253.32 (2021)
Construction:	Masonry
Year Built:	1953
Stories:	One

Features

Parking:	Ample
Ceiling Height:	13' 7"
Loading:	12' x 12' Drive-in Door
Amenities:	Two Restrooms, Alarm System

Utilities

Water/Sewer:	City/City
Heating:	Gas
Power:	200 amps, 110 & 220 volt plugs

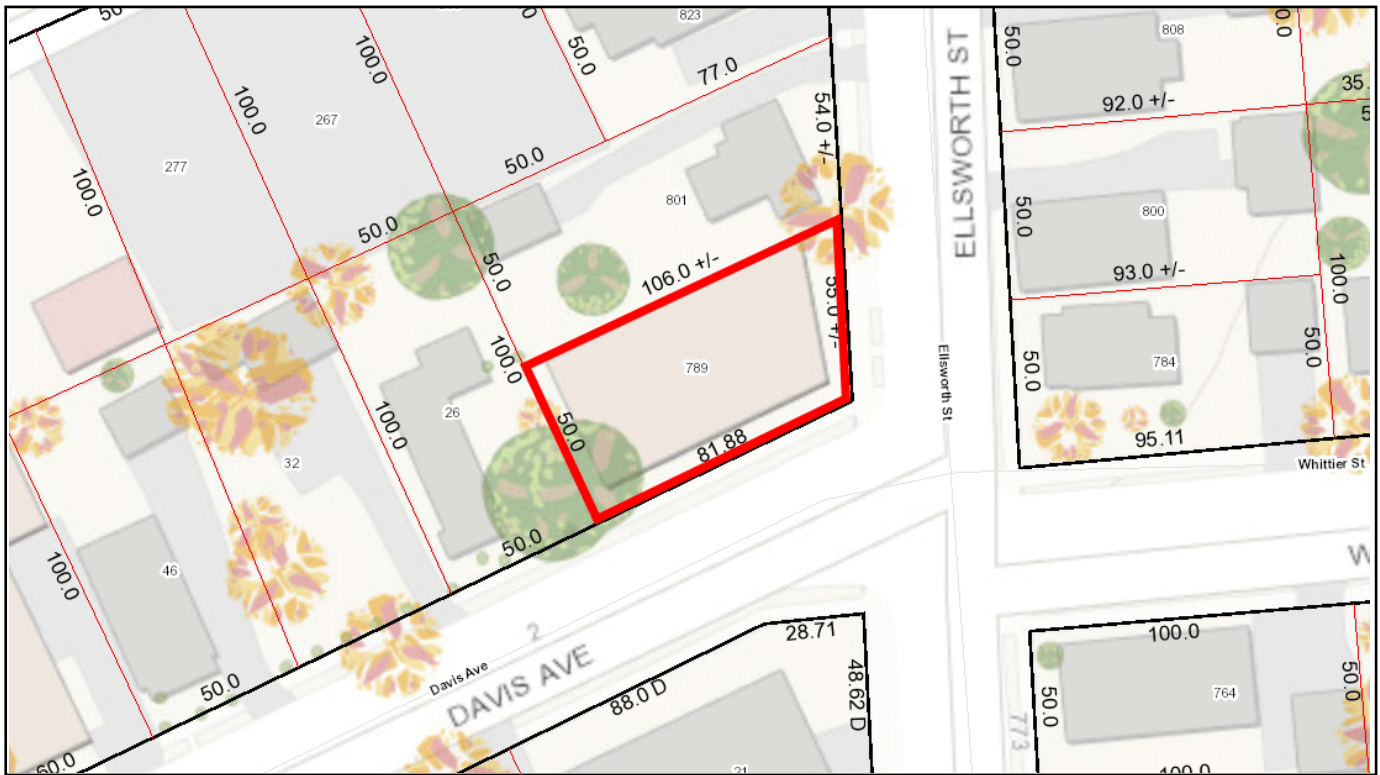
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Parcel Map

789 Ellsworth Street

Bridgeport, Connecticut 06605



0.11 Acres

In an R-C Zone
at the Corner of
Davis Avenue
& Ellsworth Street

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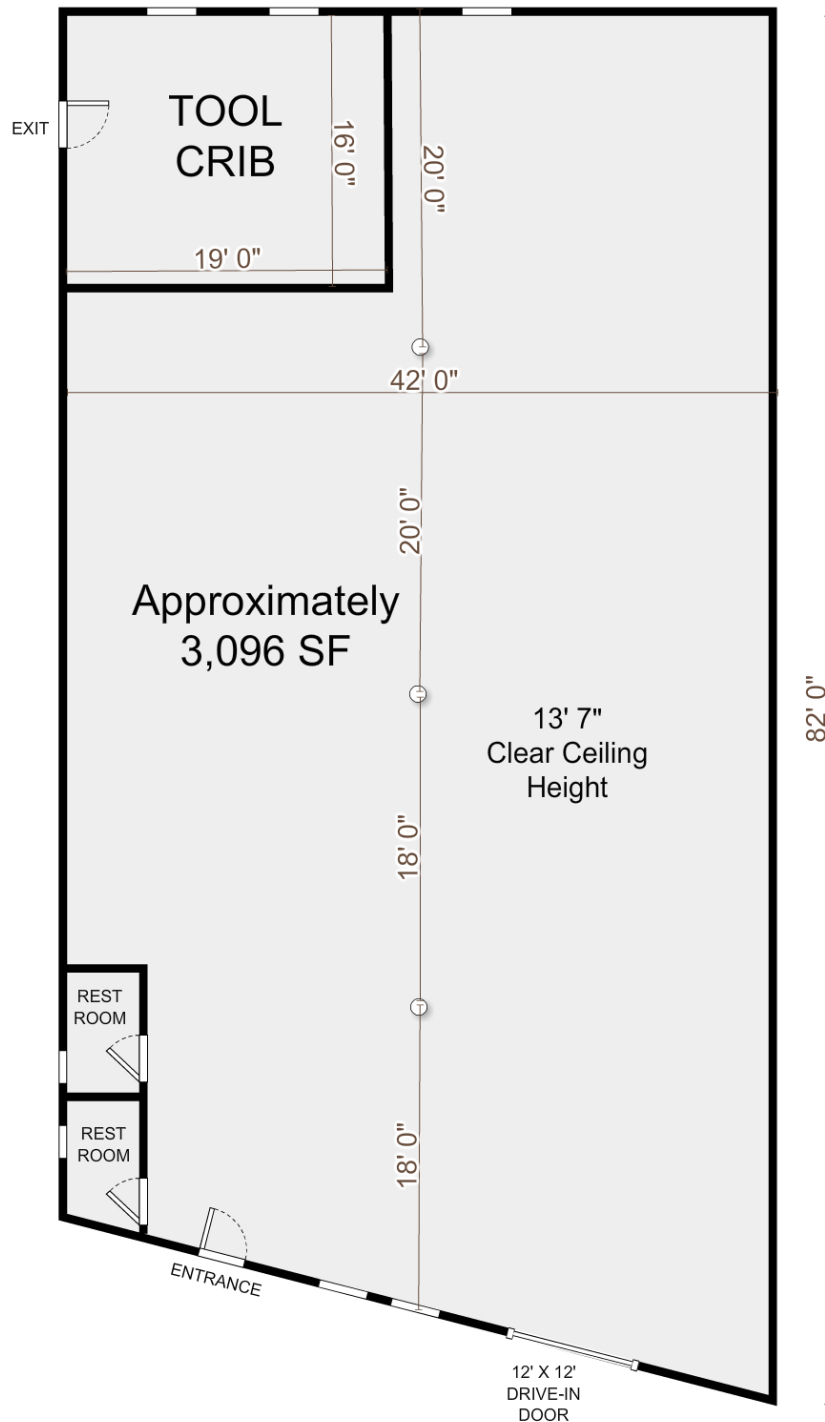
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For Sale

Floor Plan - NOT TO SCALE

789 Ellsworth Street

Bridgeport, Connecticut 06605



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For Sale

Location Map

789 Ellsworth Street

Bridgeport, Connecticut 06605



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