

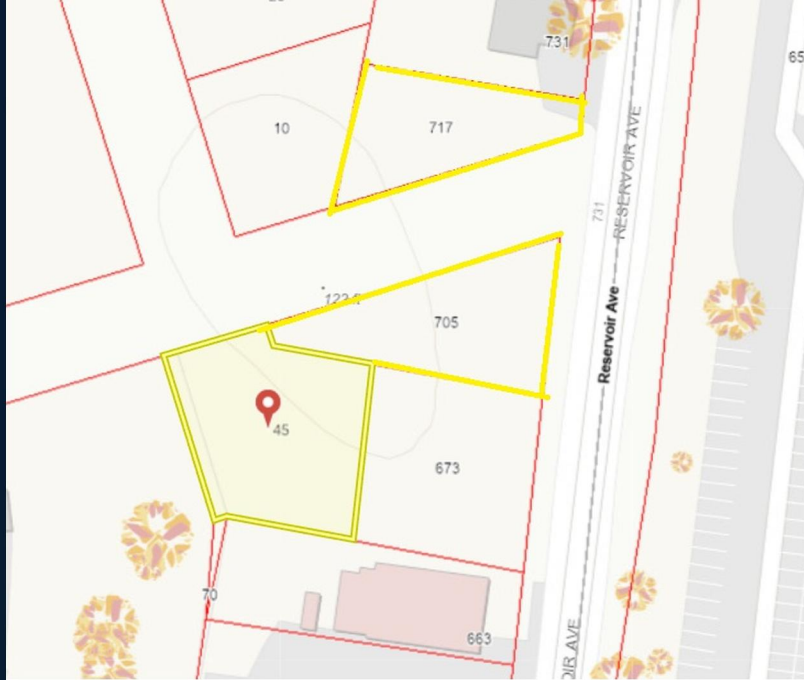


KNG
REALTY

0.58
ACRES

705 & 717 RESERVOIR AVE
+ 45 POLK PLACE
BRIDGEPORT, CT 06606

FOR SALE
COMMERCIAL
DEVELOPMENT SITE



ASSESSOR'S MAP — ALL THREE LOTS OUTLINED

0.58 AC

TOTAL — THREE
LOTS COMBINED

±25,265 SF

TOTAL LAND
AREA

3 LOTS

ONE OWNER —
WH&B LTD PTNRSH

HOME DEPOT

DIRECTLY ACROSS
THE STREET

2 FRONTS

RESERVOIR AVE +
POLK PLACE

VACANT

BUILDABLE LAND
USE CODE 111

DEVELOPMENT HIGHLIGHTS

- ✓ Three lots, one owner — sold together as a single development parcel
- ✓ Directly across Reservoir Ave from The Home Depot (#6213)
- ✓ Two lots front Reservoir Ave; the third adds depth on Polk Place
- ✓ Paper streets between the lots can potentially be eliminated through city filings, unifying the site — buyer to verify
- ✓ Vacant land in a proven retail corridor — retail, service or mixed-use potential (subject to approvals)
- ✓ Same owner since 1997 — one negotiation, one closing

THE LOTS

705 Reservoir Ave

0.18 AC · Zone ORR
MBL 67/2706/14 · PID 31033

717 Reservoir Ave

0.19 AC · Zone RB
MBL 67/2710/5 · PID 31105

45 Polk Place

0.21 AC · Zone RB
MBL 67/2706/18 · PID 31036

TOTAL

0.58 AC (±25,265 SF)
Owner: WH&B Limited Partnership

COMBINED ASKING PRICE **\$600,000**

SUM OF THE THREE LISTINGS



KENNETH GINSBERG

203.376.6266 · KEN@KNGREALTY.COM

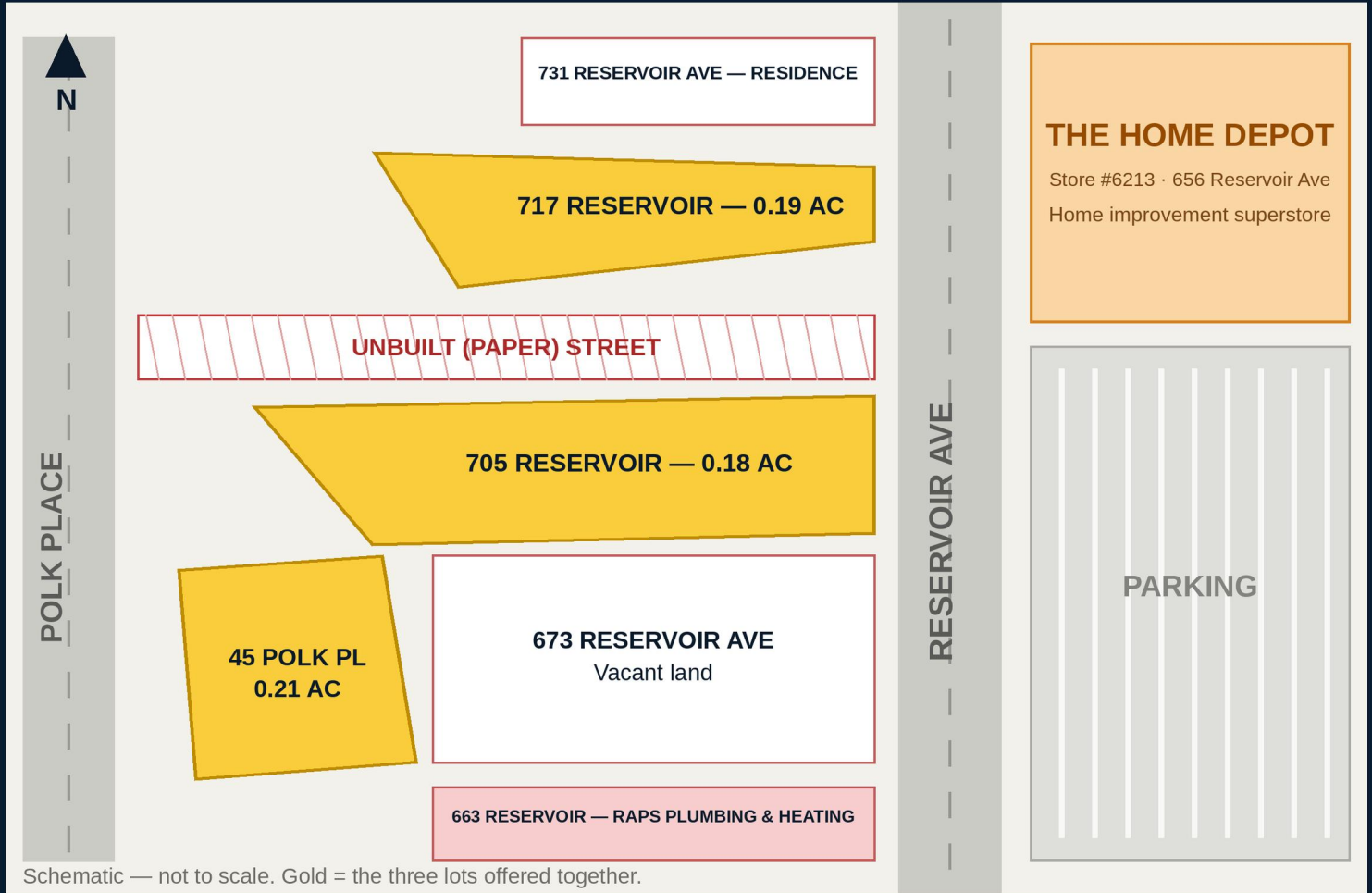
377 MAIN STREET

WEST HAVEN, CT · KNGREALTY.COM



LOCATION — NEIGHBORS & USES

705 & 717 RESERVOIR AVE + 45 POLK PLACE · BRIDGEPORT, CT



NEIGHBORING PROPERTIES & USES

ACROSS THE STREET (E)

The Home Depot #6213, 656 Reservoir Ave — home improvement superstore with a full parking field; the corridor's anchor retailer.

SOUTH (SAME SIDE)

673 Reservoir Ave — vacant land; 663 Reservoir Ave — Raps Plumbing & Heating (commercial building, also a church address).

NORTH (SAME SIDE)

731 Reservoir Ave — residence; beyond it, the Reservoir Ave retail corridor continues.

WEST

Polk Place — single-family homes on a quiet residential street; the 45 Polk lot gives the assemblage a second front and a buffer from the corridor.

THE SITE

705 & 717 Reservoir Ave front the corridor; unbuilt paper streets separate the lots today and can potentially be discontinued through city filings — buyer to verify.

Acreages and zoning are per City of Bridgeport assessor's cards (705 Reservoir: 0.18 AC, Zone ORR; 717 Reservoir: 0.19 AC, Zone RB; 45 Polk Place: 0.21 AC, Zone RB). The combined asking price is the sum of the three individual listings. Statements about discontinuing unbuilt (paper) streets and about commercial development are possibilities to be verified by the buyer with the City of Bridgeport; no representation is made that any street discontinuance or zoning approval will be granted. Information herein is from sources deemed reliable but is not guaranteed, and is subject to errors, omissions and change without notice.



KNG
REALTY

KENNETH GINSBERG

203.376.6266 · KEN@KNGREALTY.COM

377 MAIN STREET

WEST HAVEN, CT · KNGREALTY.COM