

FOR SALE
EXCLUSIVE

INDUSTRIAL & RETAIL

61 MCKINLEY AVENUE
BRIDGEPORT CT

JEREMY GOUN 631-678-3642



SQUARE FOOTAGE
5,441

SALE PRICE
\$775,000



KEY DETAILS

INDUSTRIAL USE BUILDING

14' CLEAR HEIGHT

DRIVE-IN / GRADE-LEVEL OVERHEAD DOOR

EXCELLENT FRONTAGE

OVER 400 AMPS

NEWER HEATING & COOLING

2 BATHROOMS & OFFICES

GREAT NEIGHBORHOOD



PROPERTY DETAILS

61 MCKINLEY AVENUE

Item	Details
Total SQFT	5,441 SF
Acreage	0.18 acres
Year Built	1958
Ceiling Height	10/13'
City Water/Well	City Water
City Sewer/Septic	City Sewer
Construction	Block
Heating	Natural Gas, Oil
A/C	Air Conditioners
Roof Structure	N/A
# of Floors	1
Parking	5
Bathrooms	2
Loading Dock	1
Assessment	N/A
Mill Rate	43.45

Perfect for contractors, craftsmen, and small business owners.
Great visibility with an overhead door for loading and unloading.
New air conditioning and heat. Two bathrooms and two office spaces. Use a portion of the building for owner operations and the possibility to rent the other space out for income potential!

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