

MIXED USE PROPERTY FOR SALE

1086 EAST MAIN STREET, BRIDGEPORT, CT 06608

KNRG
REALTY

(959) CALL-KNG



FOR SALE
\$2,700,000

SIZE
8,536 SF | ±0.25 ACRES

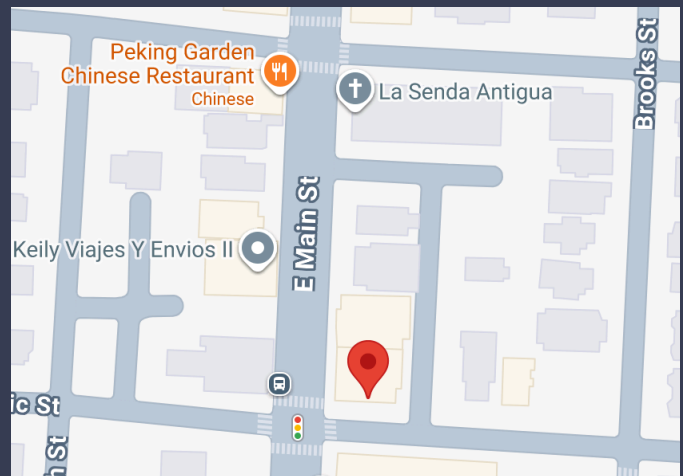
6 RESIDENTIAL UNITS
6 COMMERCIAL UNITS
FULLY RENTED
VALUE ADD OPPORTUNITY

SPACE HIGHLIGHTS

- 12 UNIT BUILDING ON BUSTLING E. MAIN ST
- RESIDENTIAL UNITS BELOW MARKET, EASY TO TURNOVER
- 6 RESIDENTIAL, 6 COMMERCIAL
- IN PLACE EIGHT CAP, PRICED FOR FAST SALE
- LONG TERM STABLE COMMERCIAL TENANTS
- LESS THAN A MILE FROM THE NEW STEELEPOINT DEVELOPMENT

3 Year Tax Phase In

SALE PRICE
\$2,700,000



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PROPERTY FACTS

Total Building SF	11,392 SF
Available SF	8,536 SF
Year Built	1910
Ceiling Height	
Parking	No
Stories	3
Construction	Concrete
A/C	None
Zoning	MX1
Heat	Forced Air
Assessment	\$935,940
Mill Rate	43.45
Taxes	\$14,696 subject to phase in



Jeremy Goun

Phone: (631) 678-3642

Email: Jeremy@KngRealty.com

377 Main St, West Haven, CT 06516