

1817

BLACK ROCK TURNPIKE
FAIRFIELD, CT
06825



INVESTMENT OPPORTUNITY: Fully Leased Prime Medical Office Building on Route 58 in Fairfield, CT, for Sale at \$5,000,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a **fully leased professional medical office building** on **0.67 acres** at **1817 Black Rock Turnpike, Fairfield, CT**, for sale at **\$5,000,000**. The **projected 2025 Annualized NOI is \$302,639**, representing a **6% cap rate**. The building totals **18,561 SF** with **13,059 SF** of rentable area, including common areas, mechanical rooms, shared corridors, and storage that support the entire building.

The property is fully leased to ten tenants under triple net (NNN) leases, which reduce landlord responsibilities as tenants pay property taxes, insurance, and maintenance expenses. This structure minimizes operating costs and management requirements while providing predictable cash flow and long-term income stability, making it an attractive passive investment opportunity.

Featuring 122 feet of frontage on Route 58 adjacent to McDonald's, the property enjoys a high-visibility, high-traffic location. It offers 55 shared parking spaces with handicap accessibility throughout. Recent upgrades include a new energy-efficient HVAC and lighting program, common area updates, and a newly installed roof.

Strategically located in a Designated Commercial District (DCD) Zone, the two-story building is home to a diverse mix of medical and dental professionals — creating a professional healthcare environment.

Situated in a vibrant retail corridor, the property is surrounded by national retailers such as ShopRite, McDonald's, CVS, Starbucks, M&T Bank, T.J. Maxx, and Old Navy, ensuring strong visibility and convenience. Its location also provides excellent access to I-95, the Merritt Parkway, the Fairfield Black Rock Train Station, Fairfield University, and public transit options, making it an exceptional investment opportunity in the heart of Fairfield, Connecticut. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

1817 BLACK ROCK TURNPIKE FAIRFIELD, CT 06825

Financial Information

Sale Price:	\$5,000,000
Real Estate Taxes:	\$58,993 (2025)
Annualized Projected NOI:	\$302,639 (2025)
Cap Rate:	6%

The Site

Total Building Size:	18,561 SF
Rentable SF:	13,059 RSF
Occupancy:	100%
Land:	0.67 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1984, Renovated 2022
Construction:	Stucco Masonry
Stories:	Two
Tenancy:	Multiple

Features

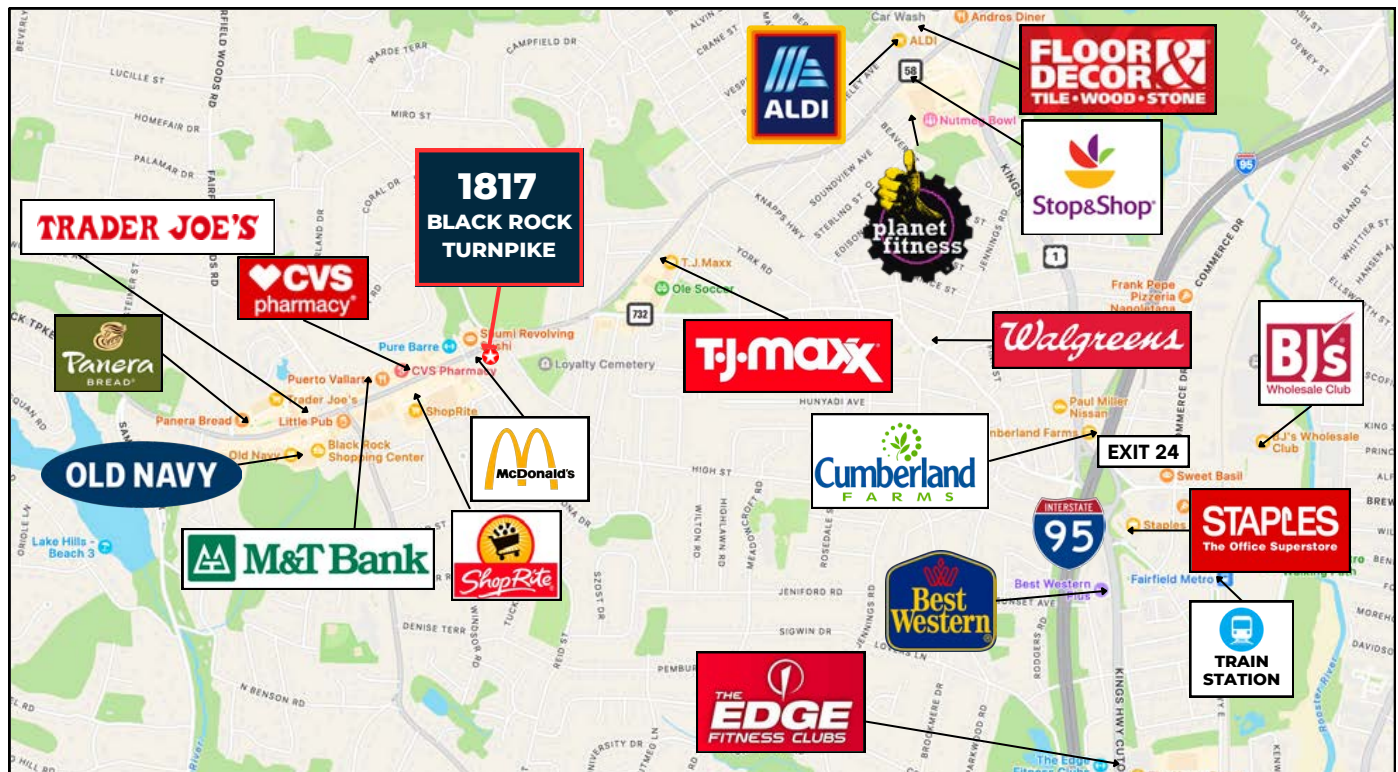
Traffic Count:	18,270 Average Daily Volume
Parking:	55 Spaces in Common
Amenities:	Handicap Accessible, Elevator, Wet Sprinkler System

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Electric

Demographics

	Three Miles	Five Miles
Population:	168.5k	272.3k
Median HH Income:	\$82.2k	\$84k



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PARCEL MAP

0.67 ACRES



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ANGEL 
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BROKER

Jon Angel, President

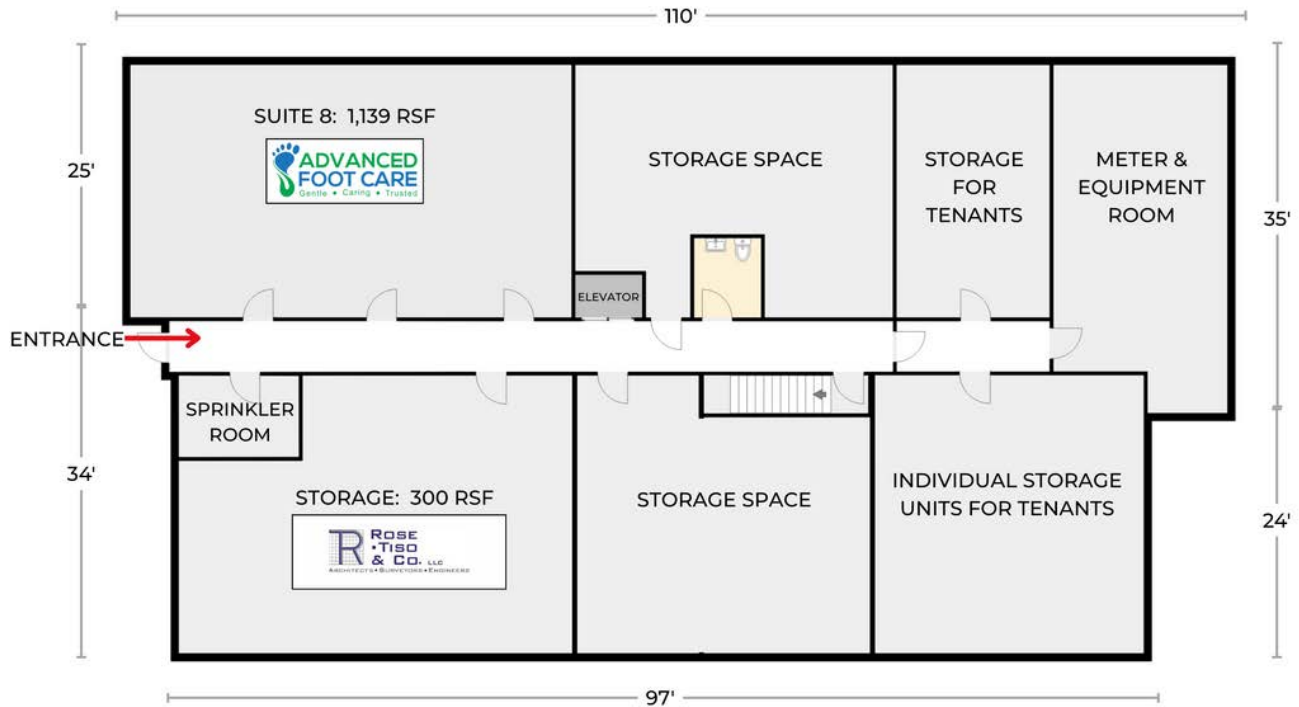
jangel@angelcommercial.com

203.335.6600 Ext. 21

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LOWER LEVEL LAYOUT

1,439 RSF



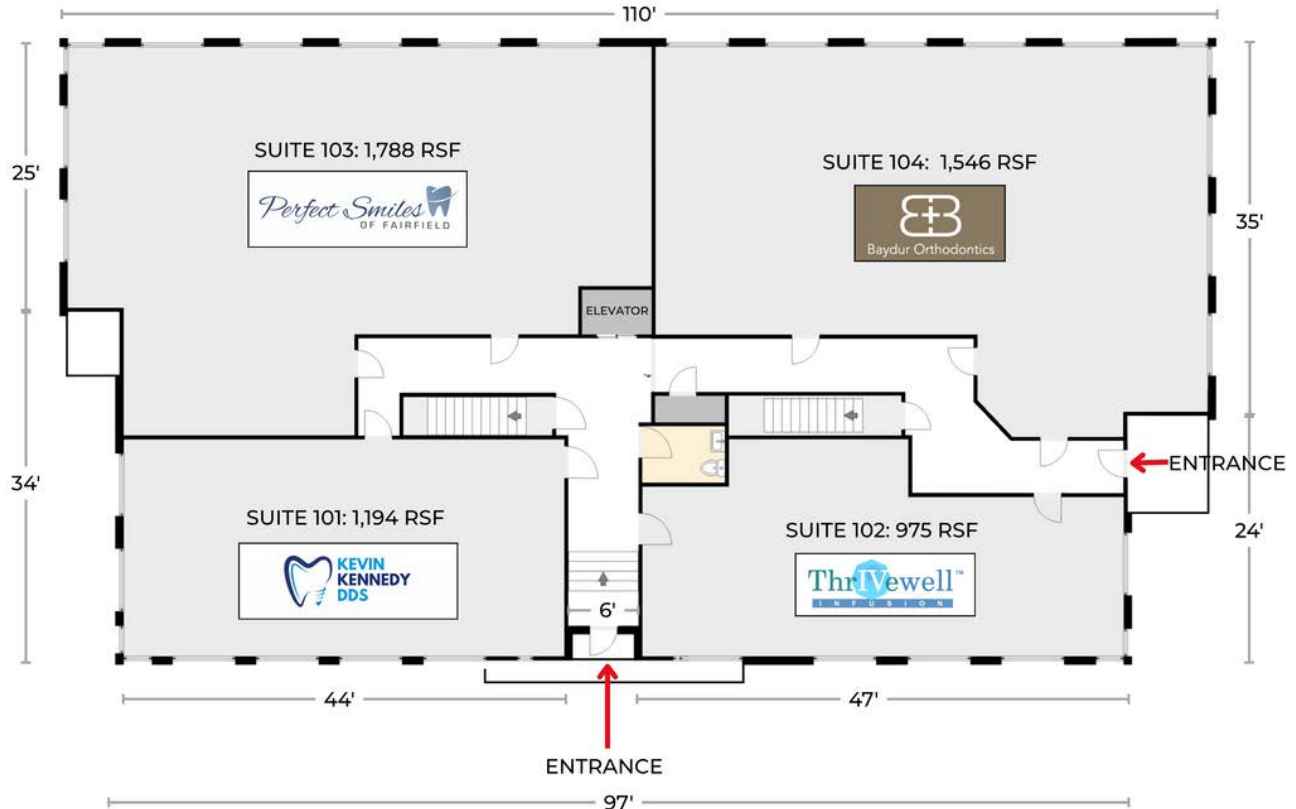
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FIRST FLOOR LAYOUT

5,503 RSF



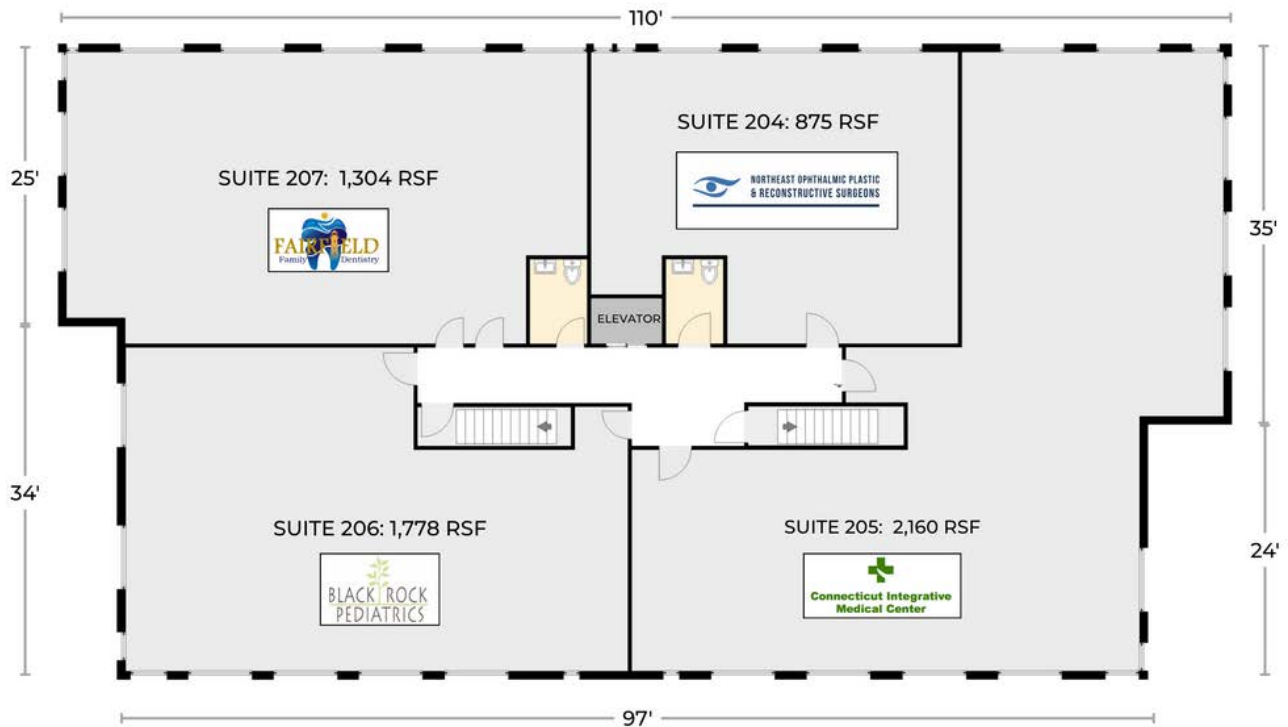
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SECOND FLOOR LAYOUT

6,117 RSF



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