

360 TUNXIS HILL ROAD FAIRFIELD, CT 06825



Redevelopment Opportunity: Mixed-Use Property on Route 58 for Sale at \$3,600,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **360 Tunxis Hill Road in Fairfield, CT**, for sale at \$3,600,000. This property offers excellent visibility and accessibility in a prime location along a bustling shopping route bordering a residential neighborhood, and it is less than two miles from Fairfield University with over 6,000 students and employees. This offering presents a remarkable redevelopment opportunity, with potential for retail, mixed-use developments, or residential projects, subject to zoning approval. It features 253 linear feet of frontage, two curb cuts on Route 58, and a side entrance to the upper-level garage on Berkeley Road.

Located in the Designed Commercial District (DCD) Zone, the 20,273 SF three-story industrial building on 0.85 acres is positioned to provide 27 spots for showcasing vehicles on the street. It is equipped with full HVAC, a wet sprinkler system, and an elevator. Half of this expansive building, roughly 10,028 SF, serves as a ground-level garage for customer and employee parking and vehicle services. The 3,415 SF first floor is presently a car dealership and service hub. The second and third floors span 6,830 SF and were previously occupied by a mixed-use tenant.

360 Tunxis Hill Road, Fairfield, CT, is part of the Tunxis Hill Portfolio on Route 58 in Fairfield, CT, for sale at \$14,886,000. This portfolio includes two additional properties, which are also available for purchase as individual assets. It is strategically located near I-95 (1.2 miles), the Fairfield Metro Train Station (1.6 miles), and at a Greater Bridgeport Transit Bus Stop. Neighbors include TJ Maxx, Stop & Shop, Aldi Grocery Store, and Floor & Decor.

This offering presents a rare opportunity to invest in prime real estate with significant redevelopment potential. 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.

360 TUNXIS HILL ROAD FAIRFIELD, CT 06825

Financial Information

Sale Price:	\$3,600,000
Real Estate Taxes:	\$69,811.96 (2024)

The Site

Space Available:	20,273 SF
Total Building Size:	20,273 SF
Land:	0.85 Acres
Zoning:	Designed Commercial District (DCD) Zone
Year Built:	1984
Construction:	Brick/Masonry
Stories:	Three
Tenancy:	Two

Features

Traffic Count:	9,591 Average Daily Volume
Parking:	107 Outdoor Spaces + Covered Parking
Loading:	Two Drive-in Doors
Amenities:	Wash Bay, 3 Restrooms, Handicapped Accessible, Elevator, Wet Sprinkler System, Pole Signage

Utilities

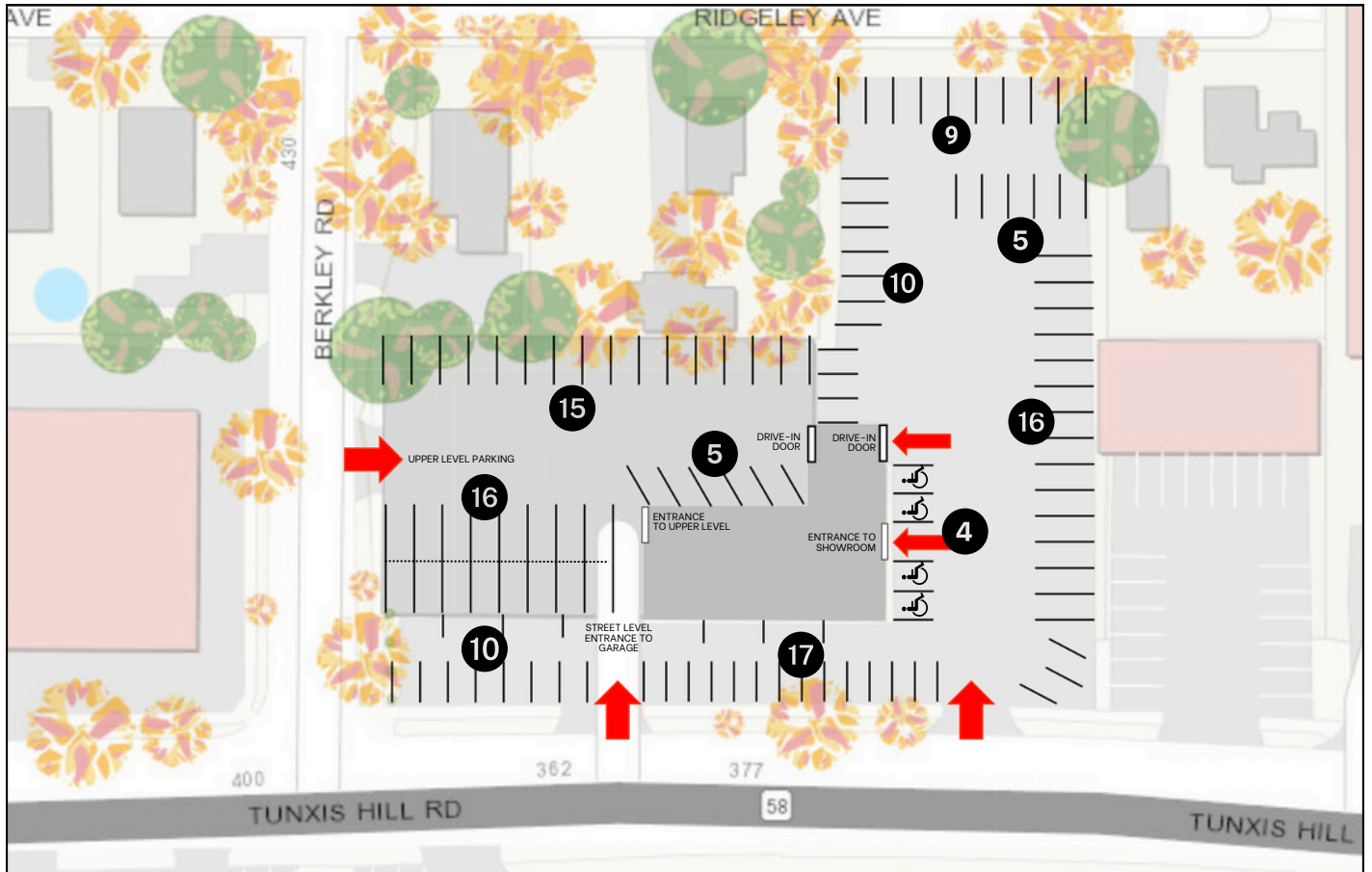
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	600 amps



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.

360 TUNXIS HILL ROAD FAIRFIELD, CT 06825

PARKING PLAN

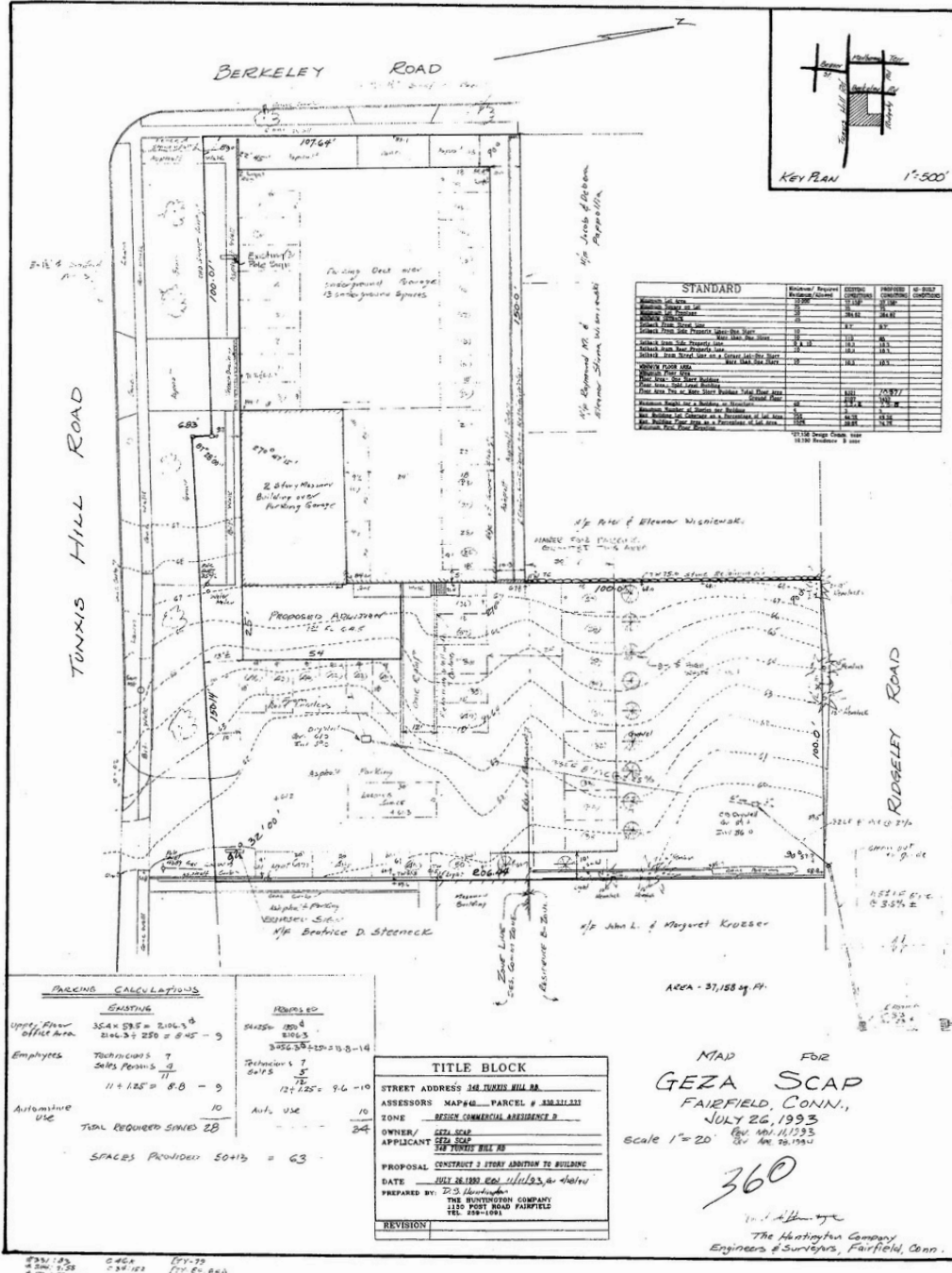


107 Outdoor Spaces +
Covered Parking

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.

360 TUNXIS HILL ROAD FAIRFIELD, CT 06825

SITE PLAN



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.