

2119

POST ROAD
FAIRFIELD, CT
06824



Post Road Medical/Office Building for Sale at \$2,400,000 or for Lease

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 6,490 SF medical office building at **2119 Post Road in Fairfield, CT**, for sale at \$2,400,000. This visible downtown Fairfield property includes ample parking suitable for medical tenants. It is located in a Designed Commercial District (DCD) zone, permitting many uses. Built in 1989, the two-story building features a finished lower level, monument signage, a wet sprinkler system, and a pass-through elevator. The property would be perfect for an owner/user who would benefit from the existing income-producing medical tenant occupying 2,640 SF on the second floor. The remaining 2,200 SF on the street level plus 1,650 SF on the lower level is vacant and available for occupancy. The available floors feature open plans, multiple plumbing outlets, an elevator, and restrooms. The occupied second level represents 41% of the total building square footage and is fully built out as medical office space.

The first and lower levels comprising 3,850 SF are also available for lease. The 2,200 SF first-floor space is for lease at \$25/SF NNN. This floor is configured with a reception, waiting area, private office, restroom, and vestibule leading to an open floor plan with two rooms. The 1,650 SF lower level is for lease at \$15/SF NNN. This floor is configured with a mirrored open area, two offices, a reception, and a restroom. In addition to medical office or general office use, an additional excellent use for this space would be a fitness/yoga studio.

2119 Post Road borders Southport and is convenient to Blackstone Grille, Delamar Hotel, Geronimo's, Fairfield Sportsplex, M&T Bank, FedEx, and UPS. It is minutes to I-95 (Exit 19) and the Southport and Fairfield Train Stations, and steps to a Greater Bridgeport Transit Bus Stop.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

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.

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FINANCIAL INFORMATION

Sale Price:	\$2,400,000
Real Estate Taxes:	\$39,736.84 (2023)
Lease Rate:	\$25/SF NNN (1st Floor) \$15/SF NNN (Lower Level)
NNN Expenses:	\$9.51/SF (Includes 2023 Real Estate Taxes)

THE SITE

Space Available:	3,850 SF
Building Size:	6,490 SF
Land:	0.38 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1989
Construction:	Brick Veneer
Stories:	Two Plus Finished Lower Level
Tenancy:	Multiple

FEATURES

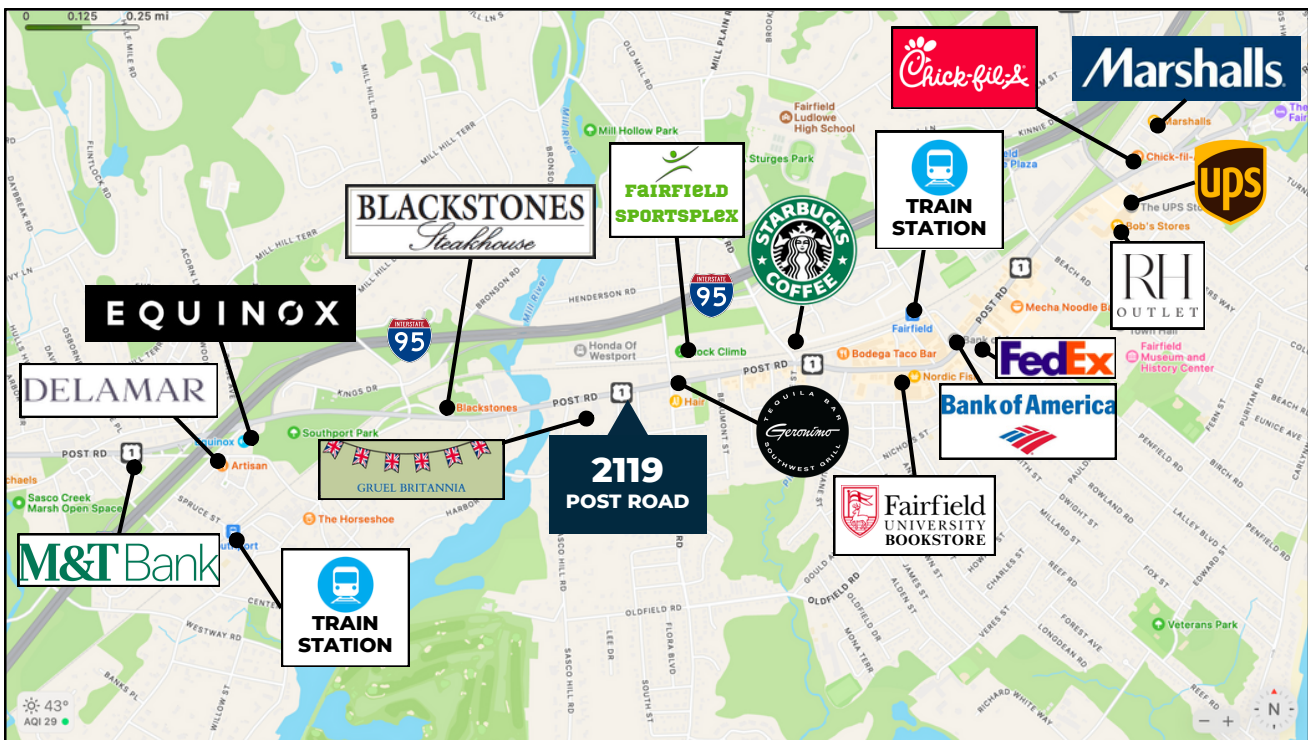
Traffic Count:	16,145 Average Daily Volume
Parking:	30 Surface Spaces
Amenities:	Monument Signage, Wet Sprinkler System, Pass Through Elevator

UTILITIES

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

DEMOGRAPHICS ONE MILE THREE MILES

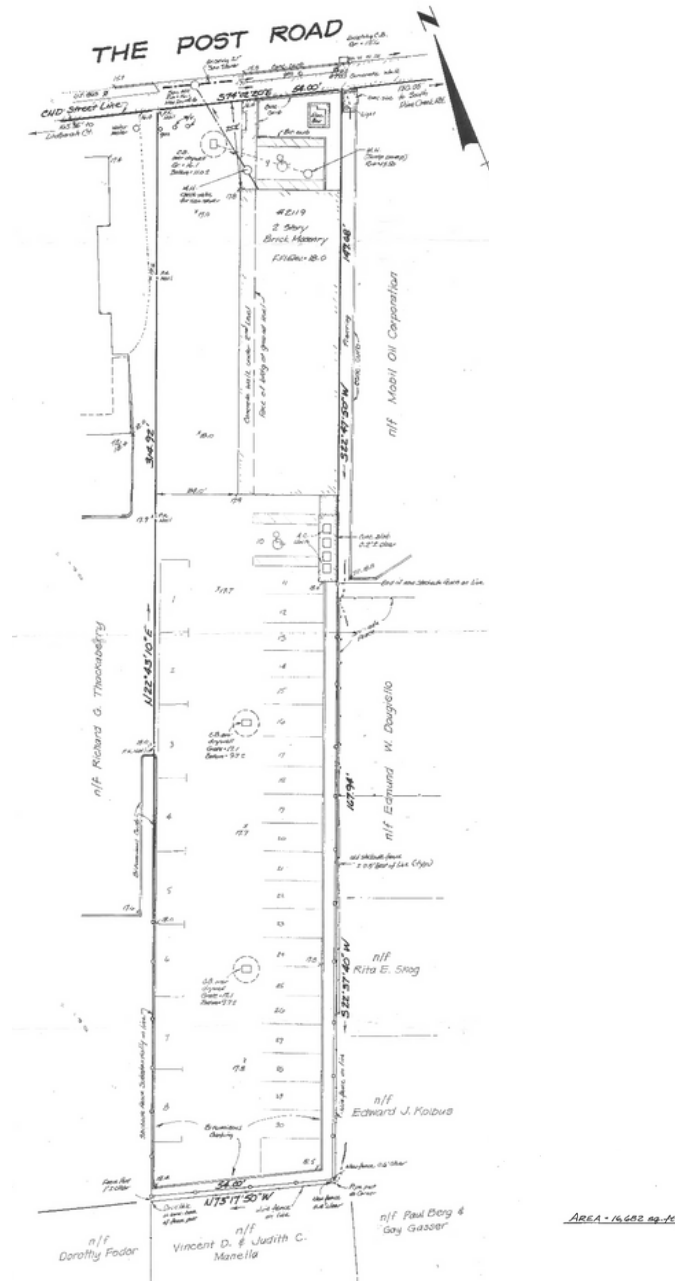
Population:	19.8k	76.1k
Median HH Income:	\$192k	\$130k



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SITE PLAN

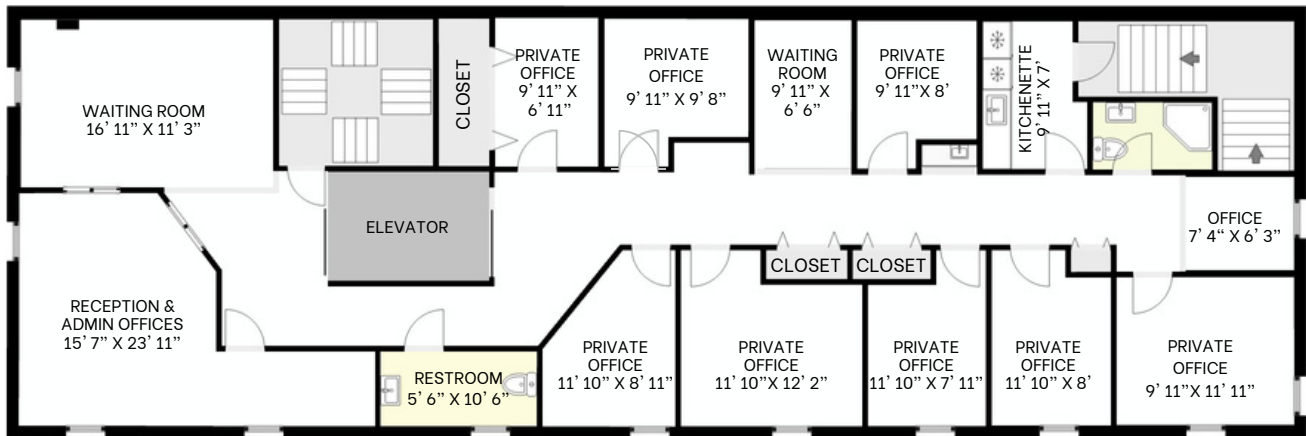


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FLOOR PLAN: SECOND FLOOR - 2,640 SF LEASED



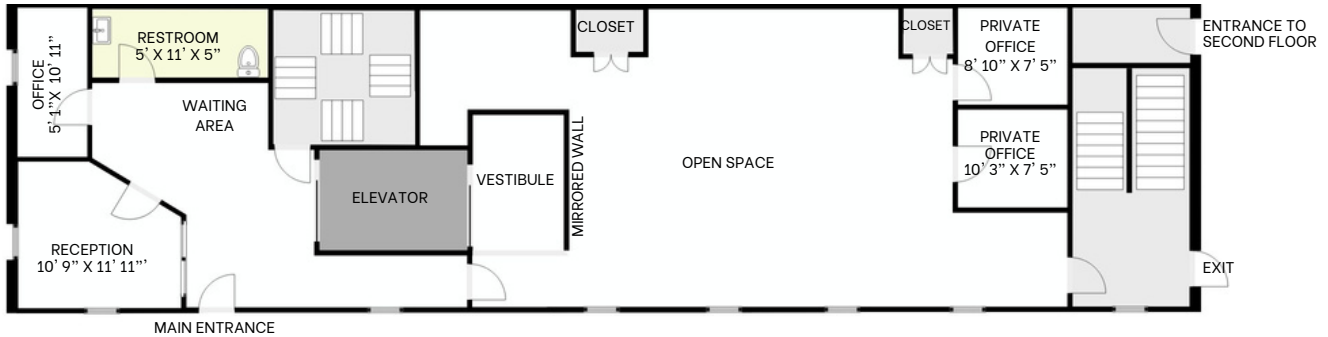
NOT TO SCALE

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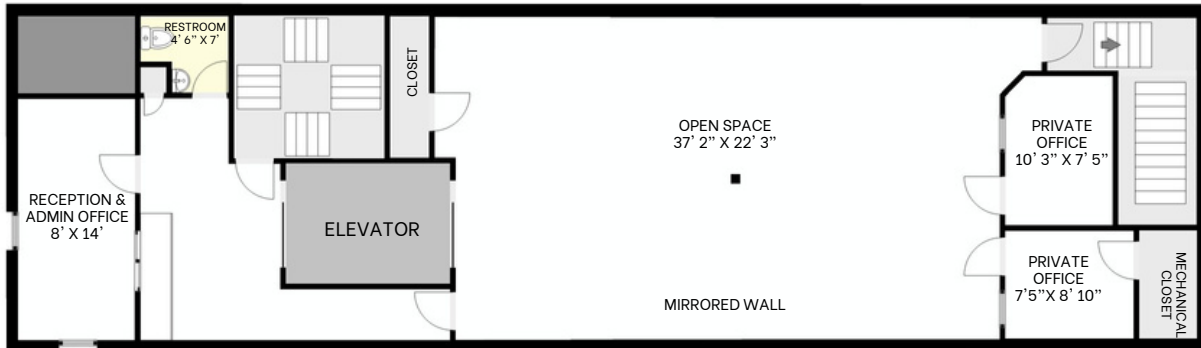
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FLOOR PLAN: FIRST FLOOR - 2,200 SF



FLOOR PLAN: LOWER LEVEL - 1,650 SF



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