

17&73

ELIOT STREET
FAIRFIELD, CT
06824





INVESTMENT OPPORTUNITY: TWO ADJACENT COMMERCIAL PROPERTIES FOR SALE AT \$1,625,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer an investment opportunity with two commercial properties on 0.47 acres for sale at \$1,625,000 at **17 & 73 Eliot Street in Fairfield, CT**. Included with this offering is a 5,538 SF one-story building on 0.31 acres and a 560 SF one-story steel building on 0.16 acres. The 2023 Net Operating Income was \$90,883 and the Cap Rate is 5.59%.

17 Eliot Street is a concrete block service shop with five drive-in doors and is leased to Fairfield Auto Care and All-In-One Lawn Care. 73 Eliot Street is a steel and frame warehouse with two drive-in doors and is leased to Migliarese & Son Landscaping.

Since all three leases expire in Spring 2026, these properties offer a value-add opportunity suitable for the right investor or developer. Improving the property's physical condition could enhance its market appeal, thus increasing its rental or resale value. Additionally, negotiating longer-term leases or renewing existing leases at higher rates can establish a stable income stream.

17 & 73 Eliot Street's location within a Designed Commercial District (DCD) Zone provides proximity to restaurants, banks, hotels, shopping options, and public transportation. The properties are minutes from I-95 (Exit 22) and the Fairfield Metro-North Train Station. The properties are immediately behind the new Chick-Fil-A restaurant, and near CVS, DSW, Marshall's, and the Fairfield Shopping Center, soon to be anchored by a Restoration Hardware Outlet. The properties are just down the street from Fairfield University with over 6,000 students and employees.

DETAILS

FINANCIAL INFORMATION

Sale Price:	\$1,625,000
2023 Real Estate Taxes:	\$21,444.60 (Paid by Tenants)
2023 NOI:	\$90,883
2023 Cap Rate:	5.59%

THE SITE

Building Size:	5,538 SF + 560 SF
Land:	0.47 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1953
Construction:	Concrete / Cinderblock
Stories:	One
Tenancy:	Multiple

FEATURES

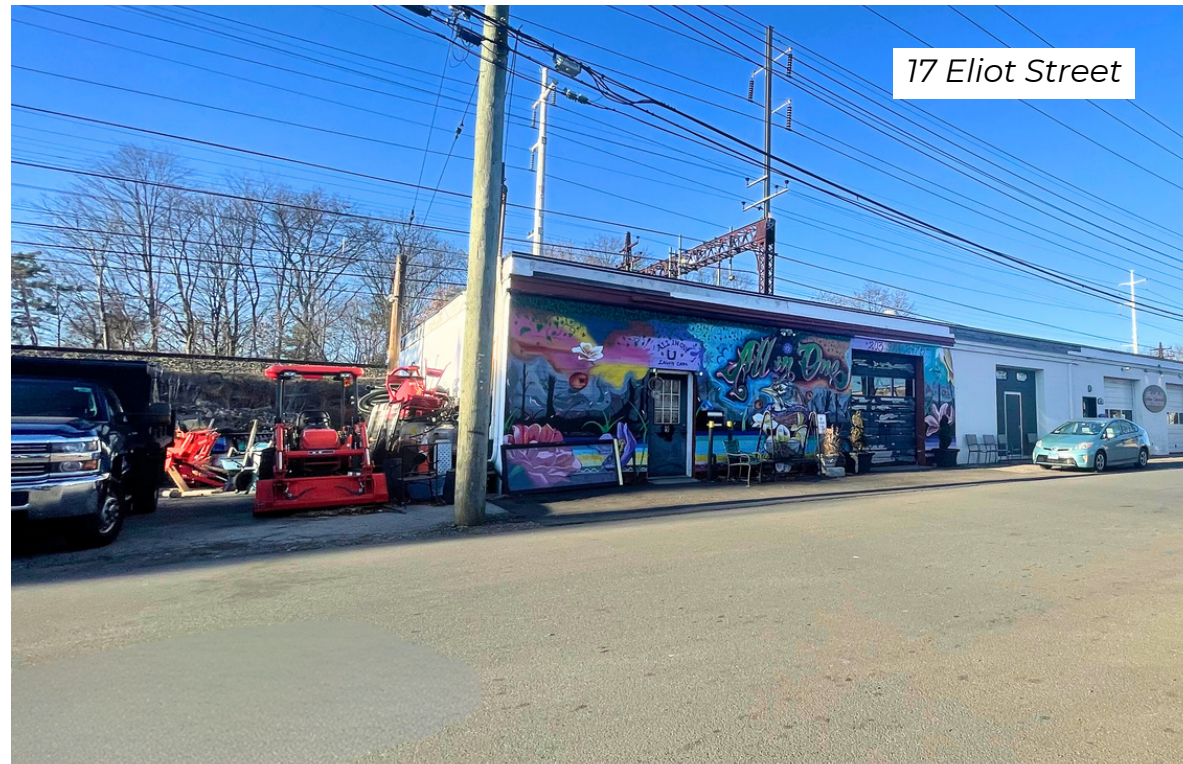
Traffic Count:	15,000 Average Daily Volume (North Benson @ Eliot St.)
Parking:	Ample
Loading:	#17: Five Drive-In Doors #73: Two Drive-In Doors
Amenities:	#73: Fenced Lot

UTILITIES

Water/Sewer:	City/City
Heating:	Gas

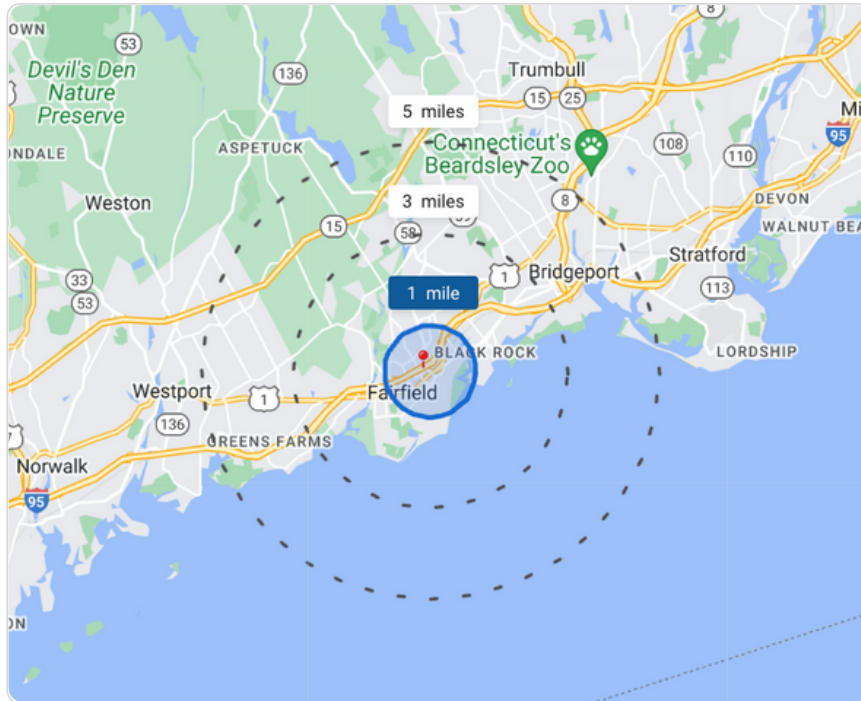
DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	29.9k	108k
Median HH Income:	\$134k	\$85k



DEMOGRAPHICS

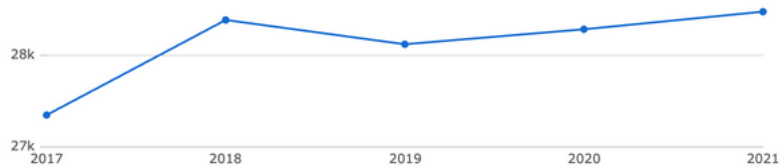
ONE MILE



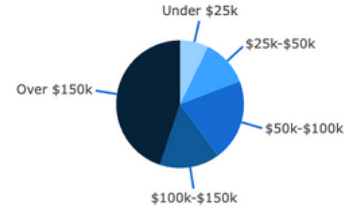
Population

28.4k

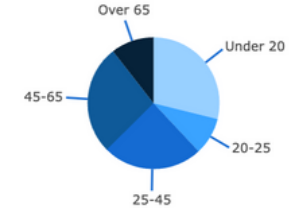
0% Compared to 28.2k in 2020 ↑ 4% Compared to 27.3k in 2017



\$133k Median Income **\$182k** 2028 Estimate ↑ **37%** Growth Rate



33 Median Age **32** 2028 Estimate ↓ **-6%** Growth Rate



Housing Occupancy Ratio

19:1

18:1 predicted by 2028



Renter to Homeowner Ratio

1:2

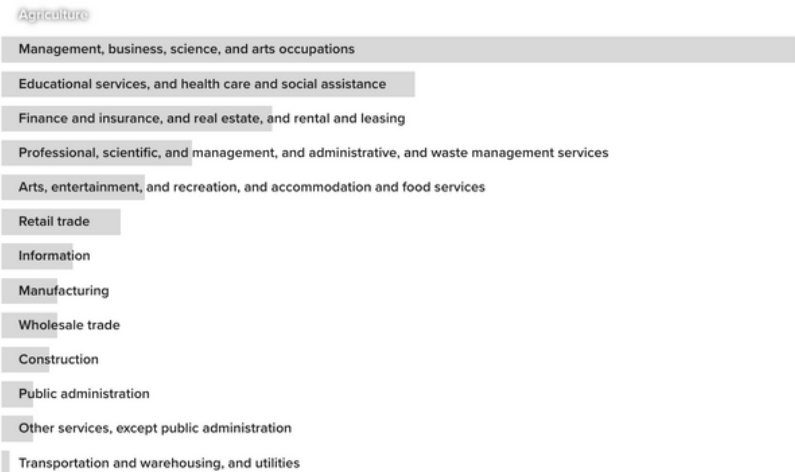
1:3 predicted by 2028



Number of Employees

23.3k

Top Employment Categories





**17 & 73
ELIOT ST.**



J&S.A. BANK

M&T Bank



CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gym, and delivery services companies.

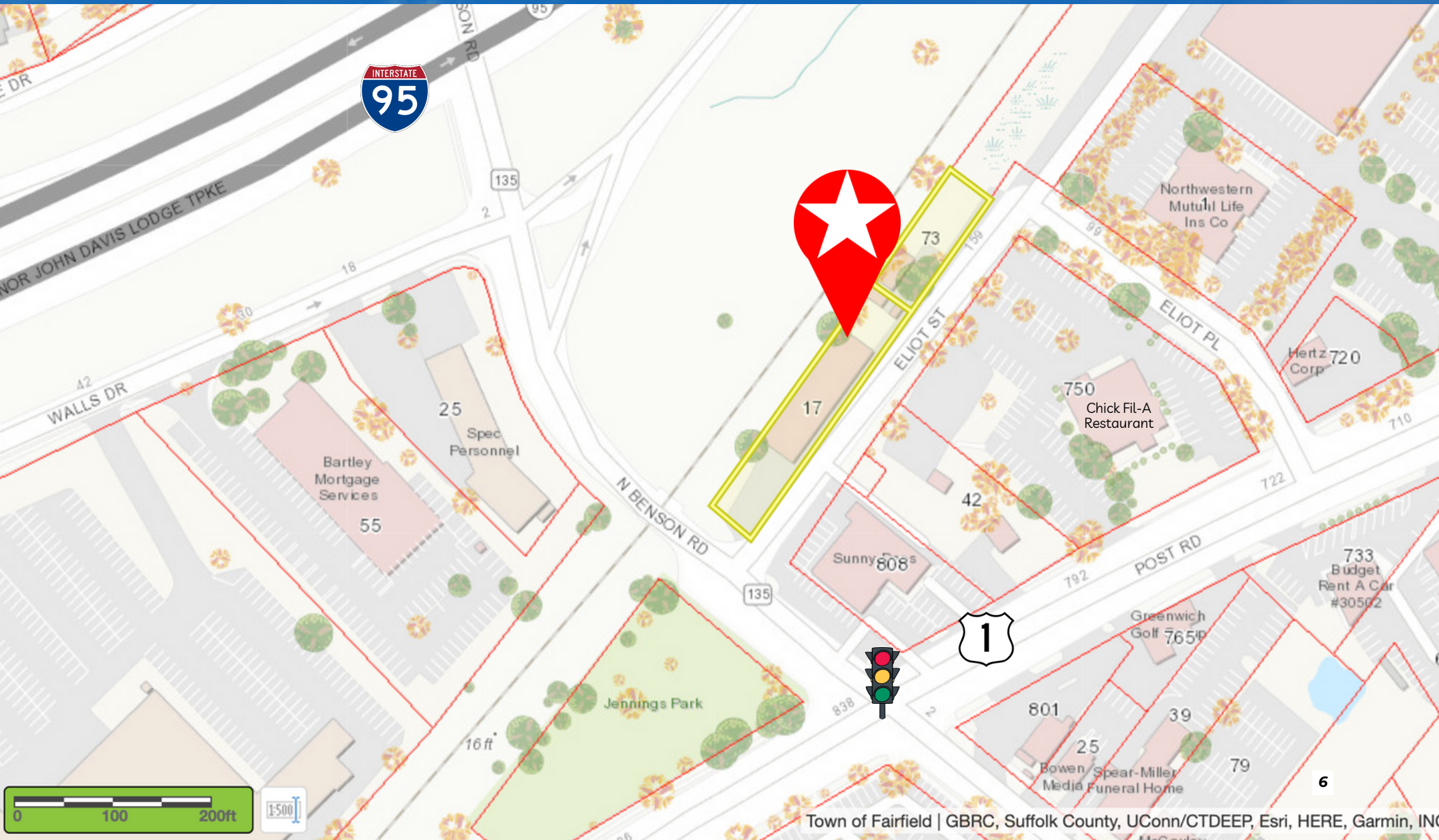


Minutes to I-95, Exit 22, and the Fairfield Metro-North Train Stations.

PARCEL MAP

6,980 SF

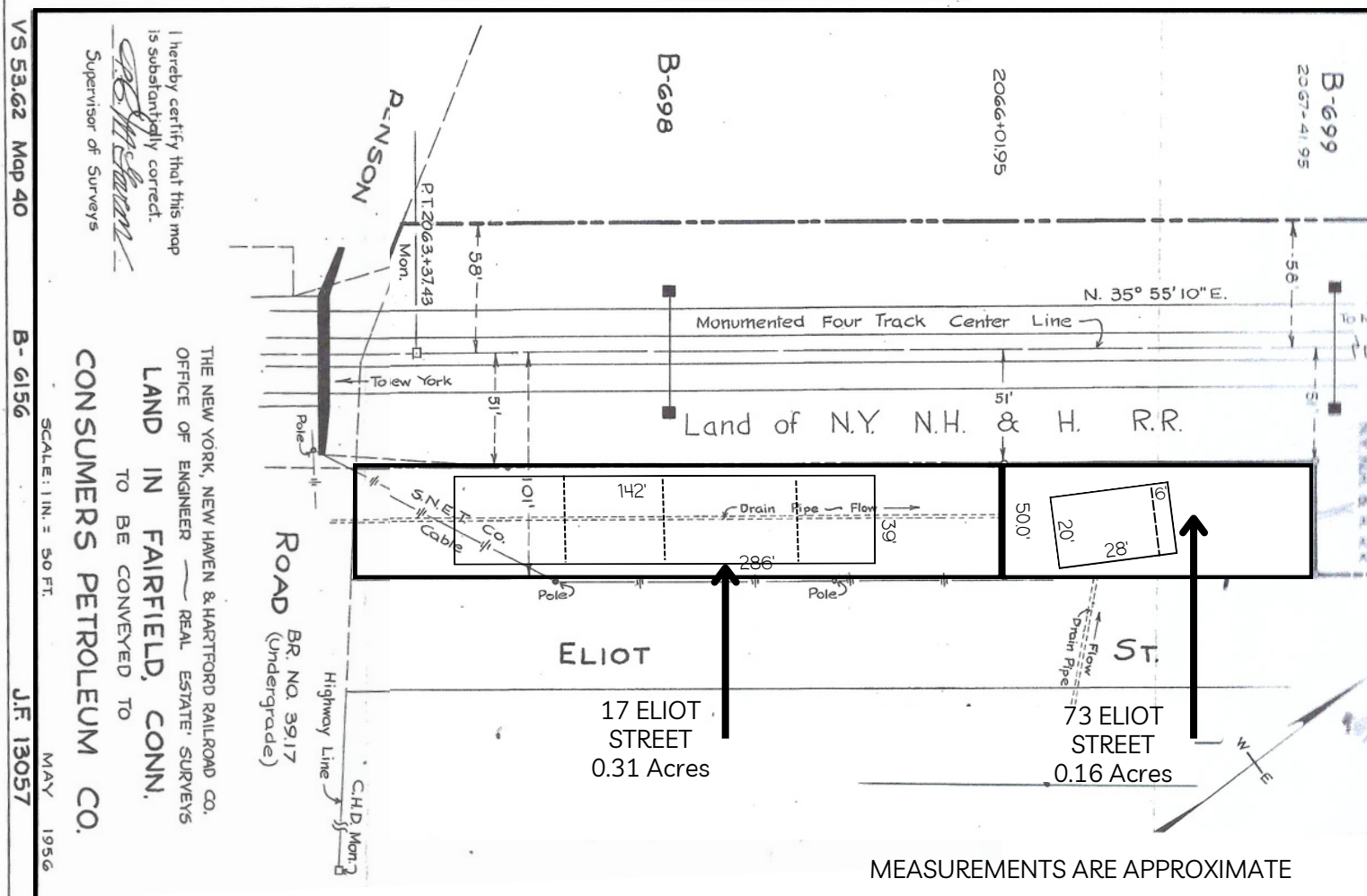
0.47 ACRES



SITE PLAN

17&73

ELIOT STREET
FAIRFIELD, CT
06824



I hereby certify that this map is substantially correct.

[Signature]
Supervisor of Surveys

THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD CO.
OFFICE OF ENGINEER REAL ESTATE SURVEYS
LAND IN FAIRFIELD, CONN.
TO BE CONVEYED TO
CONSUMERS PETROLEUM CO.

VS 53.62 Map 40 B-6156 J.F. 13057 MAY 1956
SCALE: 1 IN. = 50 FT.

MEASUREMENTS ARE APPROXIMATE

NEXT STEPS

17&73 ELIOT STREET
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06824



REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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