

**1155** RAILROAD AVENUE  
BRIDGEPORT, CT  
06605



## ACQUISITION OPPORTUNITY: Significant Commercial Property with Highway Visibility in a Designated Opportunity Zone for Sale at \$5,995,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is offering for sale a significant commercial property located at **1155 Railroad Avenue in Bridgeport, Connecticut**, for **\$5,995,000**. Strategically positioned with visibility from I-95, the offering includes two buildings totaling **126,471 SF** on **2.88 acres** in a high-traffic commercial corridor. The offering includes a **leased billboard** generating **\$27,000 in income** annually effective August 31, 2025, through August 31, 2027.

Zoned Residential-Office Center (RX2), the property allows for residential, office, and other commercial uses, presenting a prime acquisition opportunity. Located within a Designated Opportunity Zone, the site may provide capital gains tax advantages to qualified investors.

Previously home to Monger's Market, a popular vintage and antique goods destination for the past seven years, the property features dual access from Cherry Street and Railroad Avenue and offers 110 gated parking spaces.

The primary three-story building spans 121,218 SF and is designed for flexible operations with ceiling heights from 11' to 19' clear, four loading docks (three with levelers, two drive-in doors, a loading platform, a freight elevator, and a recently updated wet sprinkler system. Please note that credits will be offered for servicing the freight elevator and replacing the electrical system.

An adjacent one-story 5,253 SF brick building features a 23' high cathedral ceiling and street-level loading, offering additional functionality and versatility.

Ideally located between Ryder Truck Rental and Public Storage, the site is adjacent to the I-95 southbound entrance ramp and minutes from Exit 26 (northbound). Area businesses include Starbucks, McDonald's, Chaves Bakery, Chase Bank, AutoZone, West End Lumber, and ABC Supply, enhancing the location's commercial appeal. 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.

# 1155 RAILROAD AVENUE BRIDGEPORT, CT 06605

## Financial Information

<b>Sale Price:</b>	\$5,995,000
<b>Real Estate Taxes:</b>	\$69,690.76 (2025)
<b>Billboard Income:</b>	\$27,000

## The Site

<b>Size of Buildings:</b>	121,218 SF & 5,253 SF
<b>Space Available:</b>	126,471 SF
<b>Building Type:</b>	Industrial
<b># of Buildings:</b>	Two
<b>Land:</b>	2.88 Acres
<b>Zoning:</b>	Residential-Office Center (RX2)
<b>Year Built:</b>	1946-1948
<b>Construction:</b>	Concrete/Cinder Block & Brick
<b>Stories:</b>	One to Three
<b>Tenancy:</b>	Multiple

## Features

<b>Traffic Count:</b>	13,494 Average Daily Volume
<b>Parking:</b>	110 Surface Spaces
<b>Ceiling Height:</b>	11'-23' Clear
<b>Column Spacing:</b>	20' x 20'
<b>Loading:</b>	Four Loading Docks (Three with Levelers), Three Drive-In Doors, and Loading Platform
<b>Amenities:</b>	Leased Billboard, Wet Sprinkler System, Mezzanine, 8' x 10' Freight Elevator (6,000 lb Capacity) – Currently Out of Service, Gated Lot

## Utilities

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>Power:</b>	Requires Replacement Service

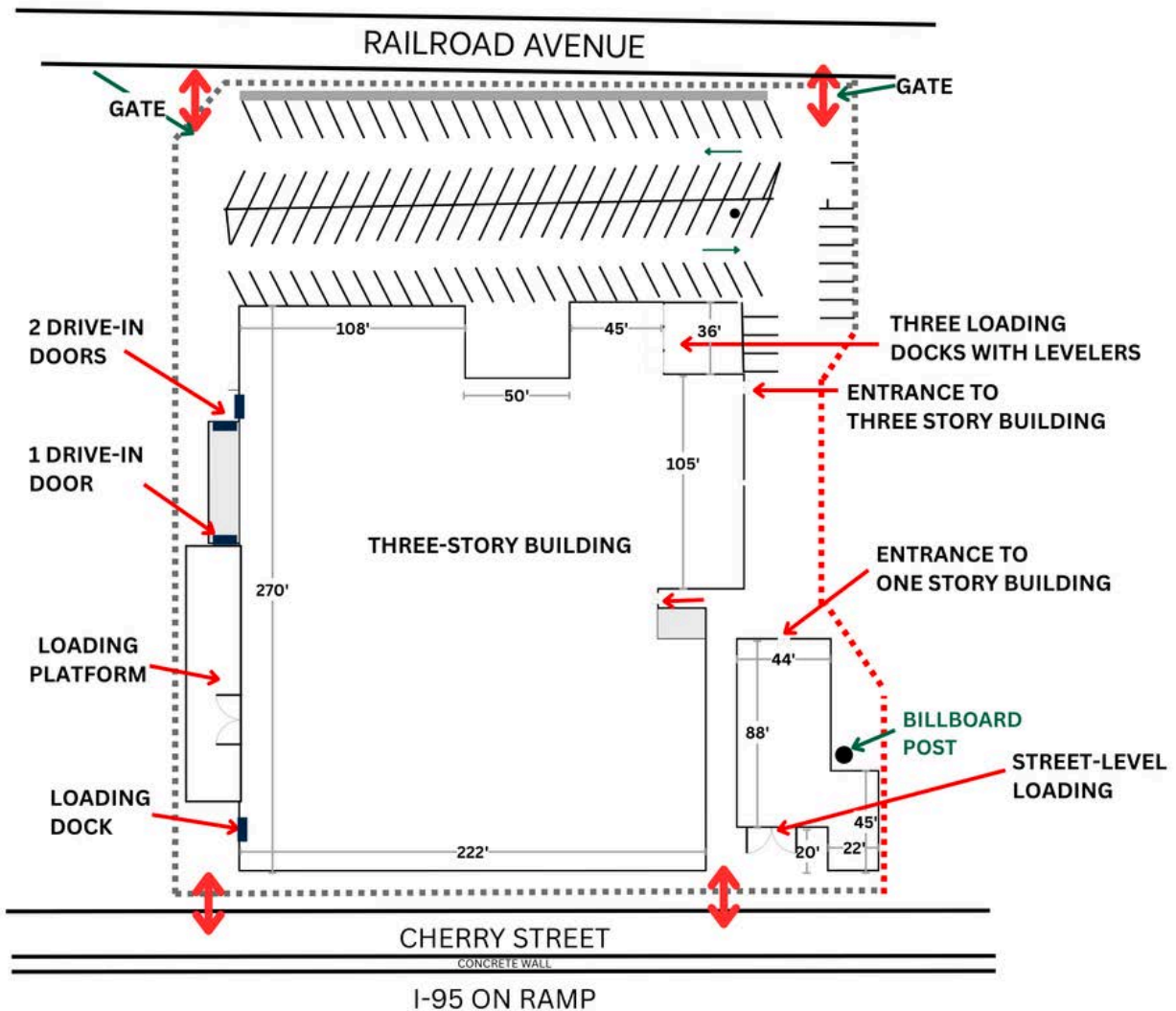


No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



# 1155 RAILROAD AVENUE BRIDGEPORT, CT 06605

## PROPERTY SKETCH: 126,471 SF



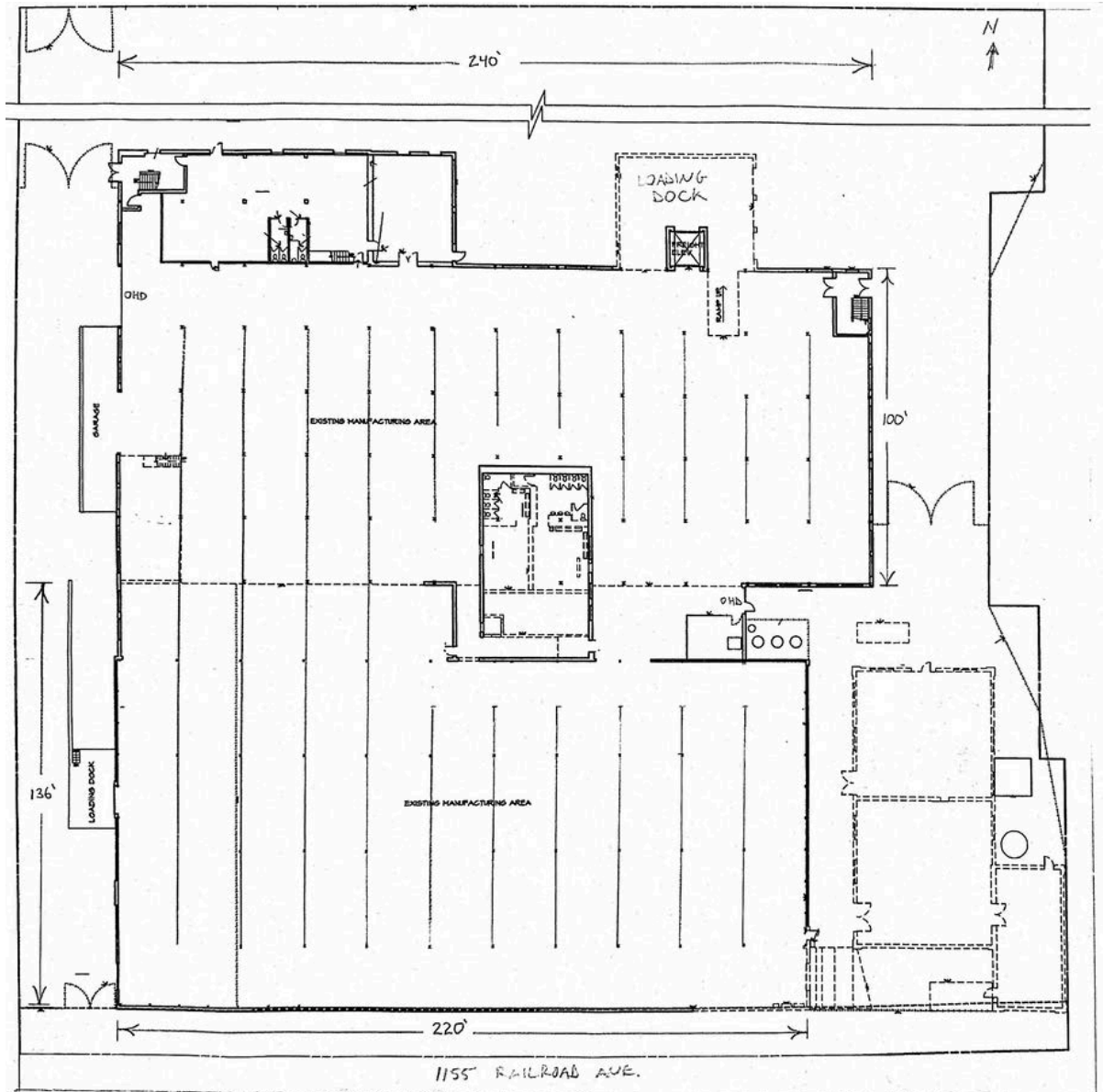
NOT TO SCALE:

Measurements and square footage are approximate.

*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.*

# 1155 RAILROAD AVENUE BRIDGEPORT, CT 06605

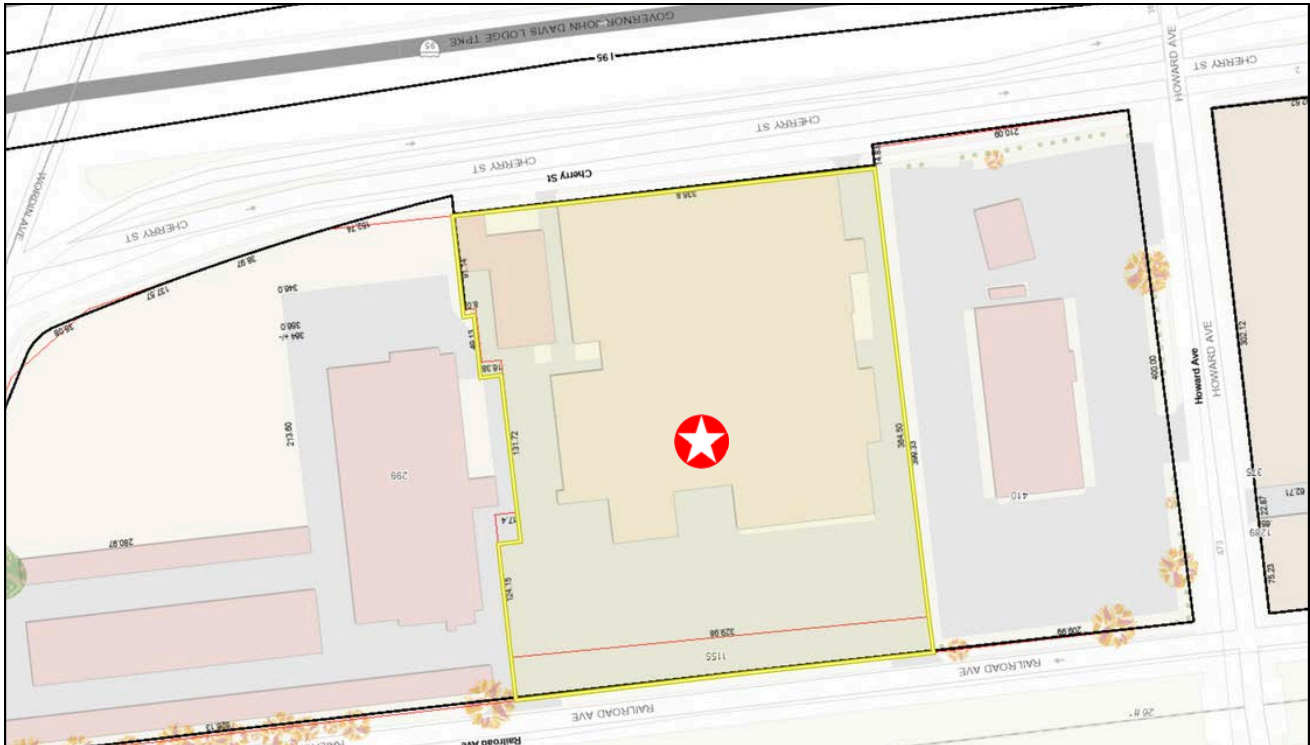
## FLOOR PLAN FIRST FLOOR



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.

# 1155 RAILROAD AVENUE BRIDGEPORT, CT 06605

## PARCEL MAP 2.88 Acres



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.



# SITE PLAN

