

**1155** RAILROAD AVENUE  
BRIDGEPORT, CT  
06605



DESIGNATED  
OPPORTUNITY  
ZONE

**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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## 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.

### 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

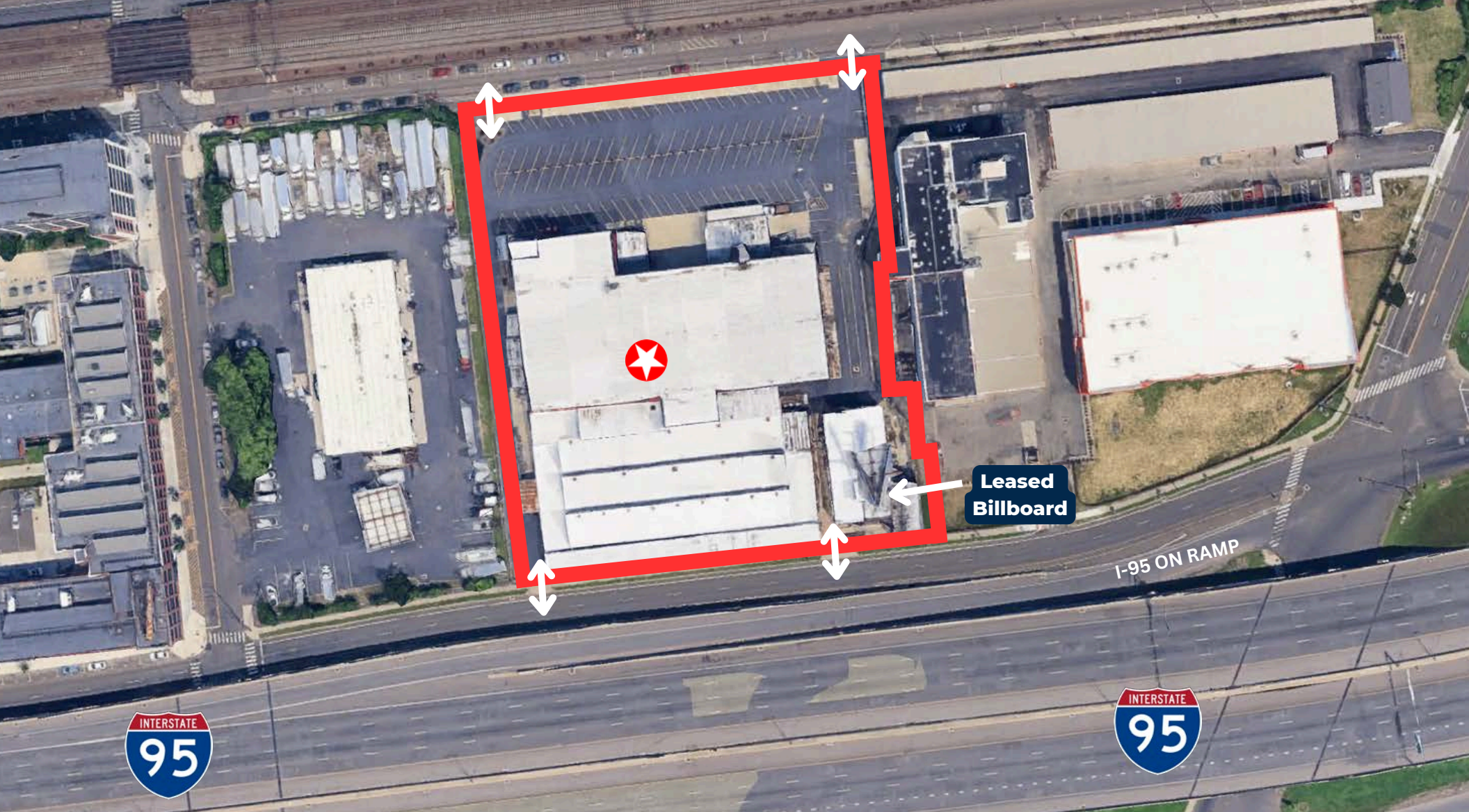
<b>Size of Buildings:</b>	121,218 SF & 5,253 SF
<b>Space Available:</b>	126,471 SF
<b>Building Type:</b>	Industrial
<b># of Buildings:</b>	Two
<b>Land:</b>	2.88 Acres
<b>Zoning:</b>	Residential-Office Center (RX2)
<b>Year Built:</b>	1946-1948
<b>Construction:</b>	Concrete/Cinder Block & Brick
<b>Stories: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



## EXCEPTIONALLY LOCATED & EQUIPPED INDUSTRIAL PROPERTY



126,471 SF  
on 2.88 Acres



11'-23' Clear  
Warehouse  
Ceiling Height



Abundant  
Parking with  
110 Spaces



Four Loading Docks (Three  
with Levelers), Three Drive-In  
Doors, and Loading Platform



## IDEALLY LOCATED NEXT TO I-95 & NEAR POPULAR AMENITIES



Amenities include restaurants, retail stores, banks, fitness and daycare facilities.



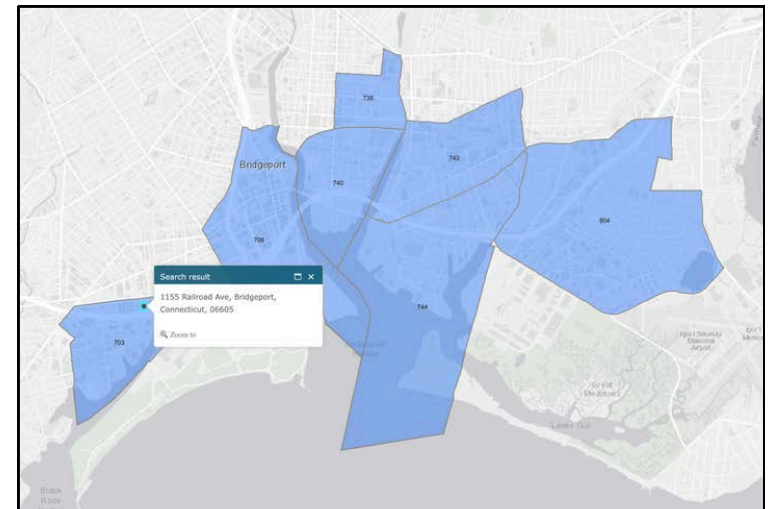
Minutes to I-95, Exit 26, and the Bridgeport Train Station.

# Connecticut Opportunity Zones



## Designated Opportunity Zone

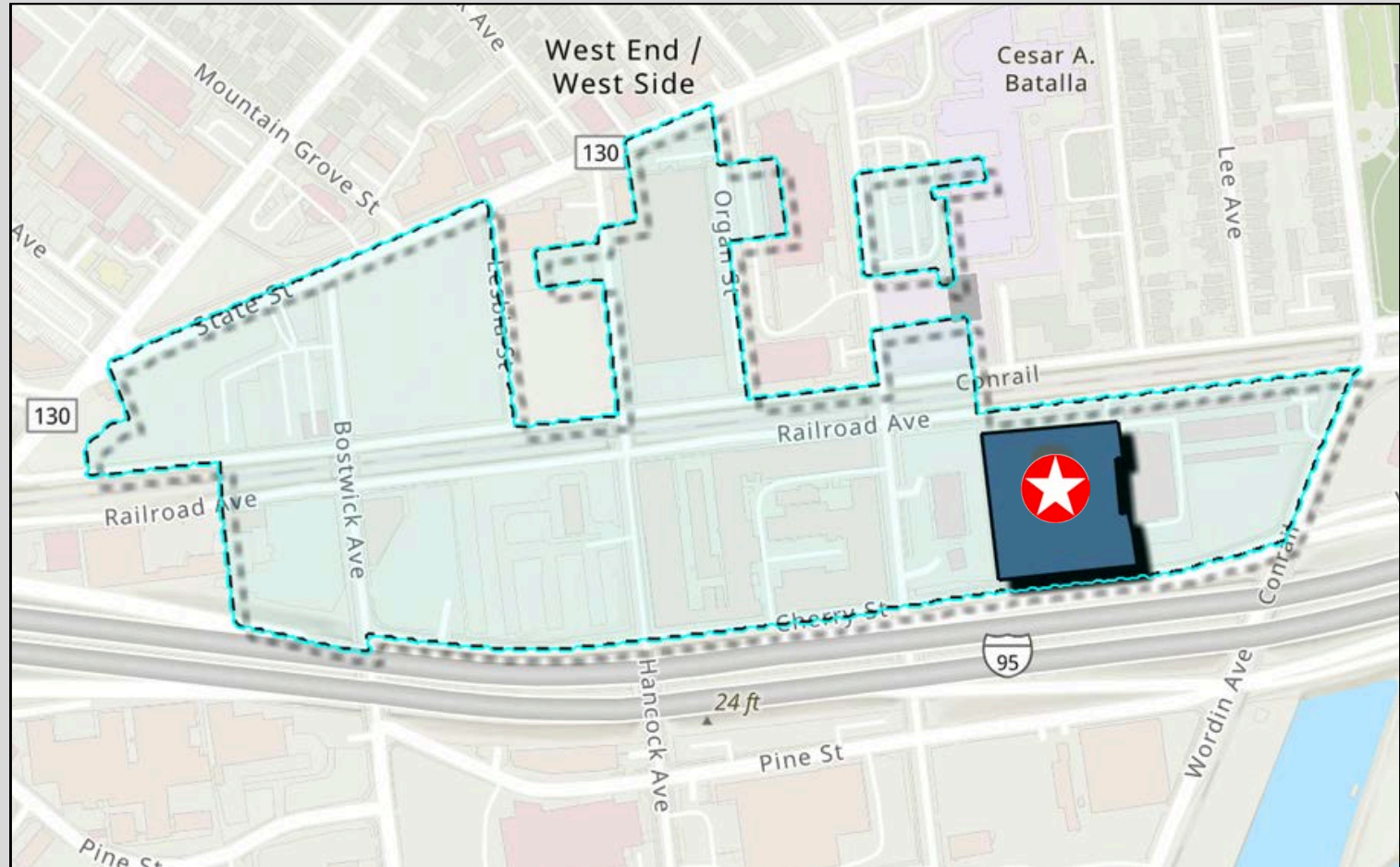
1155 Railroad Avenue in Bridgeport, CT, is in a Designated Opportunity Zone where private investments, under certain conditions, may be eligible for capital gain tax incentives. [Click here for more information.](#)



# ZONING: RESIDENTIAL-OFFICE CENTER (RX2) ZONE

## PERMITTED USES

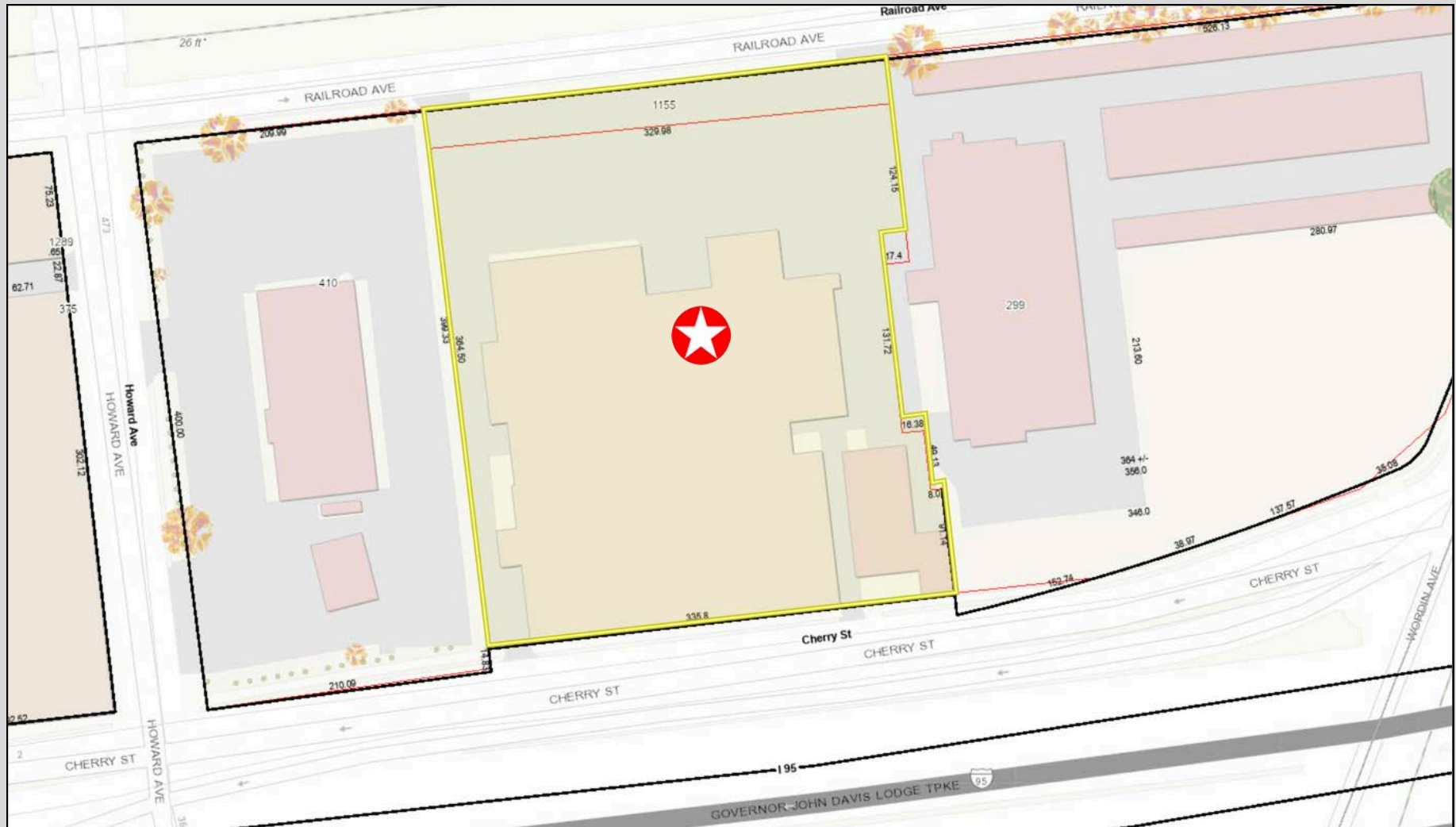
RESIDENTIAL	
Number of Principal Units	No limits
Number of Accessory Units	—
Household Living	●
Group Living	●
Short-Term Rental	●
COMMERCIAL	
Office	●
Retail & Entertainment	—
Live Entertainment Venue	—
Consumer Service, Indoor	●
Funeral & Mortuary Service	●
Self-Service Storage, Indoor	—
Consumer Service, Outdoor	●
Light Vehicle Sales & Service	—
Heavy Sales & Service	—
Wholesale Sales	—
Controlled Sales & Service	—
Cannabis Sales	—
Cannabis Growing	—
Parking, Non-Accessory	—
Sexually Oriented Business	—
MANUFACTURING & INDUSTRY	
Manufacturing, Low-Impact	—
Manufacturing, Moderate-Impact	—
Warehousing & Distribution	—
Heavy Industry	—
CIVIC & INSTITUTIONAL	
Civic, Large	—
Civic, Small	●
Civic, Campus	—
Transportation Facilities	—
Detention & Correctional Facilities	—
Parks & Open Space	●
Minor Utilities	●
Major Utilities	—
ACCESSORY USES	
Accessory Apartments	—
Home Occupations	●
Sidewalk Cafes	●
Outdoor Display Areas	●
Outdoor Storage	—



KEY: ● = Allowed Use — = Not Allowed

# PARCEL PLAN

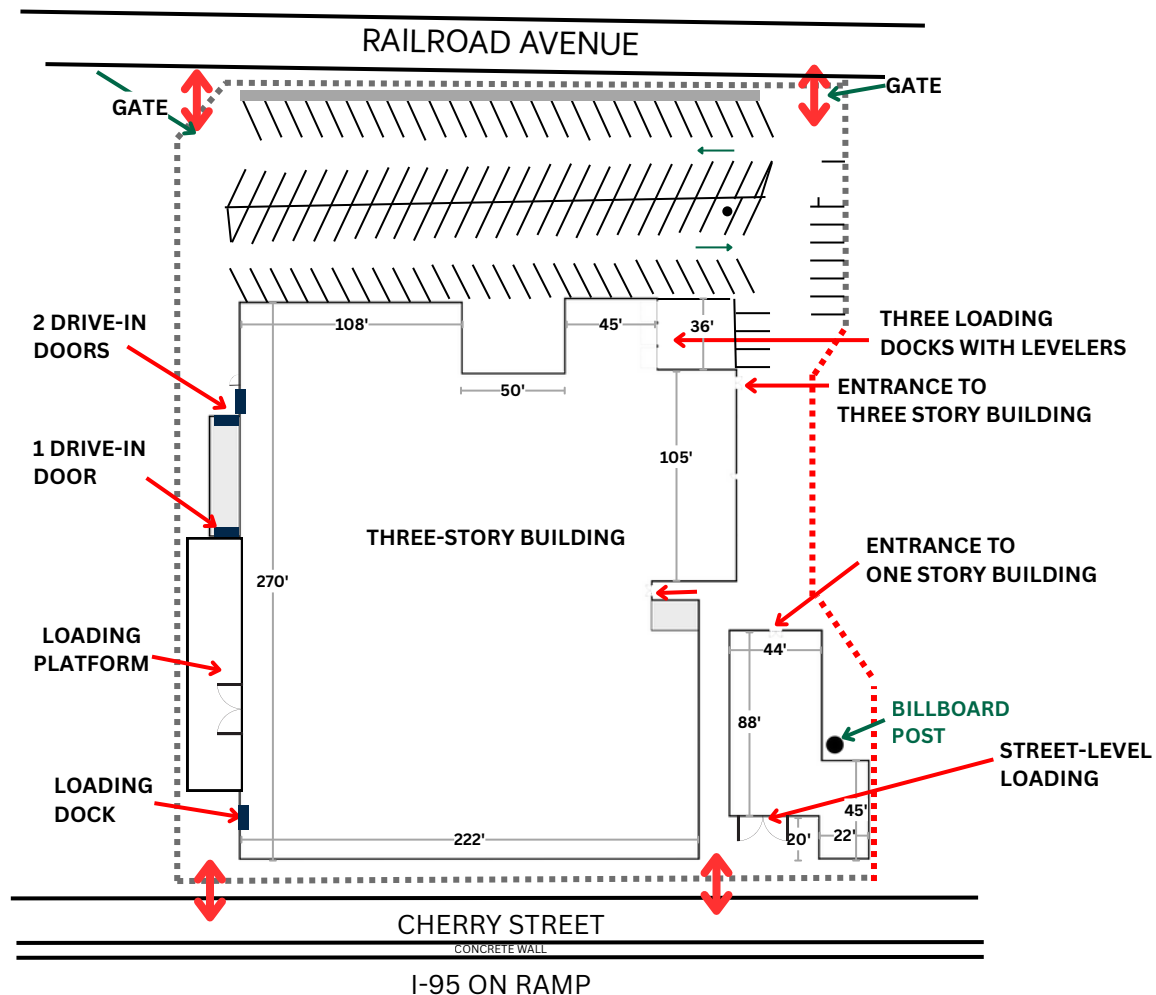
# 2.88 Acres





# PROPERTY SKETCH

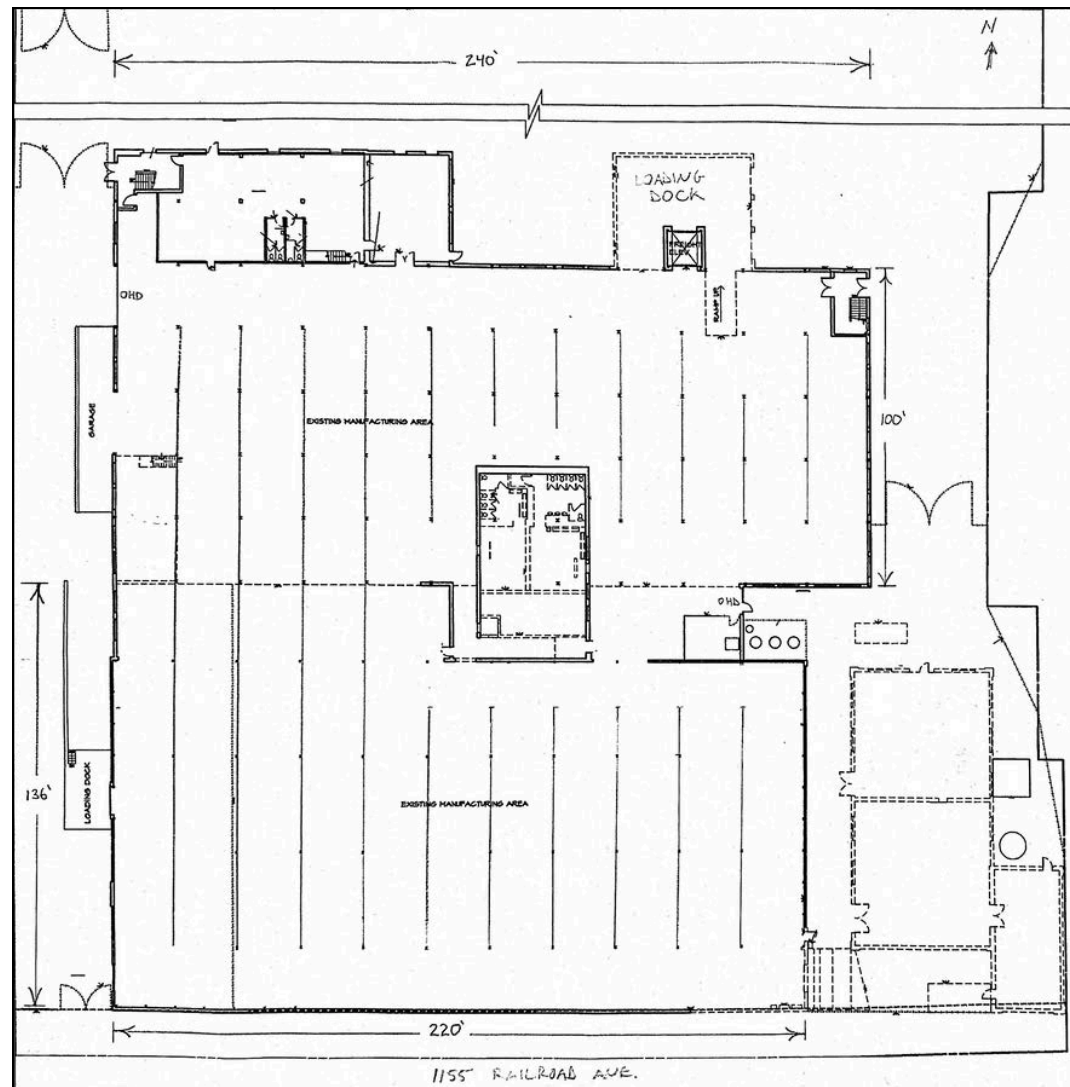
# 126,471 SF



**NOT TO SCALE:**  
Measurements and square footage are approximate.

# FLOOR PLAN

# First Floor



HIGHWAY VISIBILITY



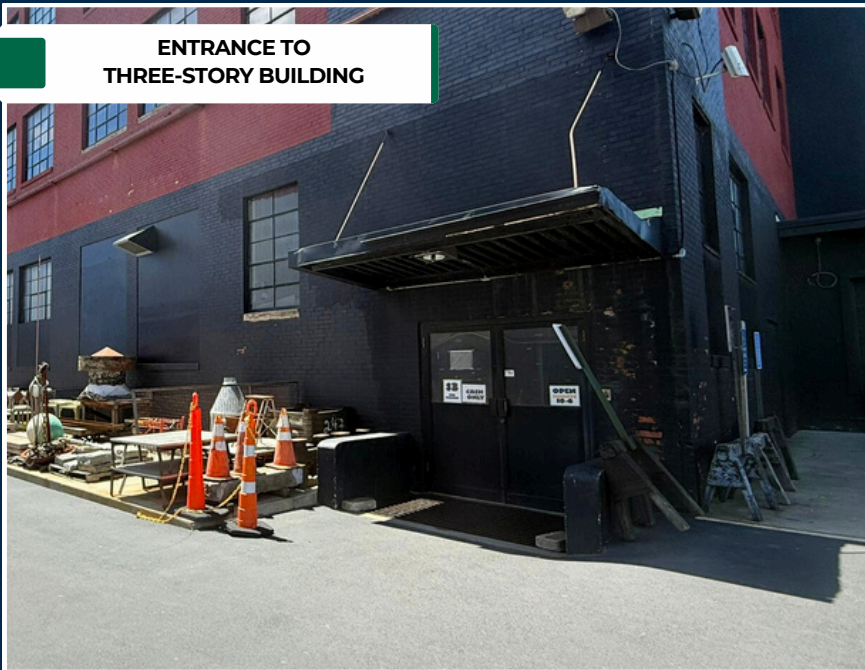
LEASED BILLBOARD



ABUNDANT PARKING



**ENTRANCE TO  
THREE-STORY BUILDING**



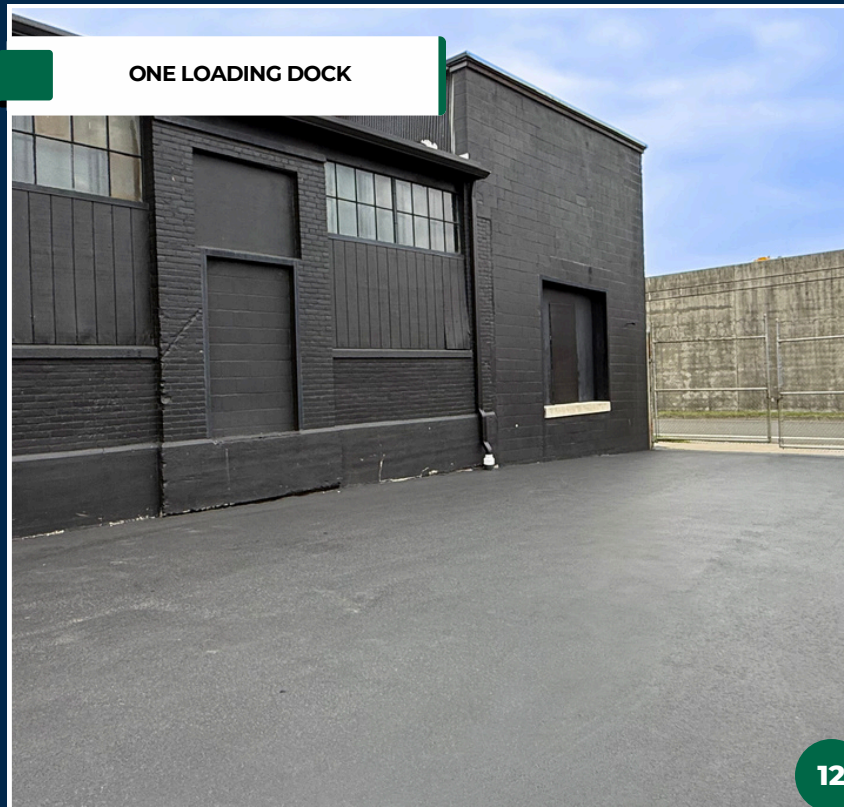
**THREE DRIVE-IN DOORS  
& LOADING PLATFORM**



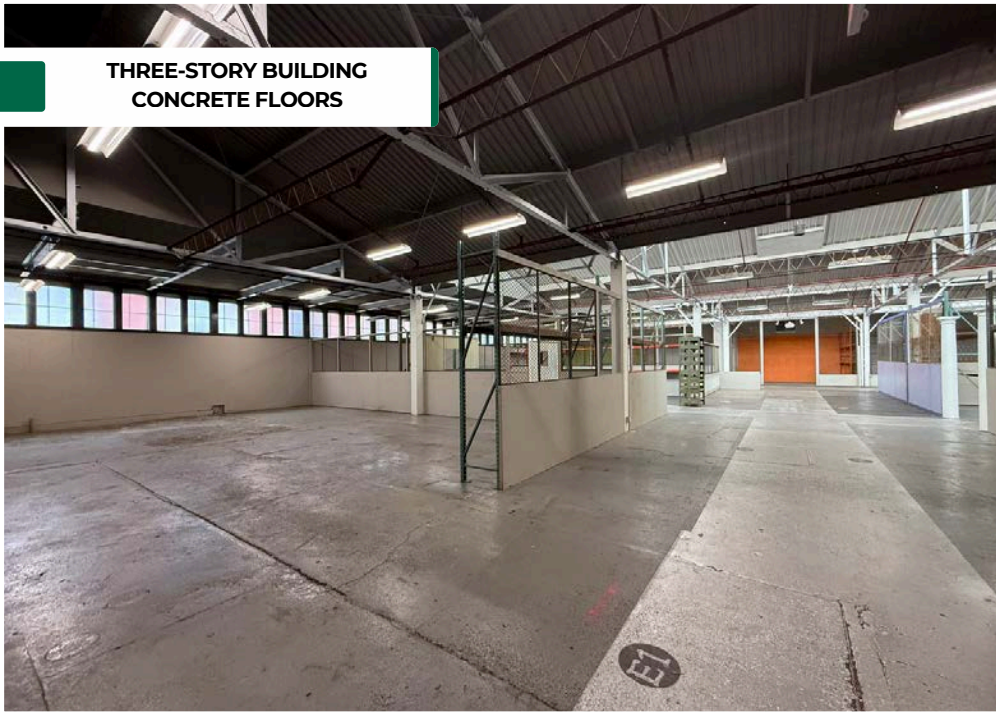
**THREE LOADING DOCKS  
WITH LEVELERS**



**ONE LOADING DOCK**



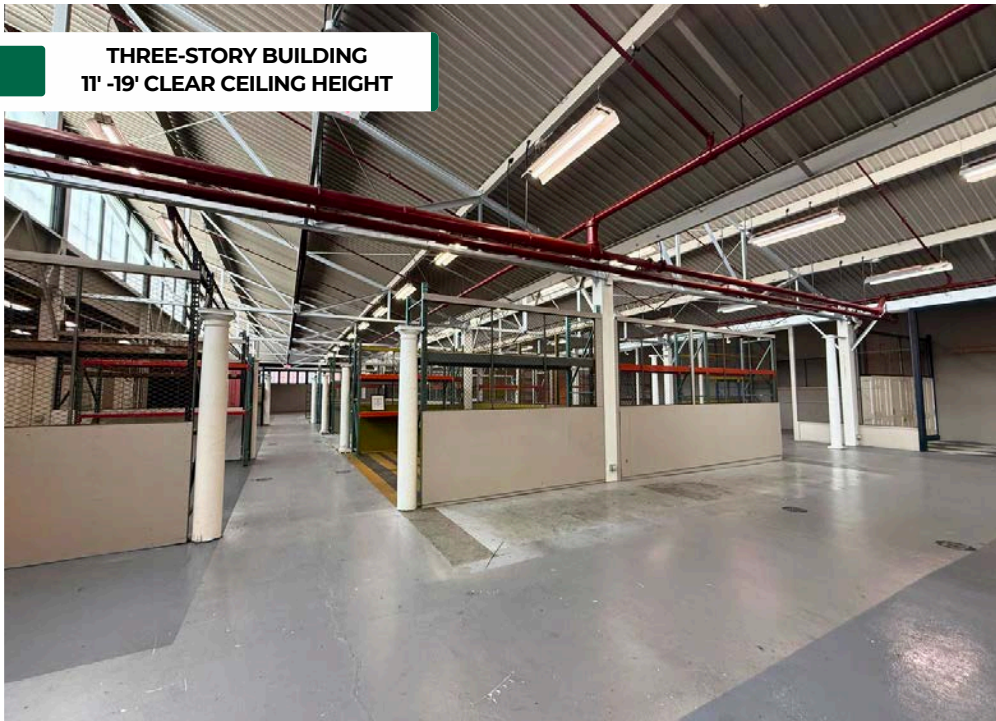
**THREE-STORY BUILDING  
CONCRETE FLOORS**



**THREE-STORY BUILDING  
NATURAL LIGHTING**



**THREE-STORY BUILDING  
11' -19' CLEAR CEILING HEIGHT**



**THREE-STORY BUILDING  
MEZZANINE**



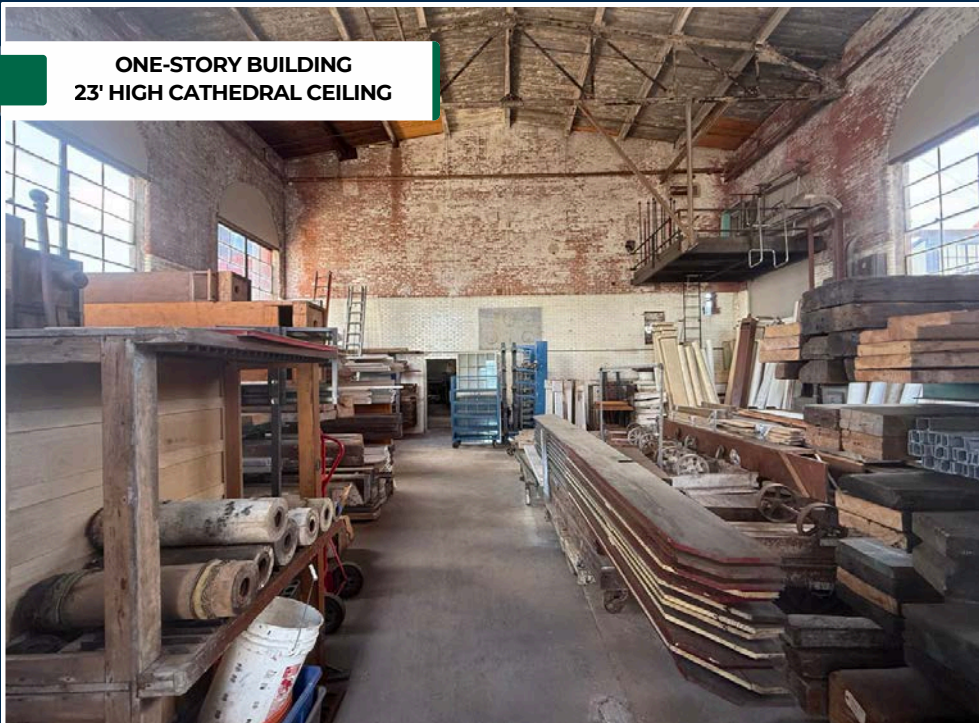
**ONE-STORY BUILDING  
5,253 SF OF SPACE**



**ONE-STORY BUILDING  
STREET LEVEL LOADING**



**ONE-STORY BUILDING  
23' HIGH CATHEDRAL CEILING**



**ONE-STORY BUILDING  
NATURAL LIGHTING**



# Current Developments in Bridgeport, CT



## **1. The August at Steelpointe Harbor**

This \$200 million mixed-use waterfront development, led by Flaherty & Collins Properties in partnership with RCI Group and the City of Bridgeport, broke ground in January 2024. Located at 55 East Main Street, adjacent to the Bridgeport Harbor Marina, the project includes 420 rental apartments and 10,000 square feet of commercial retail space. Amenities feature a waterfront pool, outdoor kitchens, gathering spaces, secure parking, a dedicated dog park, and a water taxi service to Pleasure Island.

## **2. Honey Locust Square**

Anthony Stewart's Ashlar Construction is spearheading this mixed-use development on Stratford Avenue between Newfield and Central Avenues. The project aims to revitalize Bridgeport's East End with a combination of residential units and retail spaces, including a supermarket. Despite delays due to construction supply issues, the development received a \$3.5 million state commitment in 2023, and M&T Bank announced plans to open a branch there.

## **3. East Main Street Row Houses**

Developers Robert Christoph Sr. and Jr. have proposed building 29 row houses at 371 and 378 East Main Street, near the Steelpointe development. These two-bedroom, two-and-a-half-bath units with garages are designed as workforce housing to promote homeownership opportunities in the area. The project has garnered praise for addressing affordable housing needs.

## **4. Hanover Street Affordable Housing**

In September 2024, Park City Communities commenced construction on a new affordable housing project on Hanover Street. The development will provide long-term affordable housing for nine families, reflecting the city's commitment to expanding public housing options.

## **5. West Liberty Commons**

Building Neighborhoods Together (BNT) is developing West Liberty Commons at 273 West Avenue. This \$4.5 million project comprises 18 townhouse-style units designed as integrated supportive housing, aiming to provide stable living conditions for residents in need.

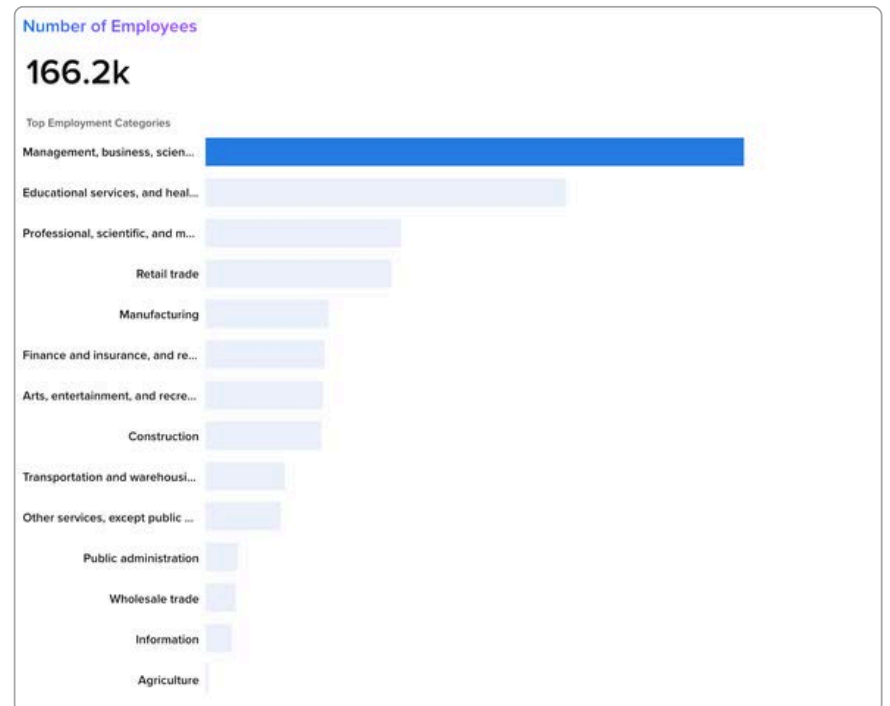
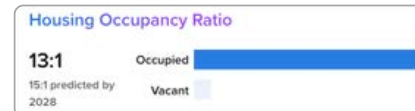
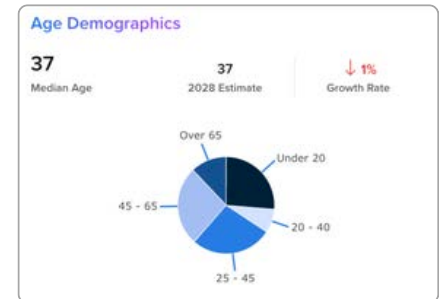
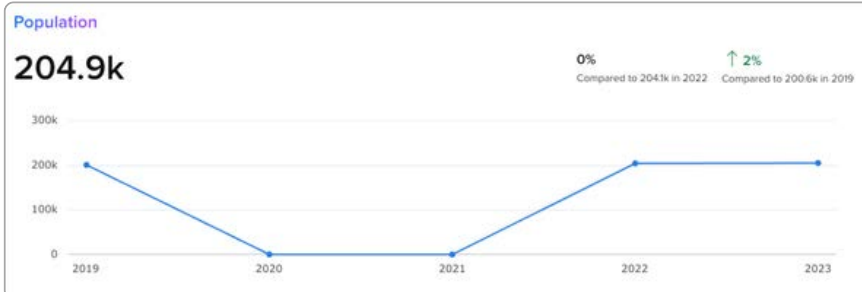
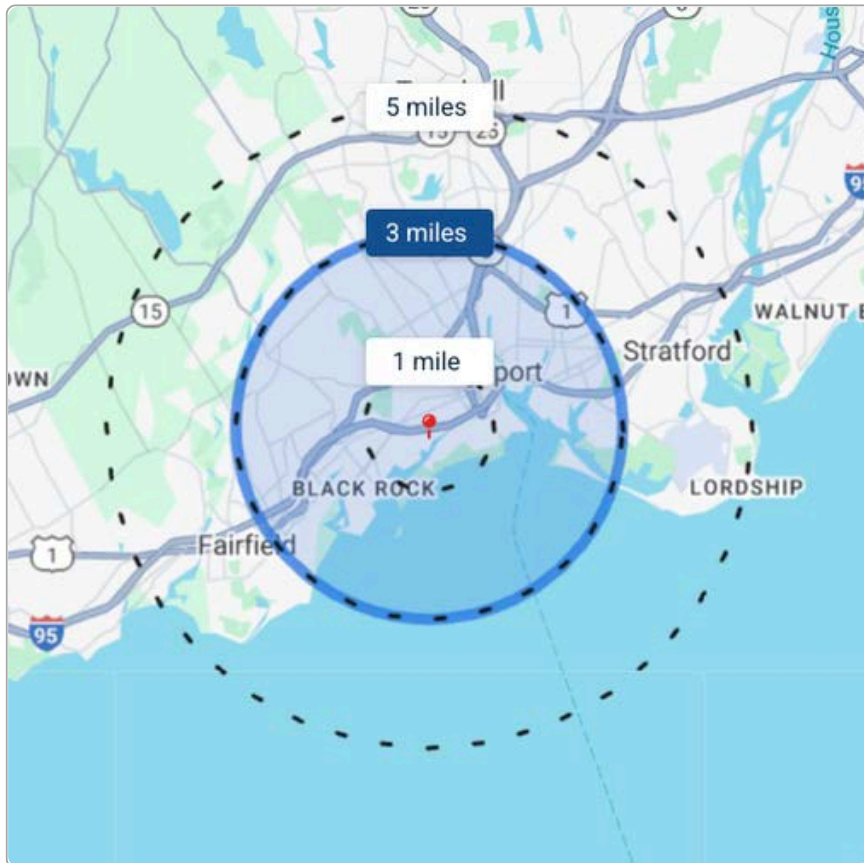
## **6. Downtown West Development**

BNT is also planning a new construction project in Downtown West, featuring 18 townhouse-style apartments. The development aims to enhance the downtown area's residential offerings and is expected to break ground following the completion of ribbon-cutting ceremonies for other projects.

## **7. The Hollow Choice Neighborhood Initiative**

Bridgeport was awarded a Planning Grant in September 2023 as part of HUD's Choice Neighborhoods Initiative. The grant focuses on transforming the Hollow neighborhood, with efforts centered on the Charles F. Greene Homes. The initiative aims to create a comprehensive plan addressing housing, people, and neighborhood improvement.

# DEMOGRAPHICS: THREE MILES



## NEXT STEPS

**1155** RAILROAD AVENUE  
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VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



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