

900 WOOD AVENUE BRIDGEPORT, CT



NORTH-END MIXED USE
PROPERTY FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



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55 Walls Drive, Suite 304 Fairfield, CT 06825

900 WOOD AVENUE BRIDGEPORT, CT

PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present 900 Wood Avenue Bridgeport, CT to the market. This well-positioned multi building, mixed-use asset is located along a highly visible, heavily trafficked corridor in the desirable North End of Bridgeport, making it an attractive opportunity for both investors and owner-users.

The property consists of three fully occupied retail storefronts and one two-bedroom residential apartment, providing immediate, stable cash flow with meaningful upside potential. Select lease expirations and flexible tenancy on two retail units also allow for potential owner-user occupancy of one or more retail units, while maintaining strong in-place income. The retail units benefit from exceptional street frontage and are occupied by long-term tenants, reinforcing the asset's durability and income stability. 900 Wood Avenue offers investors immediate returns with the ability to enhance value through rent growth across all units.

Select Property Highlights:

- Significant upside potential on the residential unit. The unit is a two-bedroom apartment with large back yard and private parking. Two bedroom units in this area of Bridgeport are achieving \$2,500+ per month
- Prime North End location, featuring a neighborhood staple Wood's End delicatessen in one of Bridgeport's most sought-after rental submarkets
- Expiring retail lease with the church tenant and a month-to-month lease with the furniture store provide flexibility to re-lease at higher market rents or accommodate owner-user occupancy
- Entirely separately metered utilities, enhancing operational efficiency and reducing landlord expenses



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UNIT	TYPE	SQFT	CURRENT	PROFORMA	LEASE TERM
Apartment	2 BR	850	\$1,600	\$2,600	3/31/2026
Retail	Deli	1,500	\$2,500	\$2,625	4/30/2027
Retail	Church	1,500	\$1,700	\$2,000	5/31/2026
Retail	Furniture Store	1,500	\$1,600	\$2,000	MTM

Monthly: \$7,400 \$9,225

Gross Operating Income: \$88,800 \$110,700

Vacancy/Collection Loss (3%): \$(2,664) \$(3,321)

Effective Gross Income: \$86,136 \$1107,379

Real Estate Taxes: \$(9,486) \$(9,486)

Fuel***: \$(0) \$(0) ***TENANTS PAY

Water & Sewer: \$(1,000) \$(1,000) ***TENANTS PAY

Insurance: \$(5,500) \$(5,500)

Common Area Electric: \$(1,000) \$(1,000) ***TENANTS PAY

Repairs & Maintenance: \$(1,000) \$(1,000)

Management (5%): \$(2,584) \$(3,221)

Total Expenses: \$(20,570) \$(21,207)

Net Operating Income: **\$65,566** **\$86,,172**



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Offering Metrics:
Suggested Listing Price: \$975,000
Approx. Square Footage: 3,453
Current Cap Rate: 6.72%
Proforma Cap Rate: 8.84%
PPSF: \$282

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900 WOOD AVENUE BRIDGEPORT, CT 06604

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Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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