



AMS real estate

Fred Frassinelli
Broker
Cell: 203-218-7447
Office: 203372-1200
fred@amsrealestate.com

Barbara Sreckovic
Sales & Leasing
Cell: 203-451-5313
barbaras@amsrealestate.com

ADDRESS

**100-118 Congress Street
Bridgeport, CT 06604**

45,361 SF Building for Sale or Lease



OFFERING

**Sale \$2,500,000
Lease \$6.50 NNN**

HOME OF VINEGAR SYNDROME

Founded in Bridgeport, Connecticut, in 2012, 118 Congress Street is home to Vinegar Syndrome. Today, the company is regarded as one of the premier independent genre film-focused distribution companies in the world, with its work resulting in the digital restoration and preservation of over 500 feature films.

DX2 ZONE & OPPORTUNITY ZONE

DX2 zone is intended for the areas surrounding the downtown core, where buildings may be single- or mixed-use with mainly offices, residences, and other commercial uses.

Located in one of Bridgeport's Opportunity Zone offer substantial tax benefits to investors who move any realized capital gains into a qualified Opportunity Zone Fund

OPTIONS

Seller will consider leasing the Retail Space. Seller will consider a lease with Purchase Option.



THE SITE

Address: 100-118 Congress Street
Bridgeport, CT 06604

Current Use: Warehouse & Retail

Potential Use: Storage, Warehouse, Light Industrial, Residential Conversion

Total BLDG SZ: 45,361 SF

Stories: 3
 1st FL 15,760 SF +/-
 2nd FL 14,800 SF +/-
 3rd FL 14,800 SF +/-

Land: 0.51 Acres / 22,215.6 SF

Zone: DX2 Downtown Edge Opportunity Zone

Built: 1984

UTILITIES

Water/Sewer: City / City

A/C: Office Space Only

Heating: Natural Gas

Power: 600 AMPS

FEATURES

Corner: 4-Way Stop Light

Parking: 5 Spaces

Ceiling Height: 12 ' Clear

2 Elevators: 10,000 LB Freight with exterior access & service to all floors
6,000 LB service elevator (inactive)

Loading Docks: Internal Double Loading Docks

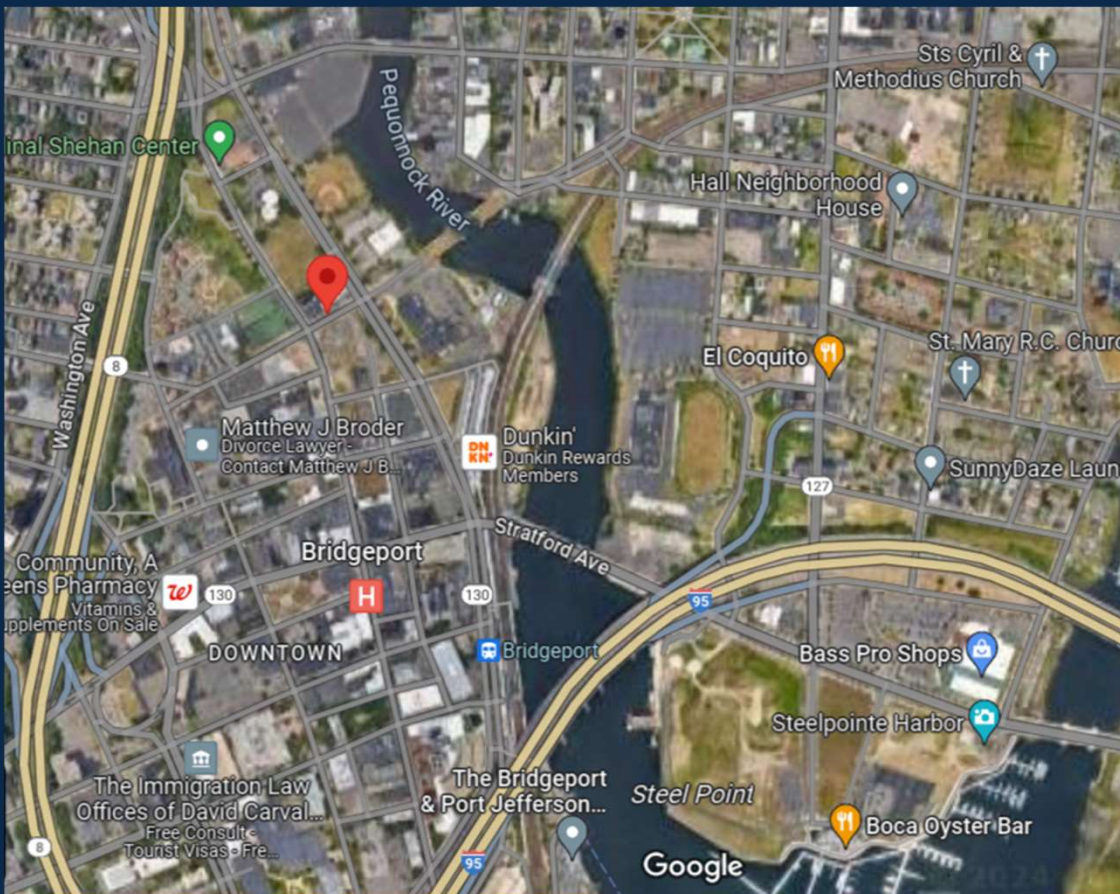
Office/Retail: First Floor





LOCATION

- Centrally located to ongoing redevelopment activities.
- Short walk to train and Ferry services.
- Close to new apartment complexes and downtown amenities.
- Direct access to I-95 and Routes 8/25.
- On bus line.
- Less than a mile from Hartford HealthCare Amphitheater.
- Close to Beardsley Zoo and Seaside Park.
- Across the street from the Fire Department.





AMS real estate

Fred Frassinelli
Broker
Cell: 203-218-7447
Office: 203-372-1200
fred@amsrealestate.com

Barbara Sreckovic
Sales & Leasing
Cell: 203-451-5313
barbaras@amsrealestate.com



Front of Building



Redevelopment Site Across the Street



**Walk to Bridgeport's
Metro North & Amtrack Stations**



AMS real estate

Fred Frassinelli
Broker
Cell: 203-218-7447
Office: 203-372-1200
fred@amsrealestate.com

Barbara Sreckovic
Sales & Leasing
Cell: 203-451-5313
barbaras@amsrealestate.com

