

2119 POST ROAD
FAIRFIELD, CT
06824



Post Road Medical/Office Building for Sale at \$2,400,000 or for Lease

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 6,490 SF medical/office building at **2119 Post Road in Fairfield, CT**, for sale at \$2,400,000. This visible downtown Fairfield property features a private parking lot allowing for ample parking. It is located in a Designed Commercial District (DCD) zone, permitting many uses such as office, medical, and retail. Built in 1989, the two-story building with finished lower level has monument signage, a wet sprinkler system, and a pass-through elevator. The property would be perfect for an owner/user or investor who would benefit from the existing income-producing tenants on the second floor (medical group) and lower level (private fitness trainer). The total leased space represents 66% of the total building square footage.

The first floor/street level space is also available for lease at \$25/SF NNN. Comprised of 2,200 SF, it features an open plan with two rooms and multiple plumbing outlets, a reception area, office, and restroom. In addition to a medical office or any business with walk-in clients, an excellent use for this space would be a spa/cosmetic practice.

2119 Post Road borders Southport, and is convenient to Blackstone Grille, Delamar Hotel, Geronimo's, Fairfield Sportsplex, M&T Bank, FedEx, and UPS. It is minutes to I-95 (Exit 19) and the Southport and Fairfield Train Stations, and steps to a Greater Bridgeport Transit Bus Stop.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

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.

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FINANCIAL INFORMATION

Sale Price:	\$2,400,000
Real Estate Taxes:	\$39,736.84 (2023)
Lease Rate:	\$25/SF NNN (1st Floor)
NNN Expenses:	\$9.51/SF (Includes 2023 Real Estate Taxes)

THE SITE

Space Available:	2,200 SF (1st Floor)
Building Size:	6,490 SF
Land:	0.38 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1989
Construction:	Brick Veneer
Stories:	Two Plus Finished Lower Level
Tenancy:	Multiple

FEATURES

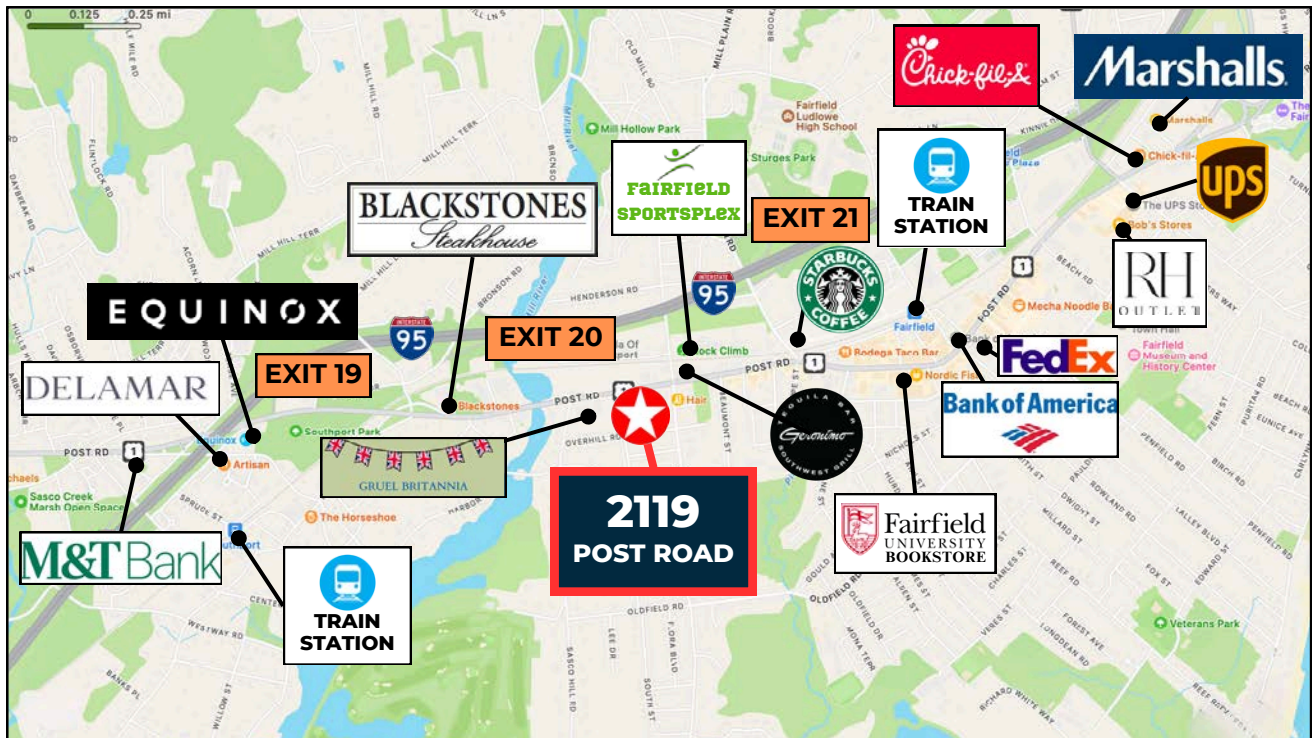
Traffic Count:	16,145 Average Daily Volume
Parking:	30 Surface Spaces
Amenities:	Monument Signage, Wet Sprinkler System, Pass Through Elevator

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

DEMOGRAPHICS ONE MILE THREE MILES

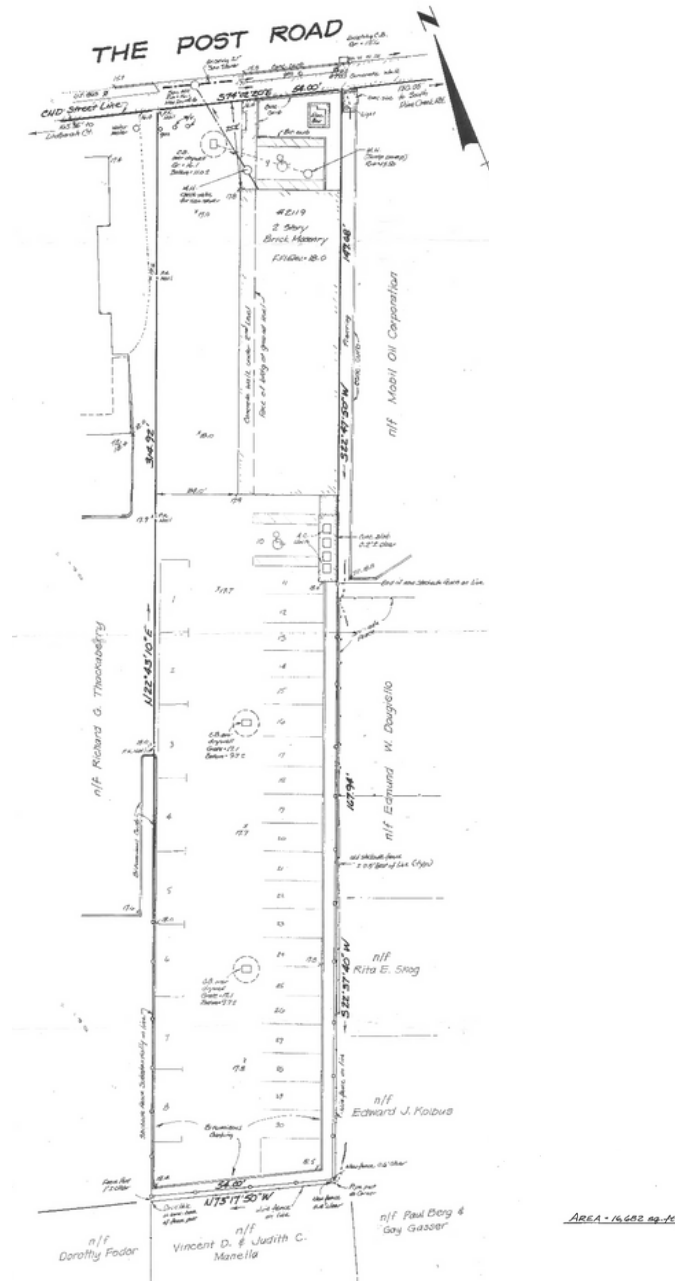
Population:	19.8k	76.1k
Median HH Income:	\$192k	\$130k



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SITE PLAN

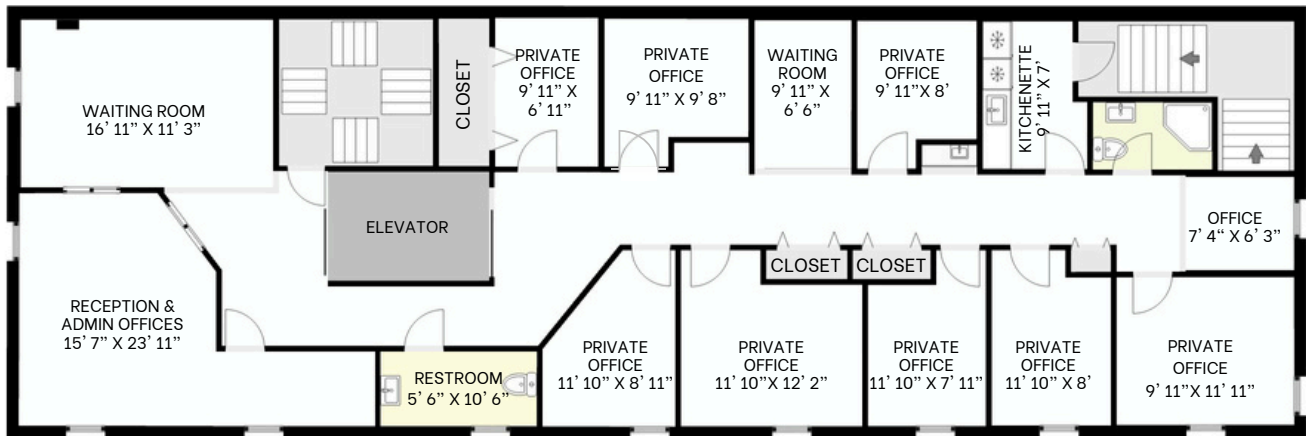


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FLOOR PLAN: SECOND FLOOR - 2,640 SF LEASED



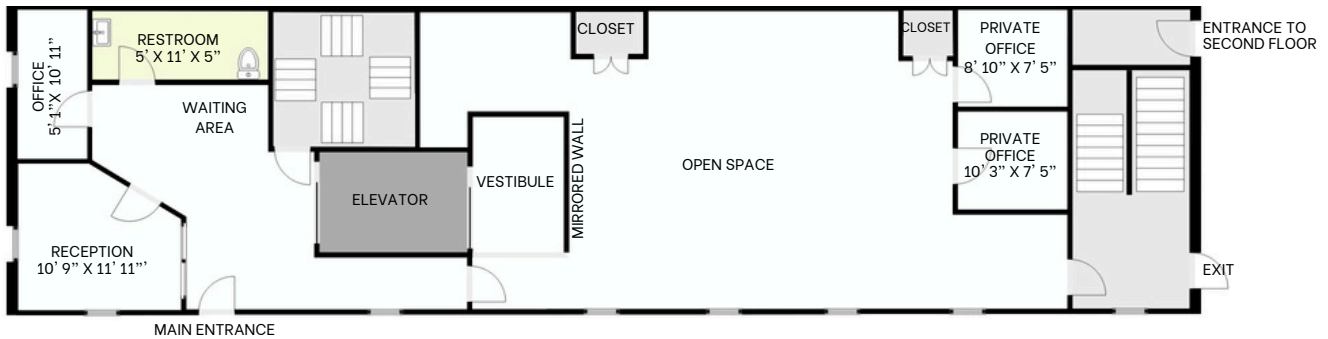
NOT TO SCALE

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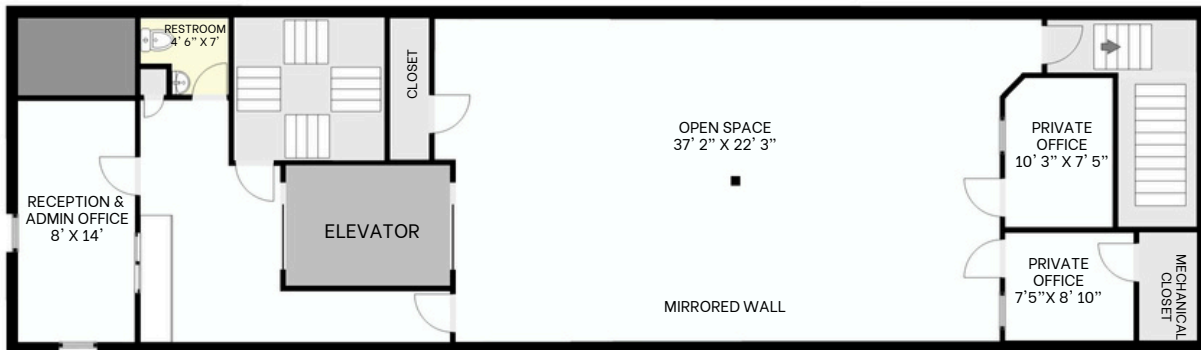
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FLOOR PLAN: FIRST FLOOR - 2,200 SF AVAILABLE



FLOOR PLAN: LOWER LEVEL - 1,650 SF LEASED



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