

ONE

POST ROAD
FAIRFIELD, CT
06824



Premier Waterfront Investment Property with a Development Opportunity for Sale at \$9,000,000

Angel Commercial, LLC, is pleased to present a waterfront investment opportunity with the sale of **One Post Road in Fairfield, CT**, for \$9,000,000. This waterfront property not only offers a fully leased 32,239 SF three-story office building, but also boasts a compelling development opportunity with its 1.954 acres along Ash Creek and approved plans for an adjacent 20-unit apartment building. The property demonstrates a solid investment with a **2024 Projected Annualized Net Operating Income (NOI) of \$547,259** and a **Cap Rate of 6.08%**.

In a Designed Commercial District (DCD) Zone, One Post Road enjoys 383 linear feet of frontage on Post Road, ensuring high visibility. The office structure is enhanced by a scenic boardwalk overlooking Ash Creek, modern glass double entrance doors, recessed lighting, and upscale finishes that include rich wood moldings and marble floors. Significant updates include a renovated elevator system in 2020, transition to gas heating with a new gas furnace, and the installation of a new roof. Accessibility is a priority with handicapped access and ample parking available, featuring 121 paved spaces.

Current tenants of the office building comprise a diverse mix of reputable businesses, including Beers, Hammerman, Cohen & Burger PC; Columbia Mental Health; Old Republic National Title Insurance Co.; Lindenmeyr Central; Regenerating Solutions; Ferrara Law Group, PC; and Yellow Brick Real Estate, adding value to this investment.

Situated within a short walk to a variety of amenities such as restaurants, banks, hotels, shopping, and public transportation, One Post Road's location is unparalleled. It is conveniently located steps from a Coastal Link Bus Stop and less than one mile from I-95 (Exit 23) and the Fairfield Metro Train Station. It is near Whole Foods, CVS, Home Depot, the Edge Fitness Club, Stop & Shop, Staples, Verizon, Marshalls, Dunkin', the Circle Hotel, UPS, and the new RH Outlet. Proximity to Fairfield University, with over 6,000 students and employees, is advantageous for businesses, offering access to a pool of skilled and educated workers.

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.

ONE

POST ROAD
FAIRFIELD, CT
06824

FINANCIAL INFORMATION

Sale Price:	\$9,000,000
Real Estate Taxes:	\$102,436.80 (2024)
Projected Annualized NOI:	\$547,259.14 (2024)
Cap Rate:	6.08% (2024)
Occupancy:	100%

THE SITE

Building Size:	32,239 SF
Land:	1.954 acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1985 (Renovated 2020)
Construction:	Brick Veneer
Stories:	Three
Tenancy:	Multiple

FEATURES

Parking:	121 Paved Parking Spaces
Amenities:	Kitchenette, Handicapped Accessible Common Restroom on Each Floor, Boardwalk Overlooking Ash Creek, Wet Sprinkler System, Upgraded Elevator System, New Roof & Furnace (2020)

UTILITIES

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

DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	35.4k	137k
Median HH Income:	\$95.6k	\$73.8



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.

