

PRICE REDUCTION

430 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



\$520,000 PRICE REDUCTION
Redevelopment Opportunity on Route 58
for Sale Now at \$6,200,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **430 Tunxis Hill Road in Fairfield, CT**, now offered at the newly reduced price of **\$6,200,000—a \$520,000 price reduction**. This **43,824 SF** three-story commercial building on **0.55 acres** spans an entire block and features **200 linear feet of frontage on Route 58** (Tunxis Hill Road) with prominent pole signage and additional frontage and access on two side streets with drive-thru access.

The building includes 25 exterior vehicle display spaces, passenger and freight elevators, a wet sprinkler system, fiber optics, and two new Trane HVAC units. The first floor features a 9,456 SF garage with 25 parking spaces and a 5,152 SF auto service center. The upper levels offer 29,216 SF of showroom space, an employee lounge, a conference room, restrooms, and additional parking on the rooftop.

Redevelopment Potential:

Located in a Neighborhood Designed Business District (NDD), 430 Tunxis Hill Road offers exceptional flexibility for redevelopment. A developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above or develop professional or medical offices. All plans are subject to Fairfield Planning & Zoning approval.

Strategically positioned, 430 Tunxis Hill Road is just 1.2 miles from I-95, 1.6 miles from the Fairfield Metro Black Rock Train Station, and located directly at a Greater Bridgeport Transit bus stop. Prominent neighboring retailers include TJ Maxx, Stop & Shop, Aldi, and Floor & Décor, ensuring strong consumer traffic and visibility.

This offering presents a rare investment opportunity in prime real estate with significant redevelopment potential. 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.



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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430 TUNXIS HILL ROAD FAIRFIELD, CT 06825

Financial Information

Sale Price:	\$6,200,000
Real Estate Taxes:	\$118,850.48 (2025)

The Site

Rentable SF:	34,368 SF
Garage SF:	9,456 SF
Total Building Size:	43,824 SF
Occupancy:	0%
Land:	0.55 Acres
Zoning:	Neighborhood Designed Business District (NDD)
Year Built:	1991
Construction:	Brick/Masonry
Stories:	Three
Tenancy:	Single

Demographics	Three Miles	Five Miles
Population:	197.2k	290.1k
Median HH Income:	\$78.6k	\$83.5k

Features

Traffic Count:	9,110 Average Daily Volume
Parking:	56 Spaces (25 Covered) + Rooftop Parking
Loading:	Two 10' W x 10' H Drive-In Doors
Ceiling Height:	10' (Service Center)
Amenities:	8' H x 9' W x 21' D Freight Elevator with 3 Ton Load Capacity, Passenger Elevator, 4 Restrooms, Two 1,200 Gallon Above Grade Gasoline Storage Tanks, Wet Sprinkler System, Pole Signage, Fiber Optics

Utilities

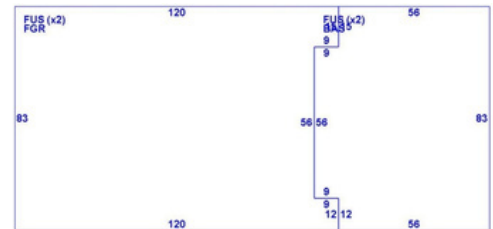
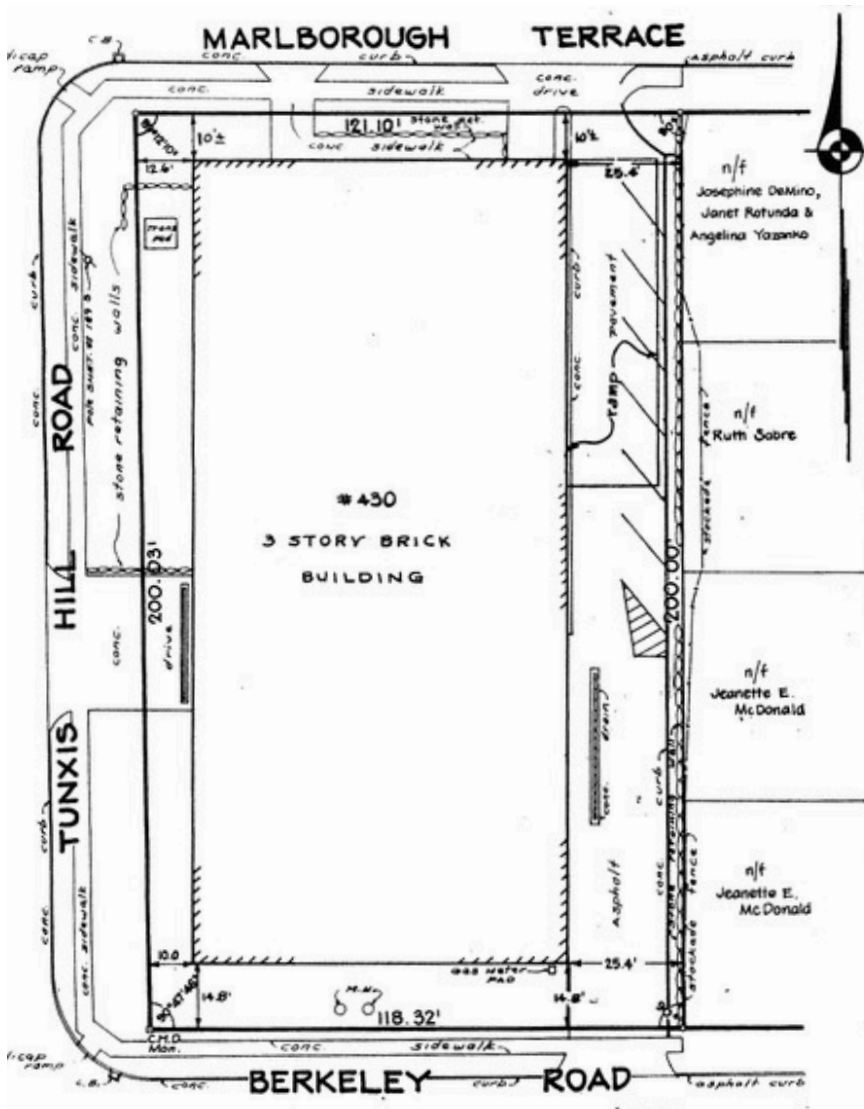
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	800 Amps



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SITE PLAN & BUILDING LAYOUT 43,824 SF ON 0.55 ACRES



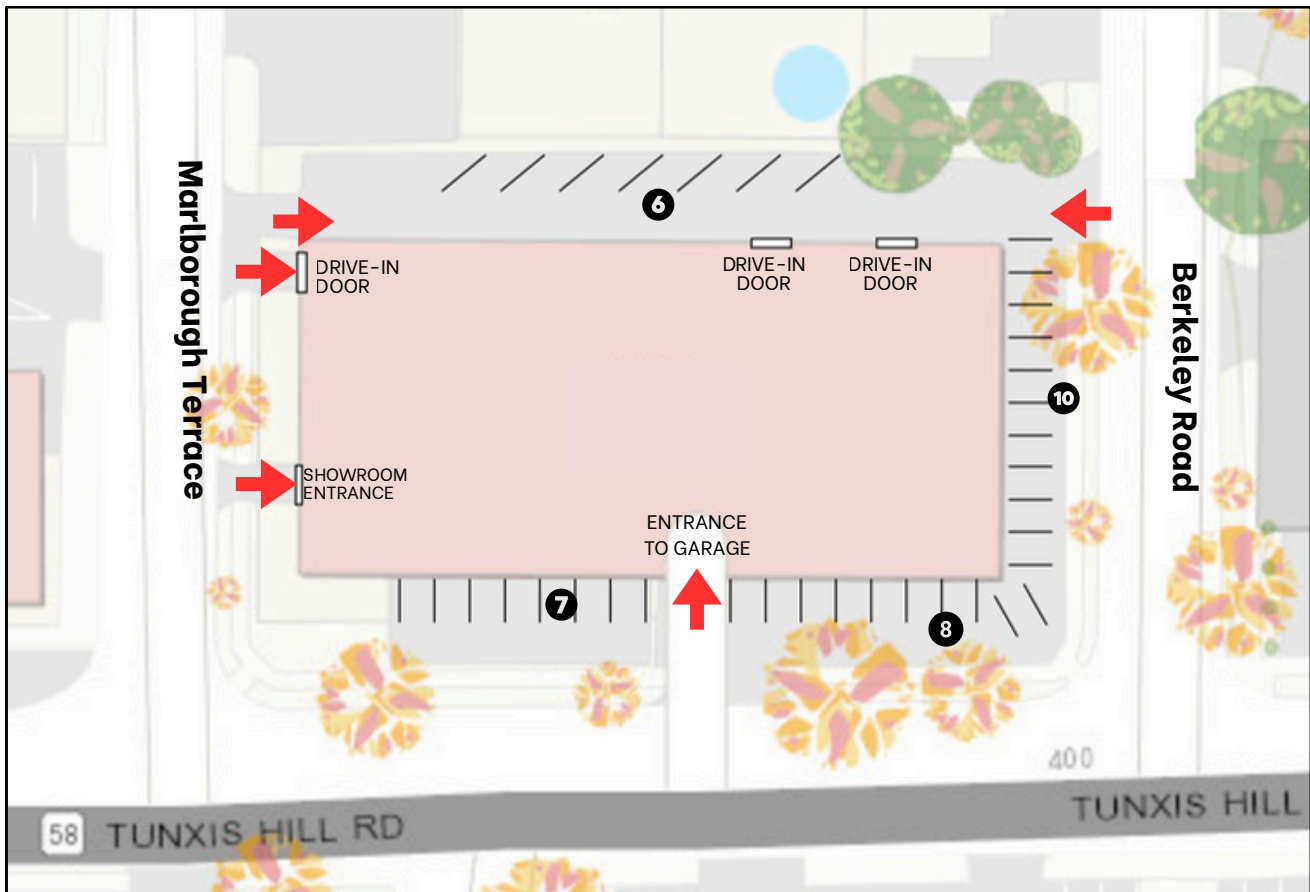
Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	29,216	29,216
BAS	First Floor	5,152	5,152
FGR	Garage	9,456	0
		43,824	34,368

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PARKING PLAN

56 SPACES (25 COVERED) + ROOFTOP PARKING



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