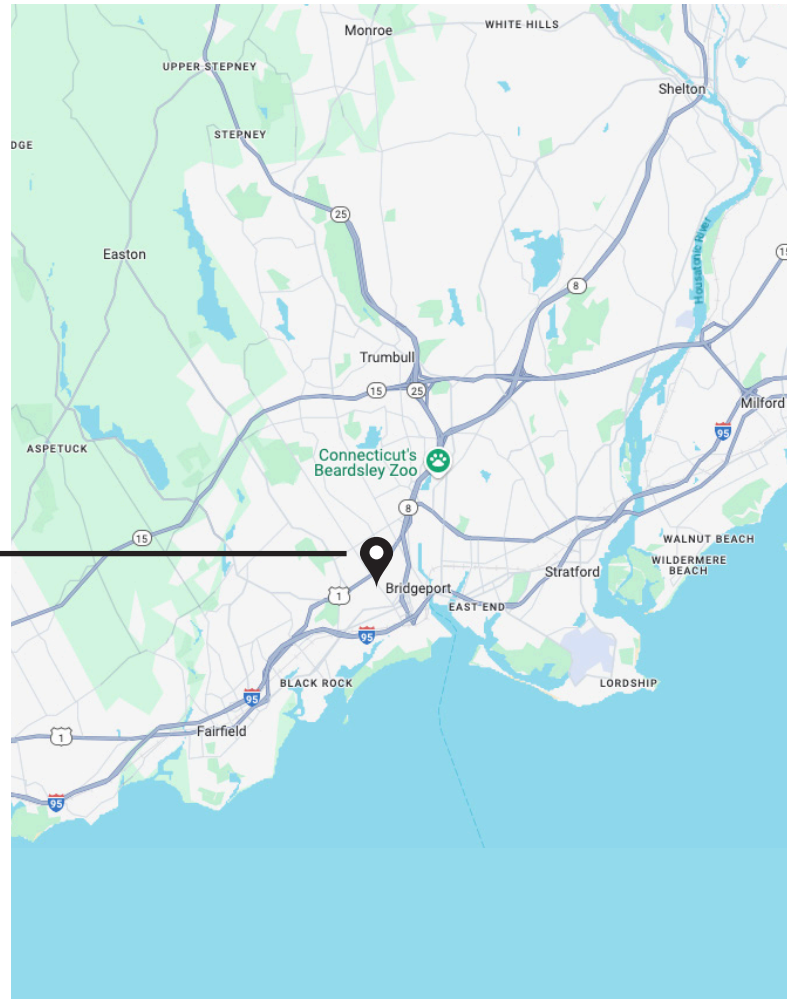


71-79 WOOD AVENUE BRIDGEPORT CT



EAC Properties is proud to exclusively present 71-79 Wood Avenue in Bridgeport. Situated in the heart of Bridgeport, this property offers existing cash flow and a prime location in an up-and-coming neighborhood. This stand-alone building is a testament to functionality and versatility. First floor is an existing market business, with two 2nd-floor residential apartments above. Inquire for more details.



FOR SALE

- .11 acre lot with gross building size of 6,436 SF
- Additional 2,000 SF in basement
- Mixed-use building
- 2 Residential apartments on 2nd floor
- Rental income on track to \$100K
- Newly renovated apartments with above standard finishes
- Easy access to I-95, routes 8 & 15, and public transportation

CONTACT

Amin Sheikh *Commercial Associate*
203 927 9056
Amin@EACprops.com
RES.0820201

Jose Berrios *Commercial Associate*
917 601 5583
Jose@EACprops.com
RES.0805964

Tom Simjian *Real Estate Salesperson*
203 506 0388
Tsimjian@KW.com
RES.0799138

Andreas Senie *Managing Partner*
203 584 7257
Andreas@EACprops.com
REB.0790681

DEMOGRAPHICS

Population 2023:

06605 : 24,843 • Fairfield County: 965,140

Average Household Income:

06605 2023: \$82,180 • 06605 2028: 92,863 (projected)

Average Disposable Income 2023:

06605 : \$60,216 • Fairfield County: \$108,789

No warranty of 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 or as part of KW Commercial.



71-79 WOOD AVENUE, BRIDGEPORT, CT



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