



**1155** RAILROAD AVENUE  
BRIDGEPORT, CT  
06605



**Landmark Destination: 126,471 SF High Potential Asset  
with Highway Visibility & Billboard Income  
in Enterprise/Opportunity Zones Offered for Sale at \$5,995,000**

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a rare opportunity to acquire a landmark **126,471 SF** high potential asset for **\$5,995,000**. Strategically positioned on **2.88 acres** directly along the I-95 corridor, this property offers unparalleled brand visibility to over 13,000 vehicles daily.

**A PROVEN CREATIVE DESTINATION**

For the past seven years, this site has been the celebrated home of Mongers Market, a regional destination for vintage and industrial salvage. The property's open-concept floor plans and industrial-chic aesthetic make it a premier "blank canvas" for various high-impact uses, including creative retail, artisanal manufacturing, or a modern mixed-use redevelopment.

**UNMATCHED FINANCIAL INCENTIVES**

This acquisition is uniquely positioned for tax efficiency and immediate cash flow:

- **Dual Tax Zone Advantage:** Located in both a Federal Opportunity Zone and a State of Connecticut Enterprise Zone, providing significant potential for property tax abatements and capital gains relief.
- **Immediate Income:** A leased billboard on the property generates \$27,000 in annual income (effective through August 2027), providing immediate operational offset.

**VERSATILE INFRASTRUCTURE**

- **The Main Building (121,218 SF):** A flexible three-story structure featuring ceiling heights up to 19' clear, 800-amp power, and a recently updated wet sprinkler system.
- **The Creative Annex (5,253 SF):** A standalone brick building with dramatic 23' cathedral ceilings, ideal for a flagship showroom, studio, or event space.
- **Accessibility & Logistics:** The site features 110 gated parking spaces, four loading docks, and three drive-in doors with dual access from both Cherry Street and Railroad Avenue.

**STRATEGIC MIXED-USE ZONING**

Under the RX2 (Residential-Office Center) zoning, the site is primed for evolution. This flexible designation allows for a blend of residential, office, and commercial uses, making it one of the most versatile redevelopment sites currently available in the Bridgeport market.

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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## Financial Information

<b>Sale Price:</b>	\$5,995,000
<b>Real Estate Taxes:</b>	\$69,690.76 (2025)
<b>Billboard Income:</b>	\$27,000
<b>Eligibility:</b>	Opportunity Zone & Enterprise Zone

## The Site

<b>Size of Buildings:</b>	121,218 SF & 5,253 SF
<b>Space Available:</b>	126,471 SF
<b>Building Type:</b>	Industrial
<b># of Buildings:</b>	Two
<b>Land:</b>	2.88 Acres
<b>Zoning:</b>	Residential-Office Center (RX2)
<b>Year Built:</b>	1946-1948
<b>Construction:</b>	Concrete/Cinder Block & Brick
<b>Stories:</b>	One to Three
<b>Tenancy:</b>	Multiple

## Features

<b>Traffic Count:</b>	13,494 Average Daily Volume
<b>Parking:</b>	110 Surface Spaces
<b>Ceiling Height:</b>	11'-23' Clear
<b>Column Spacing:</b>	20' x 20'
<b>Loading:</b>	Four Loading Docks (Three with Levelers), Three Drive-In Doors, and Loading Platform
<b>Amenities:</b>	Leased Billboard, Wet Sprinkler System, Mezzanine, 8' x 10' Freight Elevator (6,000 lb Capacity) – Currently Out of Service, Gated Lot

## Utilities

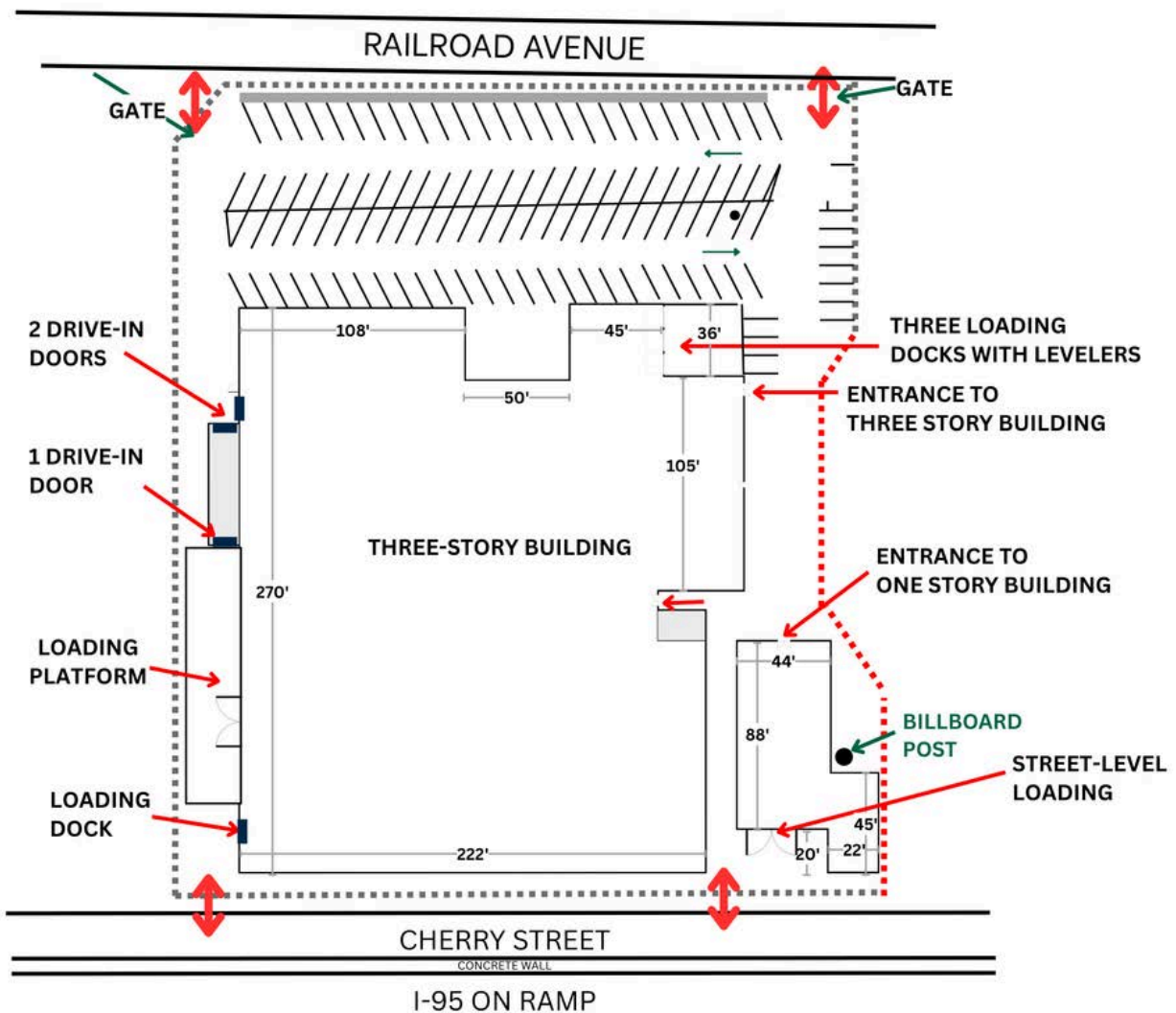
<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>Power:</b>	800 Amps



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## PROPERTY SKETCH: 126,471 SF



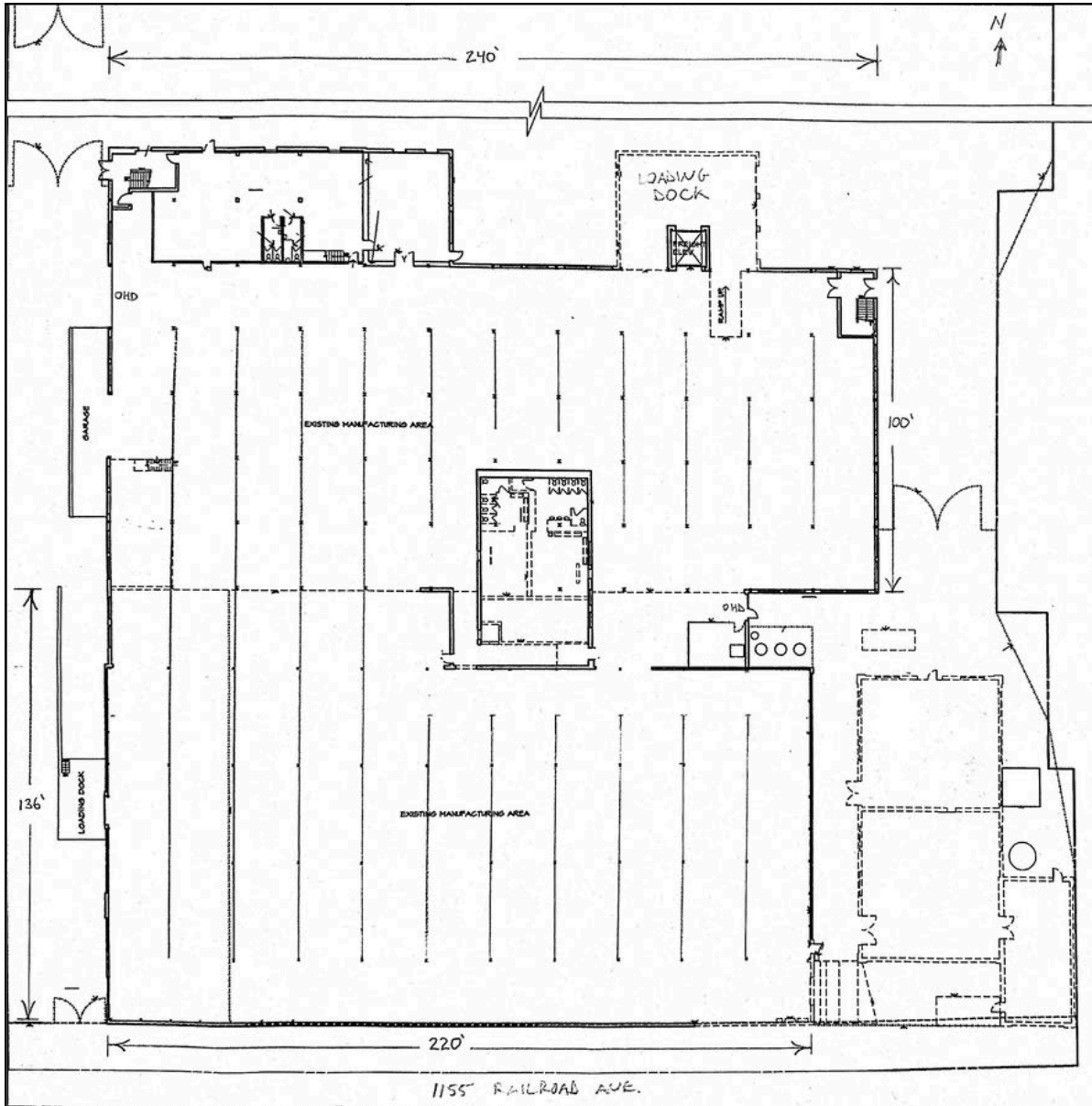
NOT TO SCALE:

Measurements and square footage are approximate.

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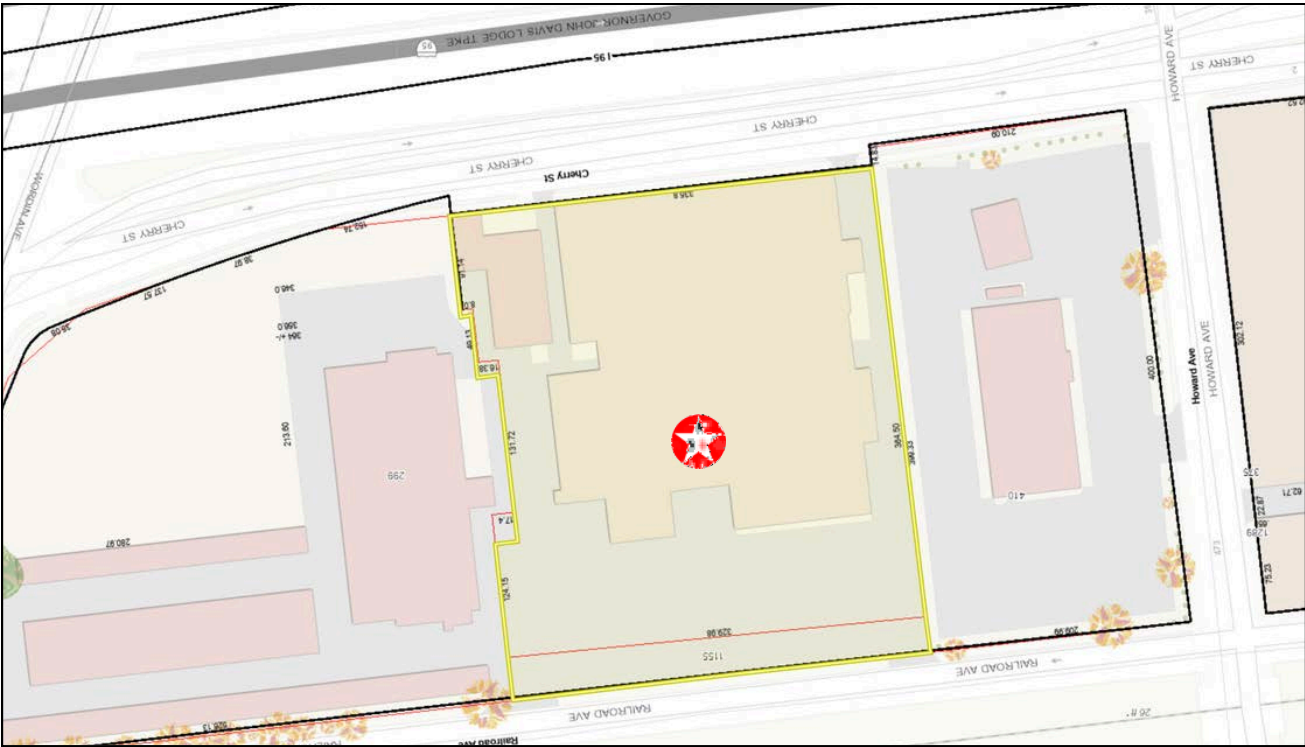
## FLOOR PLAN FIRST FLOOR



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## PARCEL MAP 2.88 Acres



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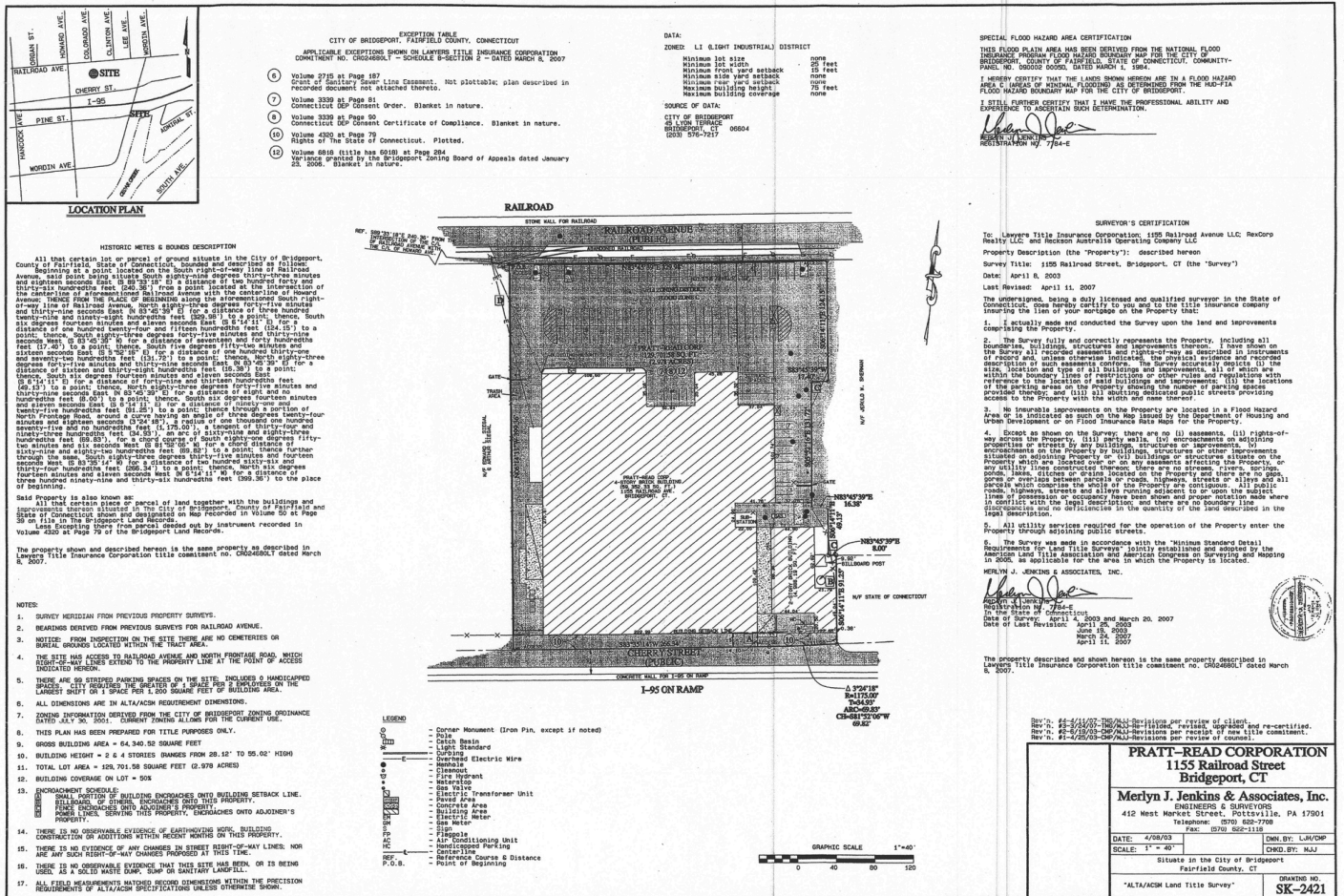
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## SITE PLAN



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