

# 2336 BARNUM AVENUE STRATFORD, CT



RENOVATED MIXED USE  
BUILDINGS FOR SALE

**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*



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55 Walls Drive Fairfield, CT 06824

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## PROPERTY HIGHLIGHTS

Baldwin Pearson & Co, Inc. is excited to introduce 2336 Barnum Avenue Stratford, CT to the market. This rare, multi building property features a fully renovated, corner mixed use property containing five apartments and two ground floor retail units and a rear two family house containing two three bedroom apartments.

The unique opportunity features three income streams, with all spaces in both properties fully updated, and no deferred maintenance whatsoever. This property is located on a prime, high-traffic corner of Stratford and is perfect for investors seeking a low-maintenance, high-yield asset with built-in diversification.

### Select Property Highlights:

- Fully renovated, turn-key buildings with all major capital improvements completed and no deferred maintenance
- Well crafted unit layouts appealing to a wide range of tenant profiles, ideal for professionals, students, or families
- Newly signed 5- and 10-year leases secured on both commercial units, each backed by substantial security deposits and personal guarantees — offering the new owner long-term stability and reliable cash flow
- All units in the property are separately metered for utilities reducing landlord expenses
- This property can be sold together with 1874 Barnum Avenue, a renovated mixed use property, a few blocks away on the corner of Barnum Avenue and Barnum Terrace



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UNIT	TYPE	SQFT	CURRENT	PROFORMA	COMMENTS
2336 1W	2BR	600	\$2,150	\$2,500	RENOVATED
2336 2E	2BR	800	\$2,150	\$2,500	RENOVATED
2336 2W	2BR	800	\$2,270	\$2,500	RENOVATED
2336 2E	2BR	800	\$2,250	\$2,500	RENOVATED
2336 2W	2BR	800	\$1,650	\$2,000	RENOVATED
2336 COMMERCIAL 1	DELI	1,200	\$2,625	\$2,756	10 YEAR LEASE - PERSONAL GUARANTEE
2336 COMMERCIAL 2	BARBER	1,000	\$1,800	\$1,890	5 YEAR LEASE - PERSONAL GUARANTEE
509 BRUCE 1	3BR	1,100	\$2,750	\$3,100	RENOVATED
509 BRUCE 2	3BR	1,100	\$2,500	\$3,100	RENOVATED

Monthly Gross Income:	\$20,145	\$22,846
Annual Gross Income:	\$241,740	\$274,155
Vacancy/Collection Loss (3%):	\$(7,252)	\$(8,225)
<b>Effective Gross Income:</b>	<b>\$234,488</b>	<b>\$265,930</b>

RE Taxes:	\$(13,347)	\$(13,347)	
Fuel***:	\$(0)	\$(0)	*** Tenants Pay
Water and Sewer:	\$(1,500)	\$(1,500)	
Insurance:	\$(7,500)	\$(7,500)	
Common Area Electric:	\$(1,000)	\$(1,000)	
Repairs:	\$(5,000)	\$(5,000)	
Management(5%):	\$(11,724)	\$(13,297)	
Total Expenses:	\$(40,071)	\$(41,644)	
<b>Net Operating Income:</b>	<b>\$194,416</b>	<b>\$224,287</b>	

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# 2336 BARNUM AVENUE STRATFORD, CT PROPERTY PHOTOS



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**Offering Metrics:**  
**Suggested Listing Price: \$2,400,000**  
**Approx. Square Footage: 8,400**  
**Current Cap Rate: 8.10%**  
**Proforma Cap Rate: 9.35%**  
**PPSF: \$286**



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# 2336 BARNUM AVENUE STRATFORD, CT 06615

## CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 2336 Barnum Avenue Stratford, CT 06615 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.

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