

340-350 MAIN STREET BRIDGEPORT CT



CORNER MIXED USE
FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*

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340-350 MAIN STREET BRIDGEPORT, CT PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is excited to present 340-350 Main Street, Bridgeport, CT — an exceptional investment opportunity in one of Connecticut's most dynamic investment markets. This distinguished brick, corner building commands immediate attention, offering a compelling mixed-use asset in Bridgeport's rapidly evolving and expanding South Side. The property features nine generously sized two-bedroom apartments above three fully occupied ground-floor retail units, delivering a rare blend of residential upside and stable commercial income from day one.

Select Property Highlights:

- **Tremendous Value-Add Upside** : All residential units currently occupied on month-to-month leases at rents below 50% of current market rates, presenting an extraordinary opportunity to dramatically increase cash flow.
- **Stable, Proven Retail Income** : All three ground-floor commercial spaces are occupied by long-standing tenants, providing a reliable income foundation with meaningful room for future rent growth.
- **Premium Apartment Configuration** : The property's residential component is comprised entirely of large two-bedroom units , among the most sought-after floor plans in today's rental market, ensuring broad tenant demand.
- **Fantastic Location**: Situated in Bridgeport's thriving and emerging South Side, the property sits within walking distance to Seaside Park, the University of Bridgeport, the Hartford HealthCare Amphitheater, Metro-North railroad, and downtown Bridgeport — a excellent mix of amenities that drives consistent tenant demand
- **Seller Financing Option**: Owner is open to considering creative financing option
- **Solid Building Mechanicals**: Heating units, hot water heater, electric panel and roofing are all in great condition



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UNIT	TYPE	SQFT	CURRENT	PROFORMA
342-2R	2BR	850	\$1,000	\$2,600
342-2L	2BR	850	\$975	\$2,600
342-3R	2BR	850	\$950	\$2,600
342-3L	2BR	850	\$1,275	\$2,600
342-4R	2BR	850	\$1,035	\$2,600
342-4L	2BR	850	\$1,300	\$2,600
348-2	2BR	850	\$1,200	\$2,600
348-3	2BR	850	\$991	\$2,600
348-4	2BR	850	\$1,325	\$2,600
340 Store	Restaurant	875	\$1,000	\$1,200
346 Store	Clothing	750	\$1,125	\$1,200
350 Store	Photographer	798	\$1070	\$1,200

Monthly:	\$13,546	\$27,000
Gross Operating Income:	\$162,552	\$324,000
Vacancy/Collection Loss (5%):	\$(8,128)	\$(16,200)
Effective Gross Income:	\$154,424	\$307,800
Real Estate Taxes:	\$(23,177)	\$(23,177)
Fuel:	\$(13,000)	\$(13,000)
Water & Sewer:	\$(14,000)	\$(14,000)
Insurance:	\$(15,000)	\$(15,000)
Common Area Electric:	\$(1,000)	\$(1,000)
Repairs & Maintenance:	\$(3,500)	\$(3,500)
Management (7%):	\$(7,721)	\$(15,390)
Total Expenses:	\$(77,399)	\$(85,067)
Net Operating Income:	\$77,026	\$222,733

340-350 MAIN STREET BRIDGEPORT, CT PROPERTY PHOTOS



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Offering Metrics:
Suggested Listing Price: \$1,950,000
Approx. Square Footage: 14,172
Proforma Cap Rate: 11.42%
PPSF: \$138
PPU: \$162,500

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340-350 MAIN STREET BRIDGEPORT, CT 06604

CONFIDENTIAL OFFERING

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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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