

ONE

POST ROAD
FAIRFIELD, CT
06824





PREMIER WATERFRONT INVESTMENT PROPERTY WITH A DEVELOPMENT OPPORTUNITY FOR SALE AT \$9,000,000

Angel Commercial, LLC, is pleased to present a waterfront investment opportunity with the sale of **One Post Road in Fairfield, CT**, for \$9,000,000. This waterfront property not only offers a fully leased 32,239 SF three-story office building, but also boasts a compelling development opportunity with its 1.954 acres along Ash Creek and approved plans for an adjacent 20-unit apartment building. The property demonstrates a solid investment with a **2024 Projected Annualized Net Operating Income (NOI) of \$547,259** and a **Cap Rate of 6.08%**.

In a Designed Commercial District (DCD) Zone, One Post Road enjoys 383 linear feet of frontage on Post Road, ensuring high visibility. The office structure is enhanced by a scenic boardwalk overlooking Ash Creek, modern glass double entrance doors, recessed lighting, and upscale finishes that include rich wood moldings and marble floors. Significant updates include a renovated elevator system in 2020, transition to gas heating with a new gas furnace, and the installation of a new roof. Accessibility is a priority with handicapped access and ample parking available, featuring 121 paved spaces.

Current tenants of the office building comprise a diverse mix of reputable businesses, including Beers, Hammerman, Cohen & Burger PC; Columbia Mental Health; Old Republic National Title Insurance Co.; Lindenmeyr Central; Regenerating Solutions; Ferrara Law Group, PC; and Yellow Brick Real Estate, adding value to this investment.

Situated within a short walk to a variety of amenities such as restaurants, banks, hotels, shopping, and public transportation, One Post Road's location is unparalleled. It is conveniently located steps from a Coastal Link Bus Stop and less than one mile from I-95 (Exit 23) and the Fairfield Metro Train Station. It is near to Whole Foods, CVS, Home Depot, the Edge Fitness Club, Stop & Shop, Staples, Verizon, Marshalls, Dunkin', the Circle Hotel, UPS, and the new RH Outlet. Proximity to Fairfield University, with over 6,000 students and employees, is advantageous for businesses, offering access to a pool of skilled and educated workers.

FINANCIAL INFORMATION

Sale Price:	\$9,000,000
Real Estate Taxes:	\$102,436.80 (2024)
Projected Annualized NOI:	\$547,259.14 (2024)
Cap Rate:	6.08% (2024)
Occupancy:	100%

THE SITE

Building Size:	32,239 SF
Land:	1.954 acres
Zoning:	Designed Commercial District (DCD)
Year Built:	1985 (Renovated 2020)
Construction:	Brick Veneer
Stories:	Three
Tenancy:	Multiple

FEATURES

Parking:	121 Paved Parking Spaces
Amenities:	Kitchenette, Handicapped Accessible Common Restroom on Each Floor, Boardwalk Overlooking Ash Creek, Wet Sprinkler System, Upgraded Elevator System, New Roof & Furnace (2020)


UTILITIES

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

DEMOGRAPHICS	ONE MILE	THREE MILES
Population:	35.4k	137k
Median HH Income:	\$95.6k	\$73.8



PREMIER OFFICE BUILDING & DEVELOPMENT OPPORTUNITY

 121 shared spaces

 Upgraded elevator, new roof & furnace (2020)

 Convenient onsite FedEx drop boxes.

 Ability to cater to large and small tenants



CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



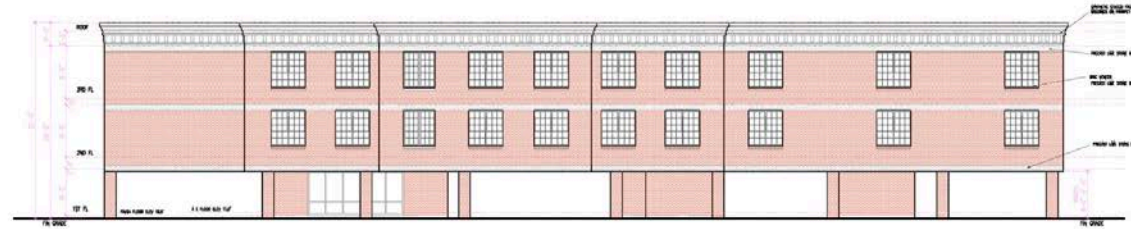
Amenities include restaurants, retail stores, banks, fitness gym, hotels, and delivery services companies.



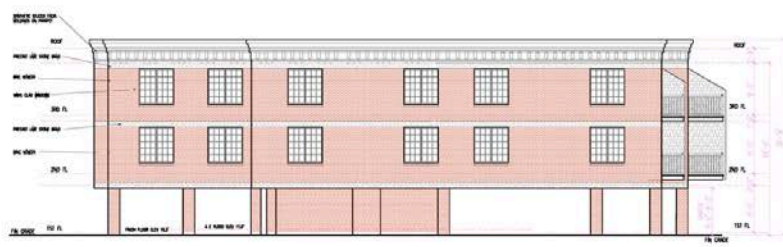
Minutes from I-95 (Exit 23) and two Fairfield Metro-North Train Stations.

20-UNIT APARTMENT BUILDING APPROVED PLANS

Front & Side Elevations



FRONT ELEVATION
SCALE - 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE - 1/8" = 1'-0"



1	2	3	4	5
SUOISIAJ				

GUEDES ASSOCIATES, INC.
 Designers, Architects, & Project Managers
 1425 Noble Avenue, Bldg. CT, 06810
 Tel: 203-367-5180 Fax: 203-367-4861

APT. CREEK RESIDENTIAL ONE POST ROAD FAIRFIELD, CT		DATE: 6-26-17	BY: JAY GUEDES
PROJECT NO. 17-00000001		SCALE: 1/8" = 1'-0"	PROJECT #:

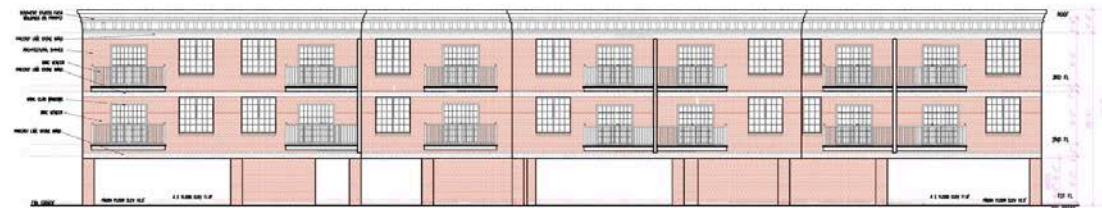


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20-UNIT APARTMENT BUILDING APPROVED PLANS

Rear & Side Elevations



REAR ELEVATION
SCALE - 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE - 1/8" = 1'-0"



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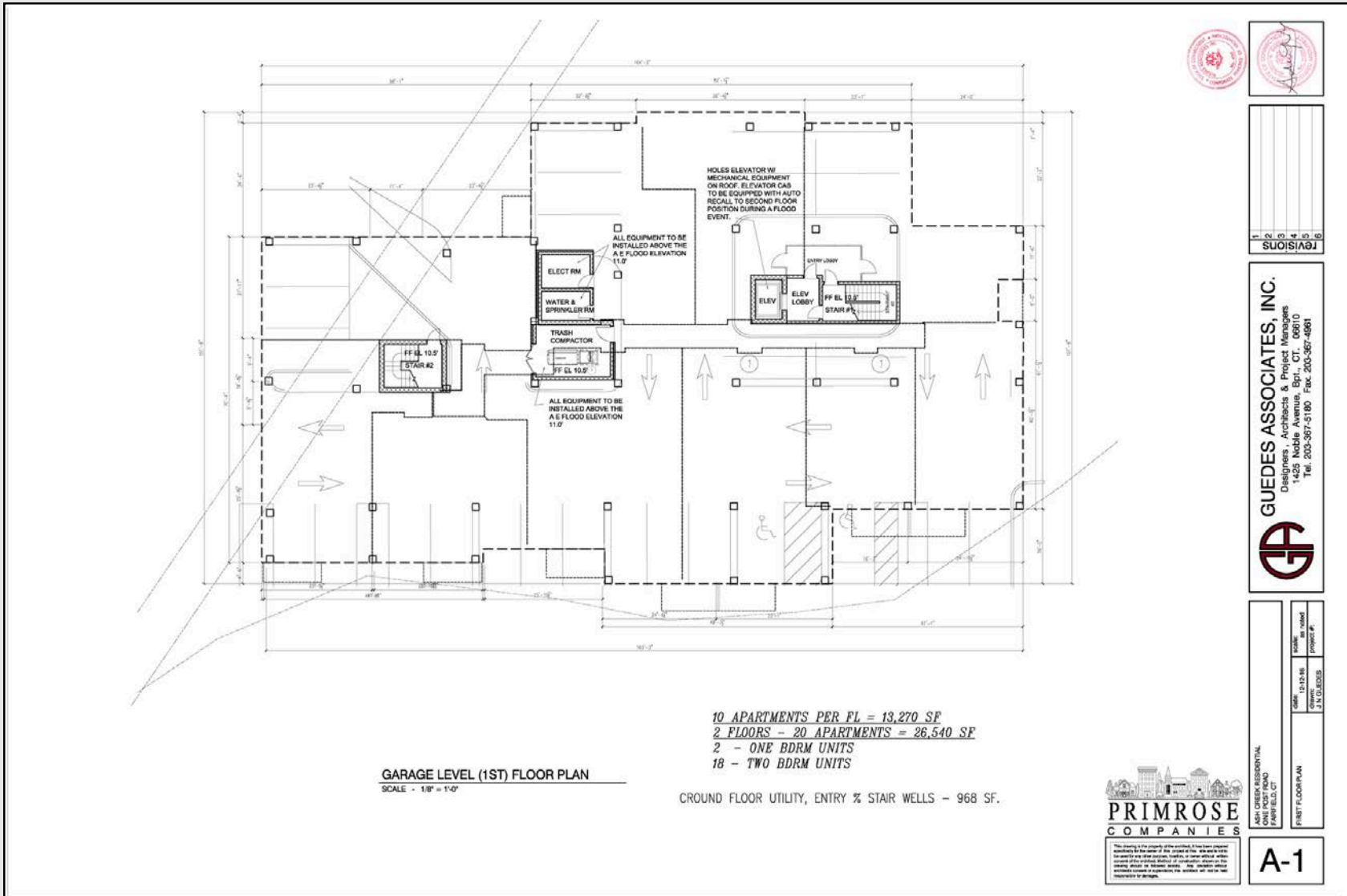


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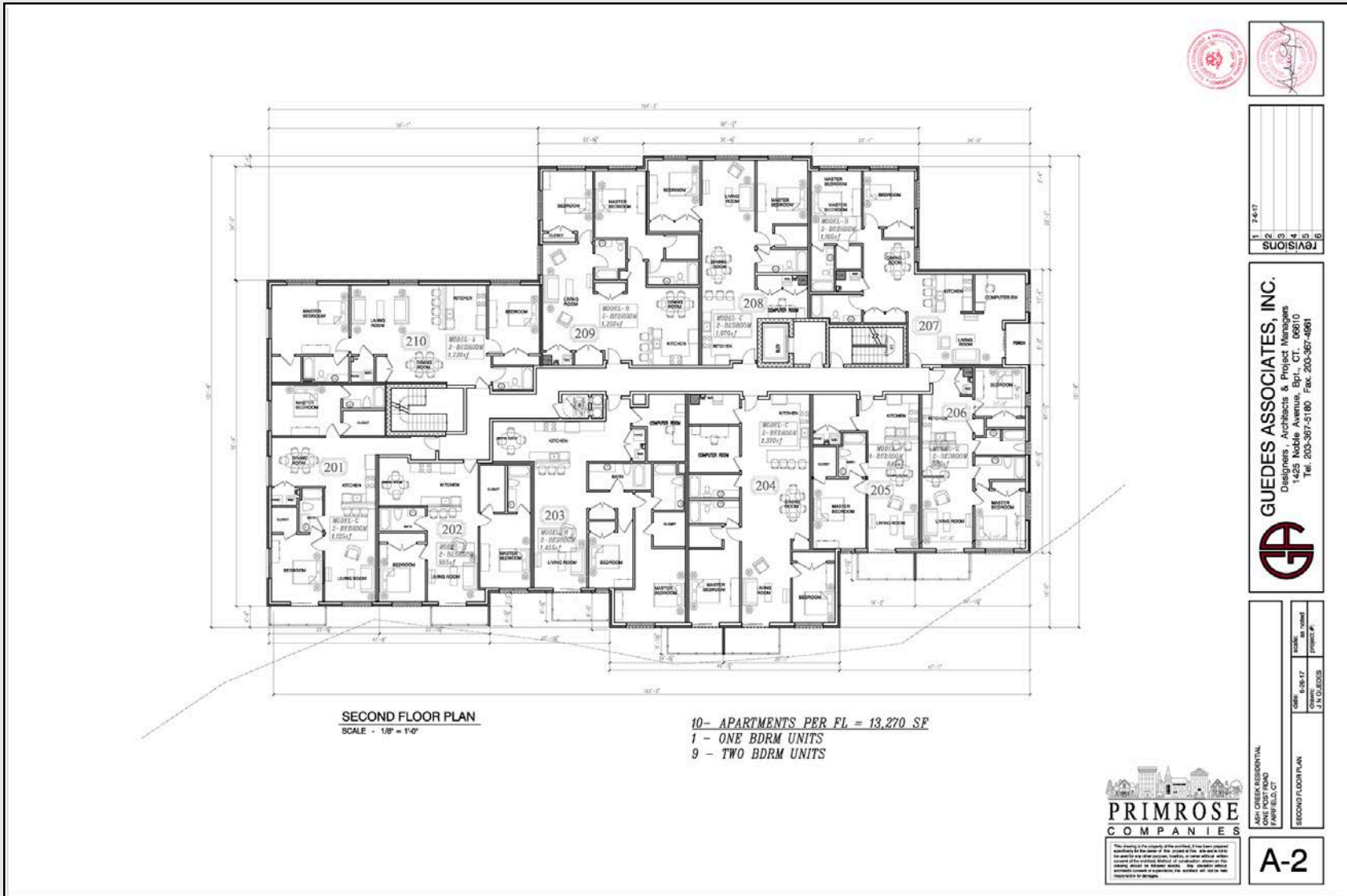
20-UNIT APARTMENT BUILDING APPROVED PLANS

Garage Level



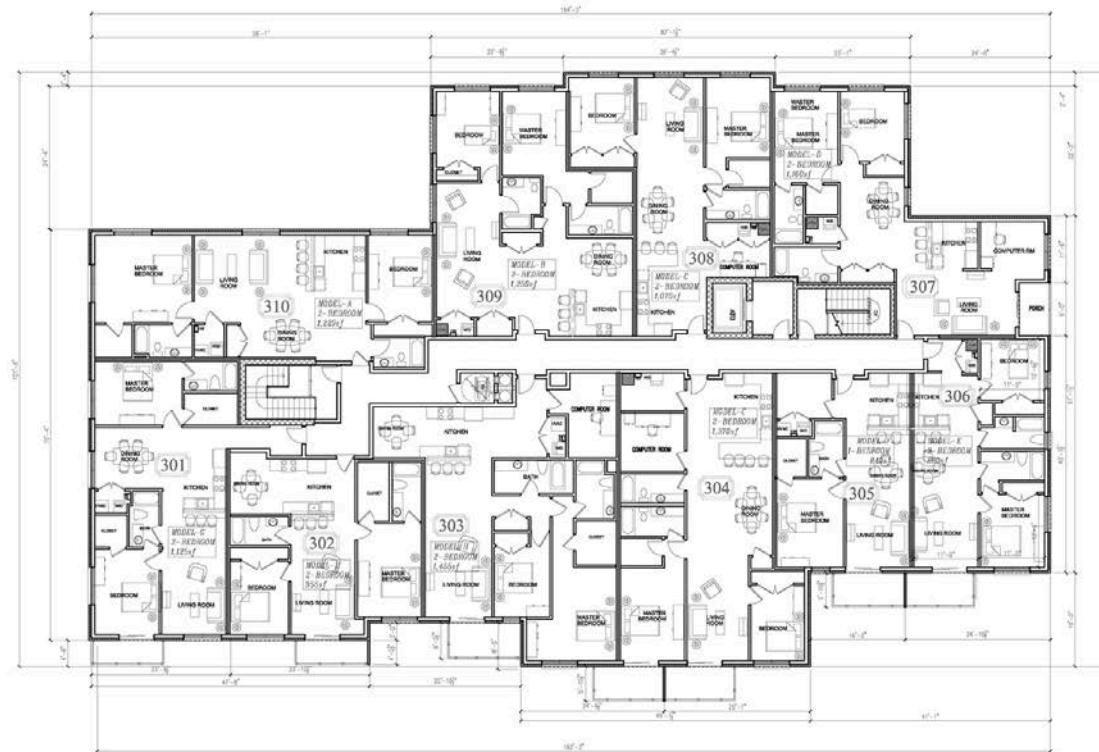
20-UNIT APARTMENT BUILDING APPROVED PLANS

Second Floor



20-UNIT APARTMENT BUILDING APPROVED PLANS

Third Floor



THIRD FLOOR PLAN
SCALE - 1/8" = 1'-0"

10- APARTMENTS PER FL = 13,270 SF
1 - ONE BDRM UNITS
9 - TWO BDRM UNITS



NO.	DATE	REVISIONS
1	8/16/17	
2		
3		
4		
5		
6		
7		
8		
9		
10		

GUEDES ASSOCIATES, INC.
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DATE: 8/16/17	SCALE: AS SHOWN
DRAWN: J.L. GUEDES	PROJECT #: _____

100 CANTON HIGHWAY
1001 EAST ROAD
FAIRFIELD, CT

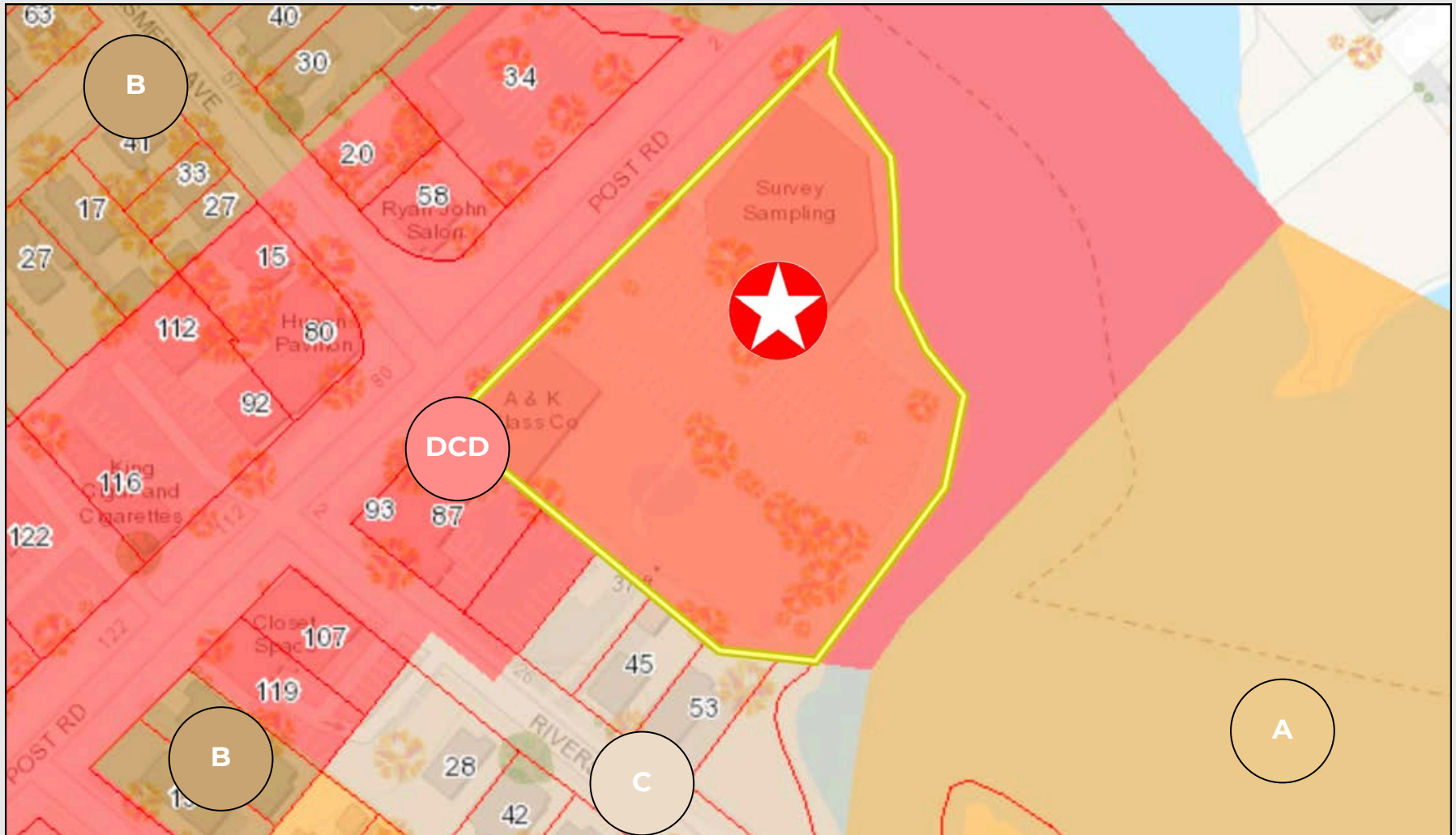
**PRIMROSE
COMPANIES**

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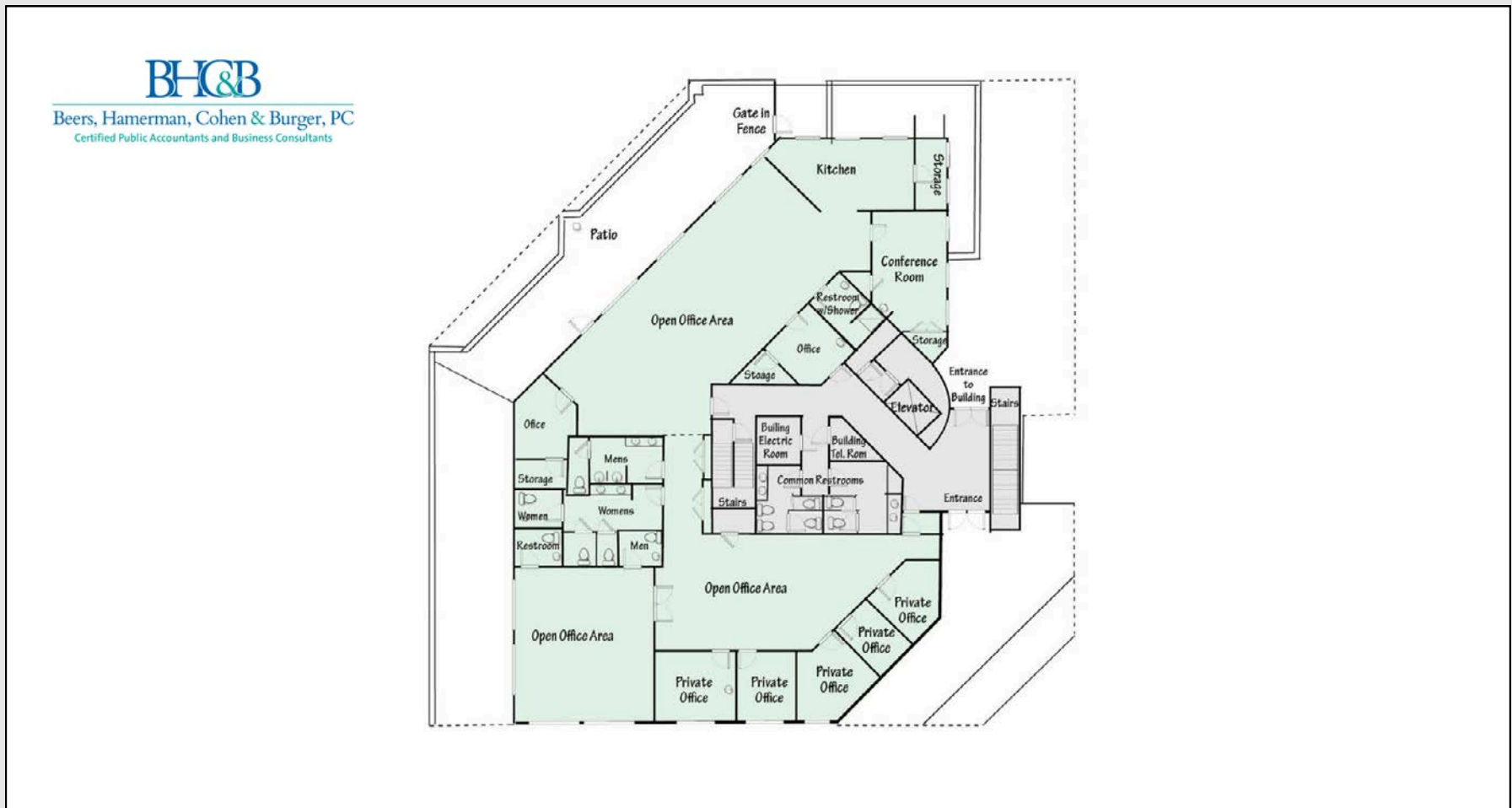
ZONING

DESIGNED COMMERCIAL DISTRICT (DCD)



FLOOR PLAN: First Floor

6,500 RSF



NOT TO SCALE

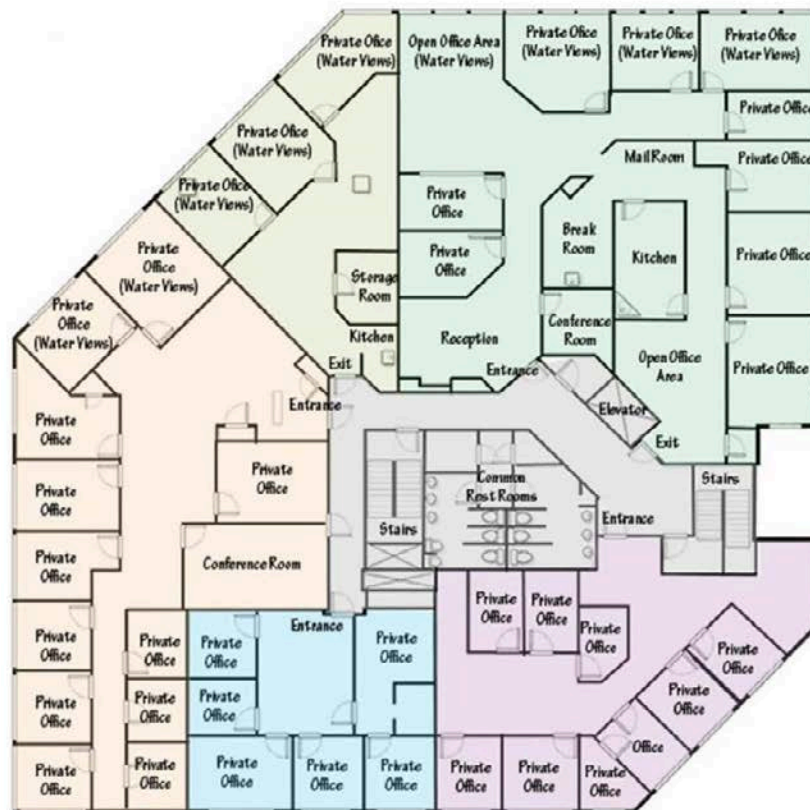
FLOOR PLAN: Second Floor

11,262 RSF

COLUMBIA HEALTH



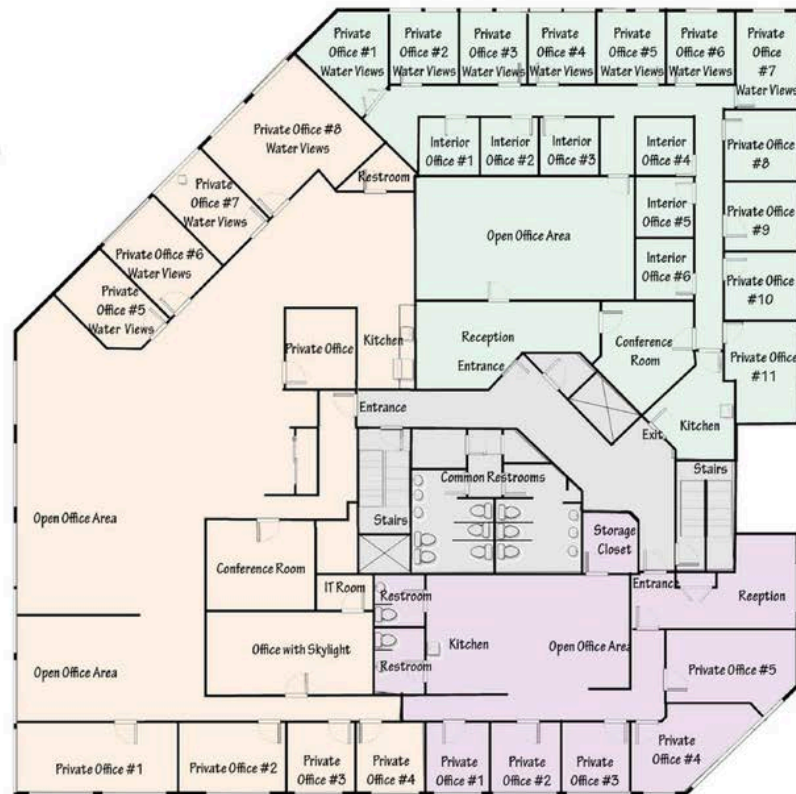
YELLOWBRICK



NOT TO SCALE

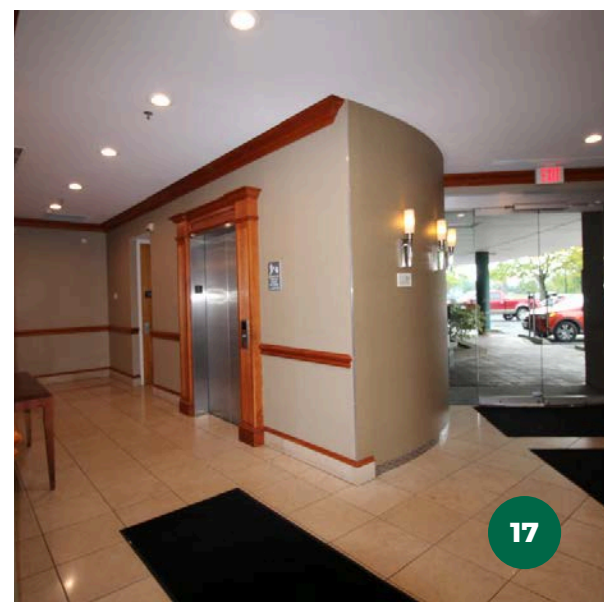
FLOOR PLAN: Third Floor

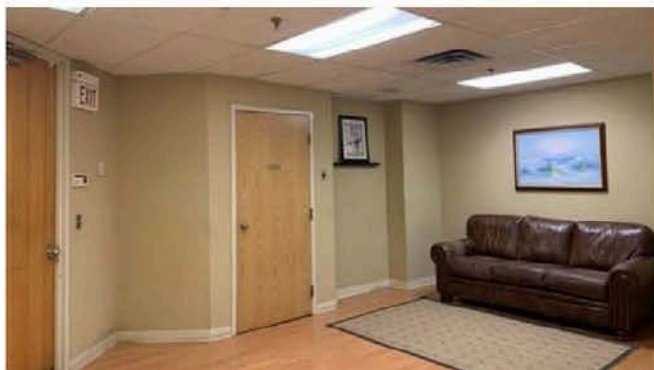
11,619 RSF



NOT TO SCALE







Discover Fairfield, Connecticut...



A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea firm, is one such example that has been headquartered here since its inception. This diversity contributes to a vibrant economic environment conducive to business prosperity.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

Discover Even More in Fairfield, Connecticut..



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



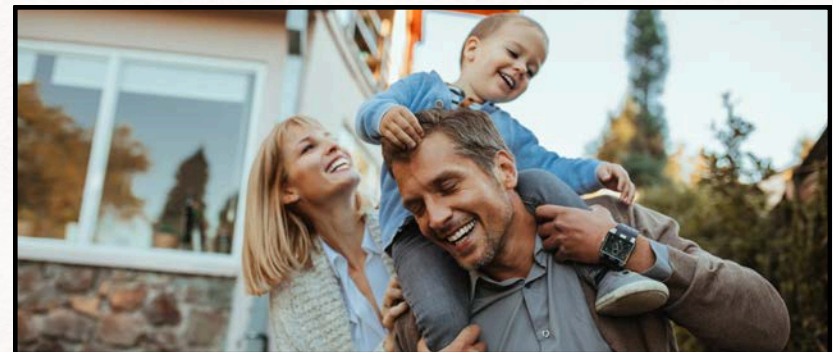
Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

NEXT STEPS

ONE POST ROAD
FAIRFIELD, CT
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REVIEW ZONING
REGULATIONS



SIGN CONFIDENTIALITY
AGREEMENT



EMAIL BROKER



CALL BROKER



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