

## FOR SALE // 93-105 WOOD AVE, BRIDGEPORT CT



## PROPERTY DESCRIPTION

93-105 Wood Ave, Bridgeport, CT — A rare opportunity to own a mixed-use income and commercial property with two-family living plus a large industrial building in one package.

The residential portion offers a 2-family layout with a 1-bedroom unit on the 1st floor and a 3-bedroom unit on the 2nd floor, ideal for owner-occupants or rental income. Recent upgrades include a new roof and new gutters.

The commercial structure features a 12,000 SF building, split into 6,000 SF of industrial space set up for a repair/garage operation, plus 6,000 SF on the 2nd floor, formerly used as a recording studio. Highlights include a 12' drive-in door, 18' ceilings, and a roof approximately 8 years old. Ideal for contractors, automotive, warehouse/storage, creative space, or conversion/development potential.

Owner is willing to hold paper, making this a flexible and attractive option for qualified buyers seeking alternative financing.

## PROPERTY HIGHLIGHTS



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## OFFERING SUMMARY

Sale Price:	\$1,499,000
105 Wood Ave:	+/- 12,000 SF
93 Wood Ave 2 Family	+/- 2,145 SF

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	21,578	71,403	94,421
Total Population	60,149	195,535	262,175
Average HH Income	\$68,098	\$98,041	\$116,440

**FOR SALE // 93-105 WOOD AVE, BRIDGEPORT CT****PROPERTY HIGHLIGHTS**

- 2 family house
- 6,000 Sq Ft Repair Garage
- 6,000 Sq Ft Second Floor
- 18' Ceilings
- 16' Drive in Door
- Separately Metered
- Natural Gas Heat
- City Water and Sewer

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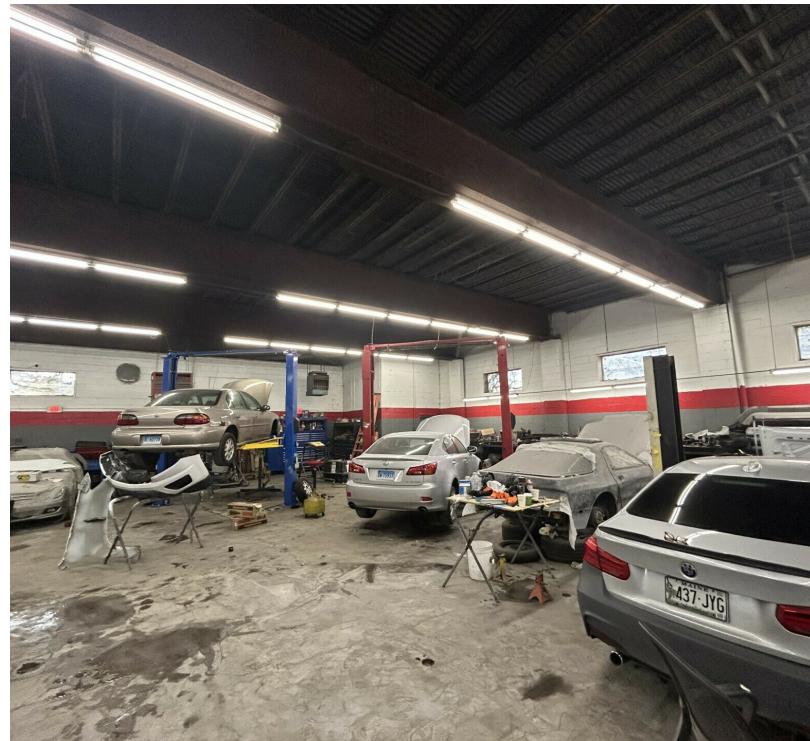
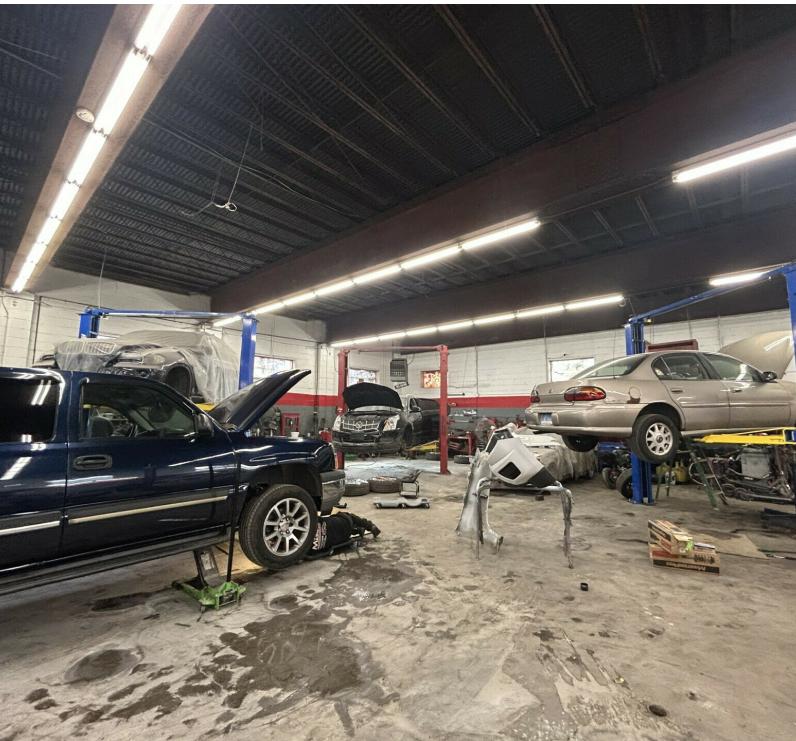
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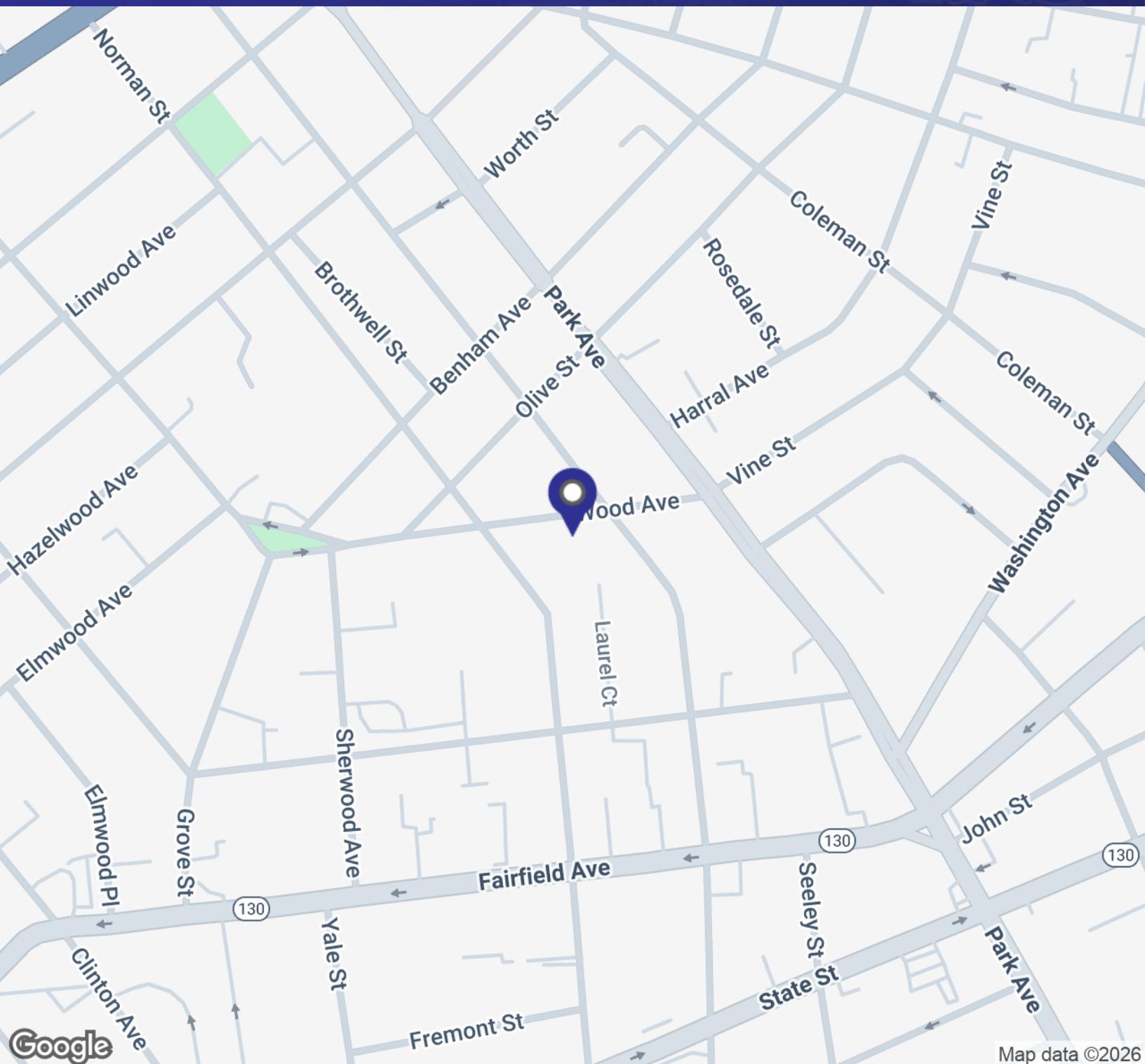
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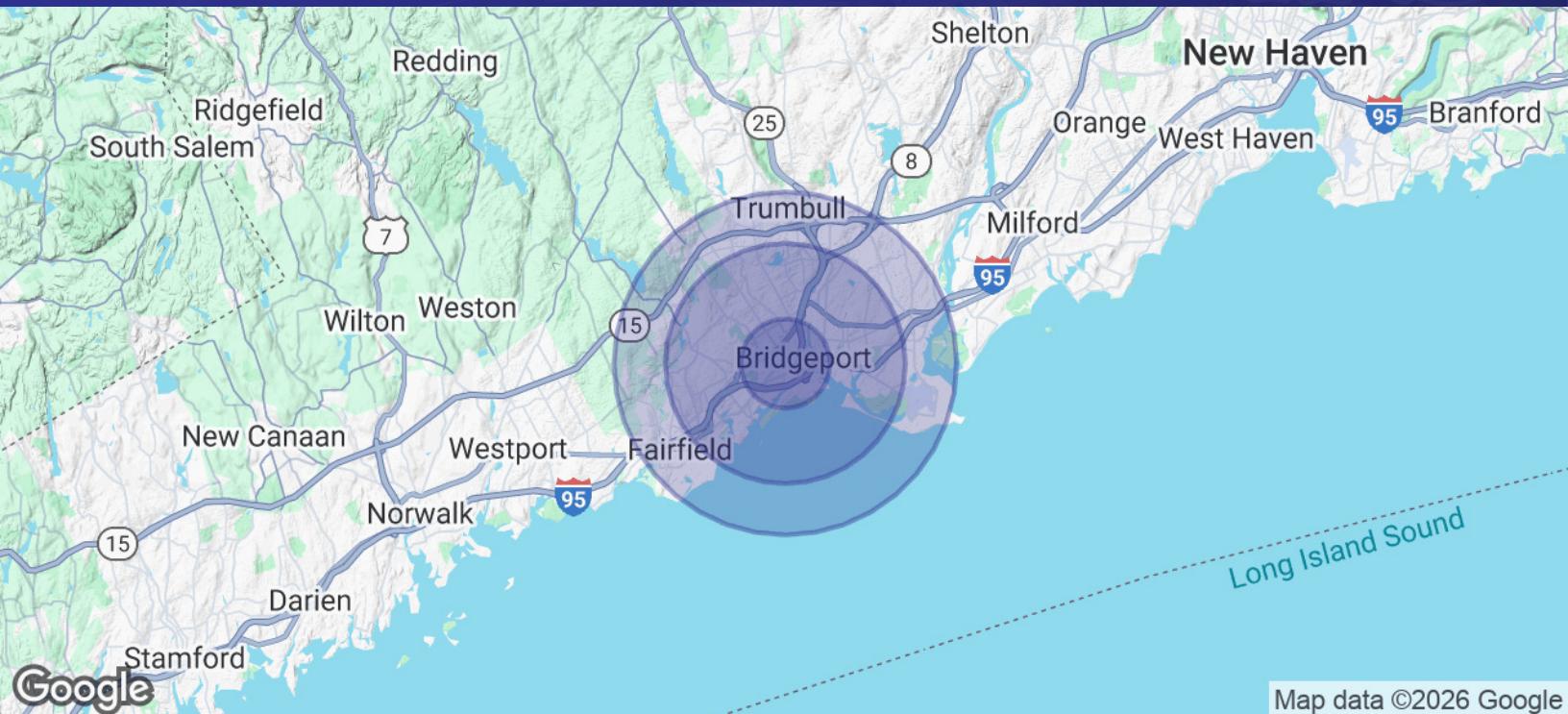
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	60,149	195,535	262,175
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	21,578	71,403	94,421
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$68,098	\$98,041	\$116,440
Average House Value	\$280,269	\$355,391	\$412,659

Demographics data derived from AlphaMap



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