



**Excellent retail, office or medical - 2879 Fairfield Ave Bridgeport, CT**



## About the Space

This retail space is new to the market after being occupied by a veterinary clinic for many years. The Black Rock section of Bridgeport is thriving. Restaurants, businesses, food services and the closeness to the sound make this a vibrant work and residential community with a wonderful vibe. Additionally, 2879 Fairfield Ave is within walking distance to the train station.

The space has a sizeable 28' frontage: it can be used for retail, medical or office. It is ideal for a veterinary clinic, already having plumbing in place and two built surgery suites in the back. The large retail display windows are brand new. Great storefront signage opportunity and wonderful visibility at this site.

Address:	2879 Fairfield Avenue Bridgeport, CT – Black Rock section
Floor:	First, retail
Size:	1,765 SF +/-
Zoning:	MX1
Asking rent:	\$5,000/month plus utilities – Tenant pays for increases in RE Taxes and operating expenses over Base Year
Utilities:	Tenant pays for Utilities
HVAC:	Gas heat and wall A/C units
Availability:	Immediate
Parking:	Street parking and a nearby parking lot serve the property
Signage:	Storefront/building signage opportunity

All information is subject to errors and omissions

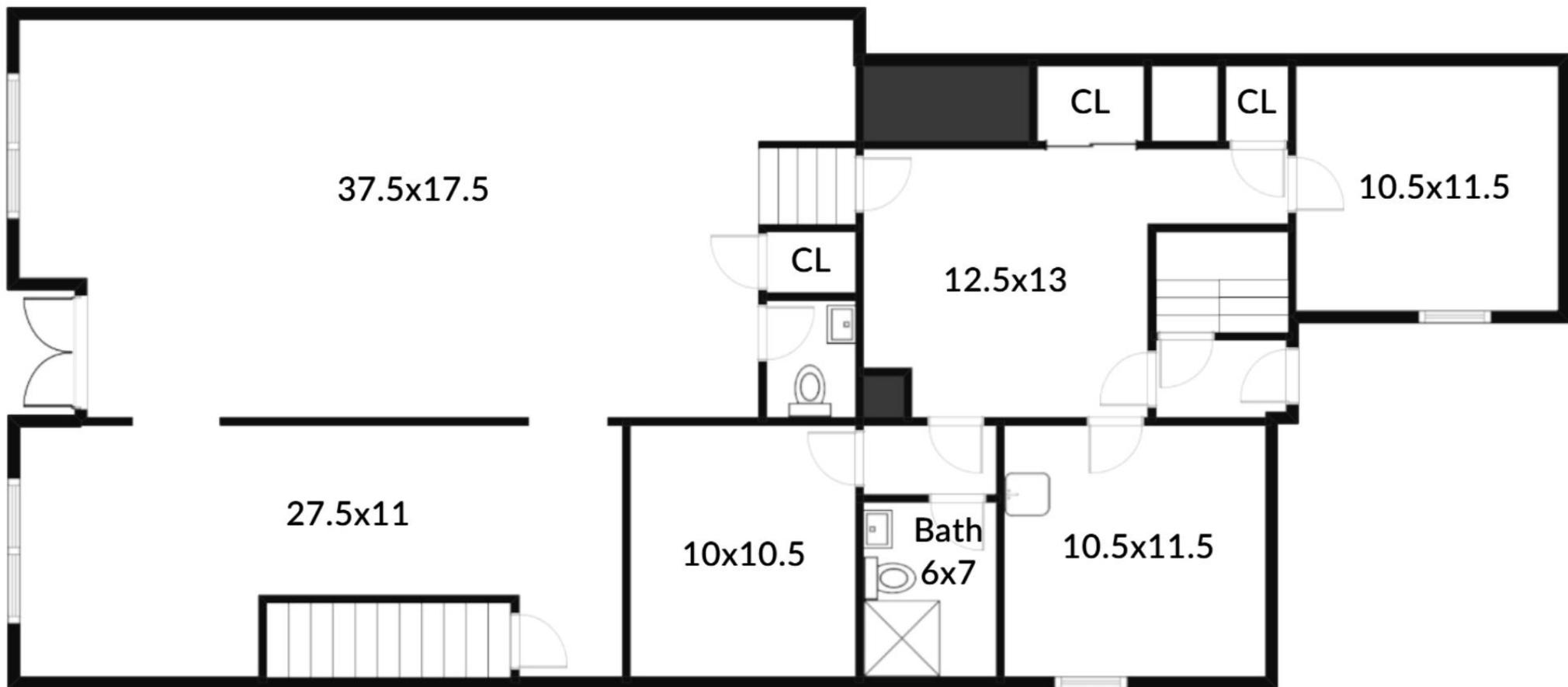




## Interior

All information is subject to errors and omissions

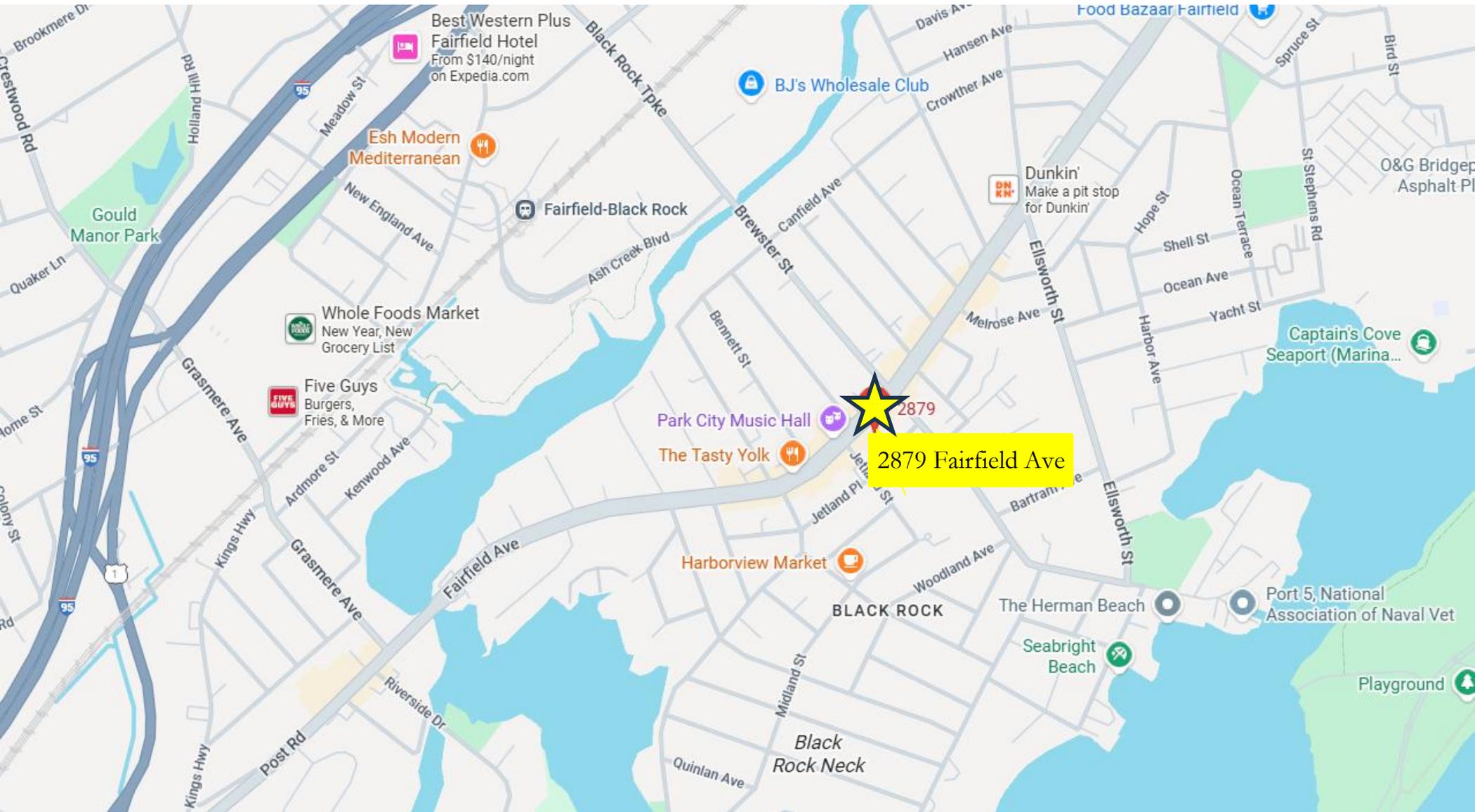




## Floor Plan

All information is subject to errors and omissions





All information is subject to errors and omissions



For additional information, please contact:

Franco Fellah  
Executive Vice President

HK Group II, Inc.  
Commercial Real Estate  
49 Riverside Avenue  
Westport, CT 06880

[Ffella@hkgrp.com](mailto:Ffella@hkgrp.com)

C: 203.981.3476

The logo consists of the letters 'HK' in a blue, serif font, centered within a white square. This square is positioned at the bottom of a vertical blue bar that runs down the left side of the page.

HK