



Highlights

- ➔ 29,386 sf Flex/industrial building
- ➔ Two- O/H drive-ins + two loading docks
- ➔ Wrought iron gate system
- ➔ Exterior surveillance cameras
- ➔ Ample surface parking spaces (18) behind iron gates
- ➔ 1,500 sf single family apartment on Premises to live/work or additional rental income.
- ➔ Possible seller financing for qualified Buyers

Pyramid Real Estate Group is pleased to offer for sale on an exclusive basis a very rare flex/industrial plus residential property located at 209 Center St, Bridgeport, CT. An outstanding opportunity for a value-add, end-user/owner or investor to own a multi-tenant industrial asset, which is in very high demand, with the added benefits of a steady rental income/commercial leases already in place. The property consists of 29,386 square foot flex/industrial building, including a 1,500 square two-bedroom apartment. Beautifully renovated warehouse building with linear windows providing plenty of natural light and interior exposed brick creating a modern industrial look.

The Property is ideally located along the Route 8 corridor and within 1 mile from 1-95 Exit (27-A). The property can be delivered with vacant industrial space for owner/user as two tenants are currently on MTM basis. The residential apartment can either serve as a residence for the owner or leased to tenants for an additional income stream.

Asking Price: \$2,800,000

Exclusive Broker

Chris Mailler
203-984-1822
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Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901
phone: 203.348-8566 • fax: 203.358-9763
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Property Overview

Address:	209 Center Street, Bridgeport CT	
Year Built:	1916	
Land Size/ Acres/ Sf:	0.65/28,314	
Construction:	Concrete/cinder block	
Zoning:	Neighborhood Mix 2 (NX2)	
Sprinklers:	Wet	
O/H Drive –in:	Two (2)	
: Loading docks:	Two (2)	
Total Net Rentable Sf (Approx.):	29,386 sf	
Industrial:	19,850 sf	Ceiling hghts: 14 ft
Flex:	5,220 sf	Ceiling hgt: 15 ft
Studio/Office:	1,400 sf	
Residential apartment:	1,500 sf (Two bedroom)	
Utilities:	Power: 400 amps/ 3 phase	Heat: Radiant heaters/ CNG
Parking:	16 surface spaces	



Wrought Iron Gate – Entrance

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Two – bedroom apartment



Two- bedroom apartment



Industrial Unit 2 (2,950 sf)



Flex Space unit 1A (5,220 Sf)

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Industrial Unit # 3 (4,950sf)



Floating Office (400 sf)

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Flex space unit 1A (5,550 sf)



Industrial Unit # 4 (6,640 sf)

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Industrial unit 5 (4,800 sf)



Unit 4 O/H Drive in door



Exclusive Broker

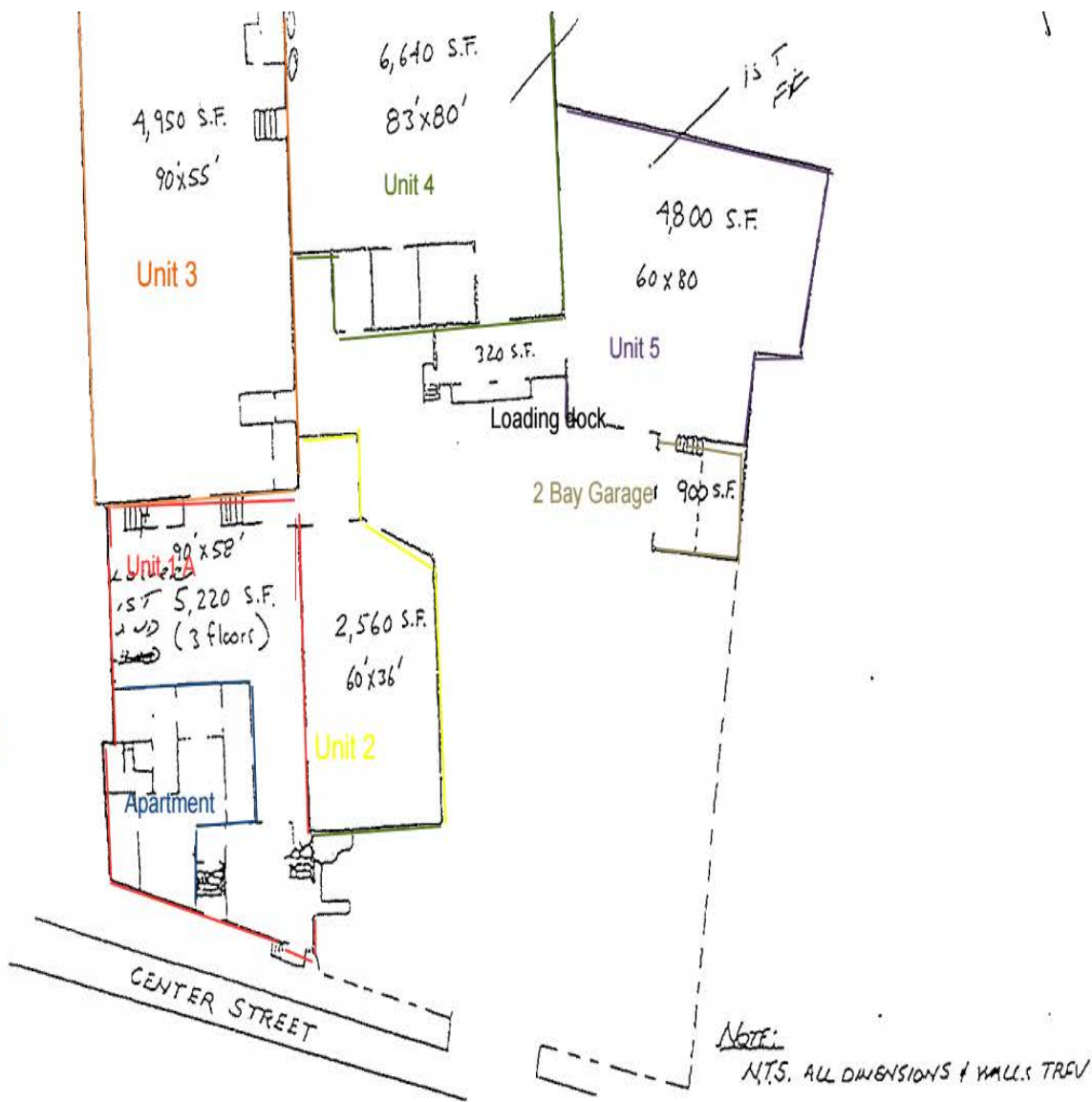
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INCOME & EXPENSE STATEMENT

INCOME	
CURRENT	
Gross effective Rent	Annual
\$213,480.00	
Warehouse 1st floor (4 X individual units) Tenants utilities directly metered Gas+ Electric	\$181,080
Flex/ office space 2 nd floor	\$26,400
Compressor Room	\$6,000
Current	
EFFECTIVE GROSS REVENUE	
\$213,480.00	
Gross Potential Rent	
\$234,480.00	
Two- bedroom residential apartment	\$18,000
Garage space	\$3,000
Gross Potential Income	
\$234,480.00	
EXPENSES ANNUAL	
Real Estate Taxes	\$23,183.62
Insurance	\$25,485.00
Water & Sewer	\$ 2,412.00
Trash Removal (Tenants' pay for their own trash dumpsters)	
Gas (Directly metered for all units)	\$
Electric apt/ common area	\$1,800
Landscaping & Snow Removal	\$1,500
Repairs & Maintenance	\$3,000
Reserves	\$5,000
TOTAL EXPENSES	
\$62,380.62	
NET OPERATING INCOME	
\$151,099.38	

Floor Plan



209 Center Street- Floor Plan

All dimensions and square footage totals are estimated.

- This drawing is not to scale.

- 1st Floor Unit # 2 (Industrial 2,560 S.F.)
- 1st Floor Unit #3 (Industrial 4,950 sf)
- 1st Floor Unit# 4 (Industrial 6,640 sf)
- 1st Floor Unit#5 (Industrial 4,800 sf)
- 2ndFloorUnit# 1 A (Flex space 5,220 sf)
- Two bedroom residential apartment (1,500 sf)
- Two-bay garage (900 sf)

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