

725 Park Avenue, Bridgeport, CT 06604

Building Previously Occupied by a Long-Term Care Facility for Sale at \$2,800,000.00



Five-Story Building on 1.29 Acres for Sale in Bridgeport, CT. Located on a full city block on Park Avenue at the corners of Black Rock Avenue and Lewis Street, this 61,344 SF brick building was previously occupied by a long-term care facility. The building features a commercial kitchen, generator, security system, gated parking area, and an outdoor picnic area.

Conveniently located minutes from I-95 (Exit 27) and Route 8 (Exit 1). Neighbors include Dunkin' Donuts, Housatonic Community College, TD Bank, Walgreens, Dollar Plus, and Family Dollar. Near restaurants, banks, shopping, entertainment, and the Bridgeport Amtrak/Metro-North Train Station.

The Site

Total Building Size:	61,344 SF (Gross Area)
Land:	1.29 acres
Real Estate Taxes:	\$186,172.68 (2018) <i>Tax Appeal Process Started</i>
Zoning:	RC
Year Built:	1966, Remodeled 1988
Construction:	Brick
Stories:	5
Tenancy:	Single

Features

Traffic Count:	8,700 Average Daily Volume
Parking:	54
Amenities:	Generator, Wet Sprinkler System, Elevator, Security System, Gated Parking Area, Outdoor Picnic Area

Utilities

Water/Sewer:	City/City
A/C:	Central A/C on 1st Floor & Common Rooms Only
Heating:	Gas (Portion of 1st Floor has Electric Heating)
Power:	2,000 Amps / 480 Volts, 3 Phase

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