

825 Bridgeport Avenue, Milford, CT

PRICE REDUCTION: Commercial Property for Sale at ~~\$2,500,000~~ **\$2,300,000** or Lease at \$200,000/year NNN



Former Land Rover Car Dealership for Sale or Lease at 825 Bridgeport Avenue in Milford, CT. The 9,100 SF freestanding retail building with an additional 465 SF of mezzanine storage space is situated on a 1.7 acre site in a CDD3 zone. Adjacent to a Super Stop & Shop with 211 linear feet of frontage on Route 1, the property features a canopied entrance, two drive-in doors, two showroom drive-in entrance doors, three outdoor vehicle rock surround displays, three restrooms, and a security system. The one-story building is handicapped accessible and offers abundant parking with over 82 spaces. The property is ideally located and easily accessible. It is minutes to big box retailers, restaurants and businesses, and less than one mile from I-95 (Exit 35). It is 1.6 miles from the Milford Metro-North Train Station and is on a Greater Bridgeport Transit Bus Line. It is less than two miles from the Milford Parkway Connector to the Merritt Parkway (Route 15).

The Site

Space Available:	9,100 RSF
Total Building Size:	9,100 RSF
Building Type:	Retail Building
Year Built:	2001
Land:	1.7 acres
Real Estate Taxes:	\$45,083.06 (2019)
Zoning:	Corridor Design Development District (CDD-3)
Construction:	Steel & Clapboard
Stories:	One

Equipment

Lift Systems:	(3) Two Post Floor Mounted Lift Systems (2) Four Post Floor Mounted lift Systems
Other:	Air Compressor, Radiant Heat System in Work Space, Exhaust Collection System & Oil/Water Separator

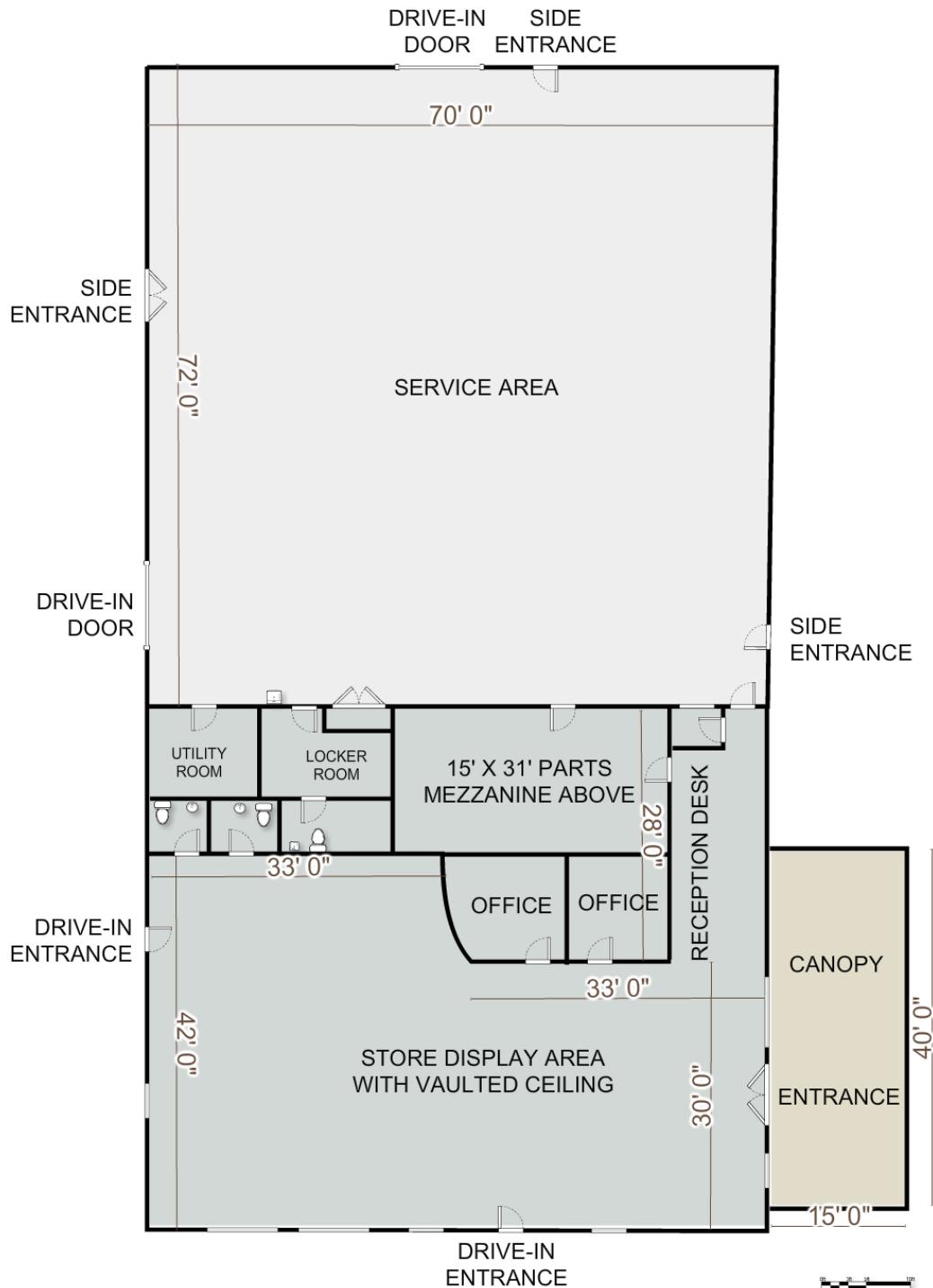
Features

Parking:	Over 82 Spaces
Ceiling Height:	14' to 20'
Loading:	Two Drive-in Doors (12' H x 19' W & 12' x 10' W)
Amenities:	Canopied Entrance, Three Restrooms, Two Drive-in Entrance Doors in Showroom, Three Outdoor Vehicle Rock Surround Displays & Security System

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Partial
Power:	400 Amps

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