

**Contact**

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**THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE**

**730 Brooklawn Avenue, Fairfield, CT & 1627 Laurel Avenue, Bridgeport, CT**

Retail Property for Sale at \$550,000.00



**Conveniently Located and Easily Accessible Freestanding Retail Building for Sale.** Ideal for Retail, Restaurant, Gas Station/Convenience Store. The property consists of two lots: An 0.15-acre (6,534 SF) lot in NDD Zone on Brooklawn Avenue with two curb cuts in Fairfield, and an adjacent 0.05-acre (2,178 SF) lot in an RA Zone on Laurel Avenue in Bridgeport. A 1,779 SF building with three drive-in doors spans both lots.

Previously used as a gas station and auto repair shop. Across from Brooklawn Country Club and next to the Brooklawn Discount Liquor store. Near schools, restaurants, and places of worship.

Located 1.4 miles from I-95 (Exit 25), 1.7 miles from Route 8 and 3.1 miles from the Merritt Parkway (Exit 46).

**The Site**

<b>Space Available:</b>	1,779 SF
<b>Total Building</b>	1,779 SF
<b>Size: Land:</b>	0.20 acres
<b>Real Estate Taxes:</b>	\$10,873.96 (2018)
<b>Zoning:</b>	<b>Lot A:</b> 0.15 Acres in NDD (Fairfield) <b>Lot B:</b> 0.05 Acres in RA (Bridgeport)
<b>Year Built:</b>	1936, Remodeled 2012
<b>Construction:</b>	Concrete / Cinder
<b>Stories:</b>	One

**Features**

<b>Traffic Count:</b>	9,900 Average Daily Volume
<b>Parking:</b>	10 spaces
<b>Ceiling Height:</b>	12'
<b>Loading:</b>	Three Drive-in Doors
<b>Amenities:</b>	Two Bathrooms, Canopy

**Utilities**

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Oil (Clean Burn Unit)

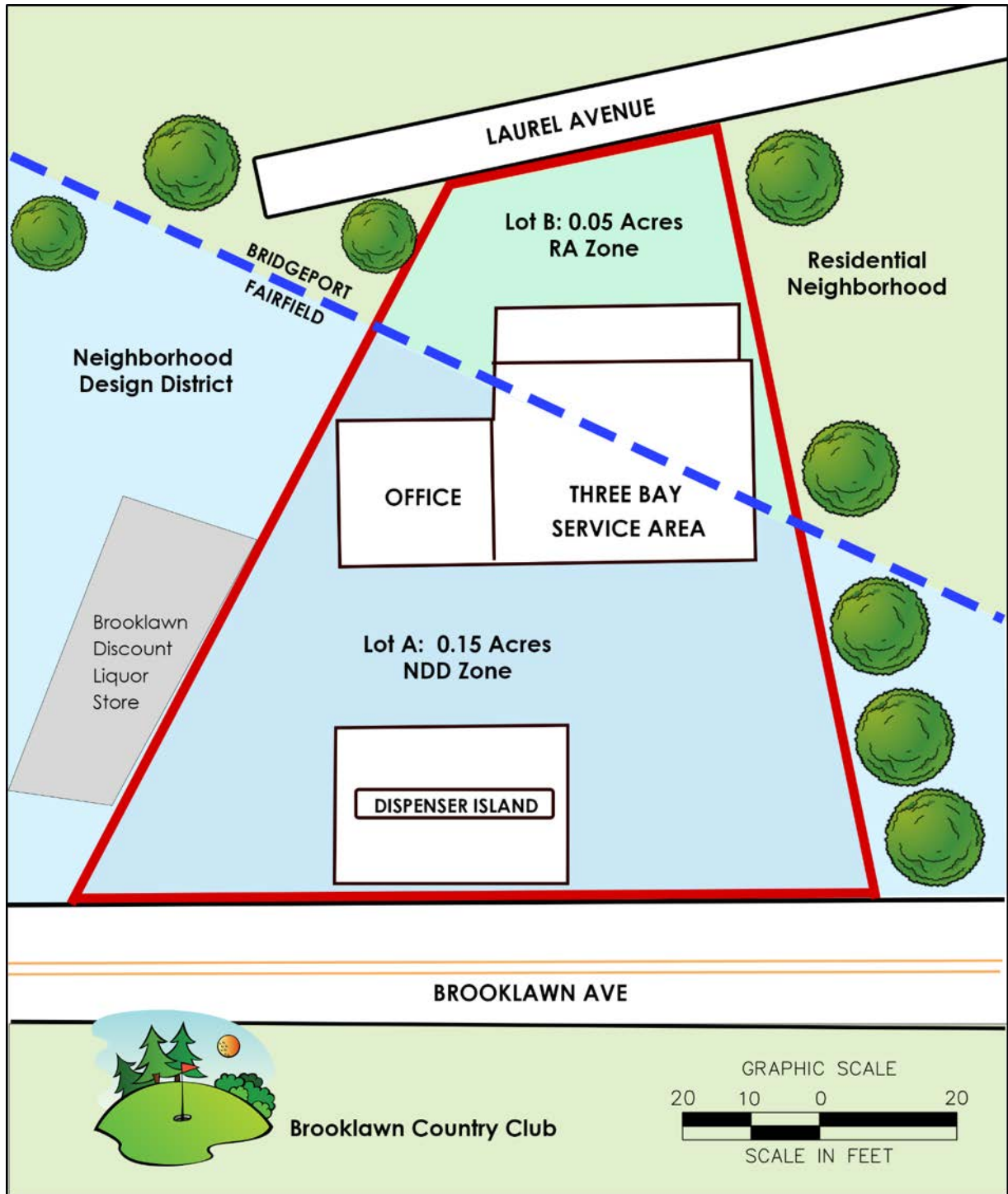
**Three Mile Demographics**

<b>Population:</b>	168,518
<b>Median HH Income:</b>	\$53,434

**Five Mile Demographics**

<b>Population:</b>	259,252
<b>Median HH Income:</b>	\$61,066

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



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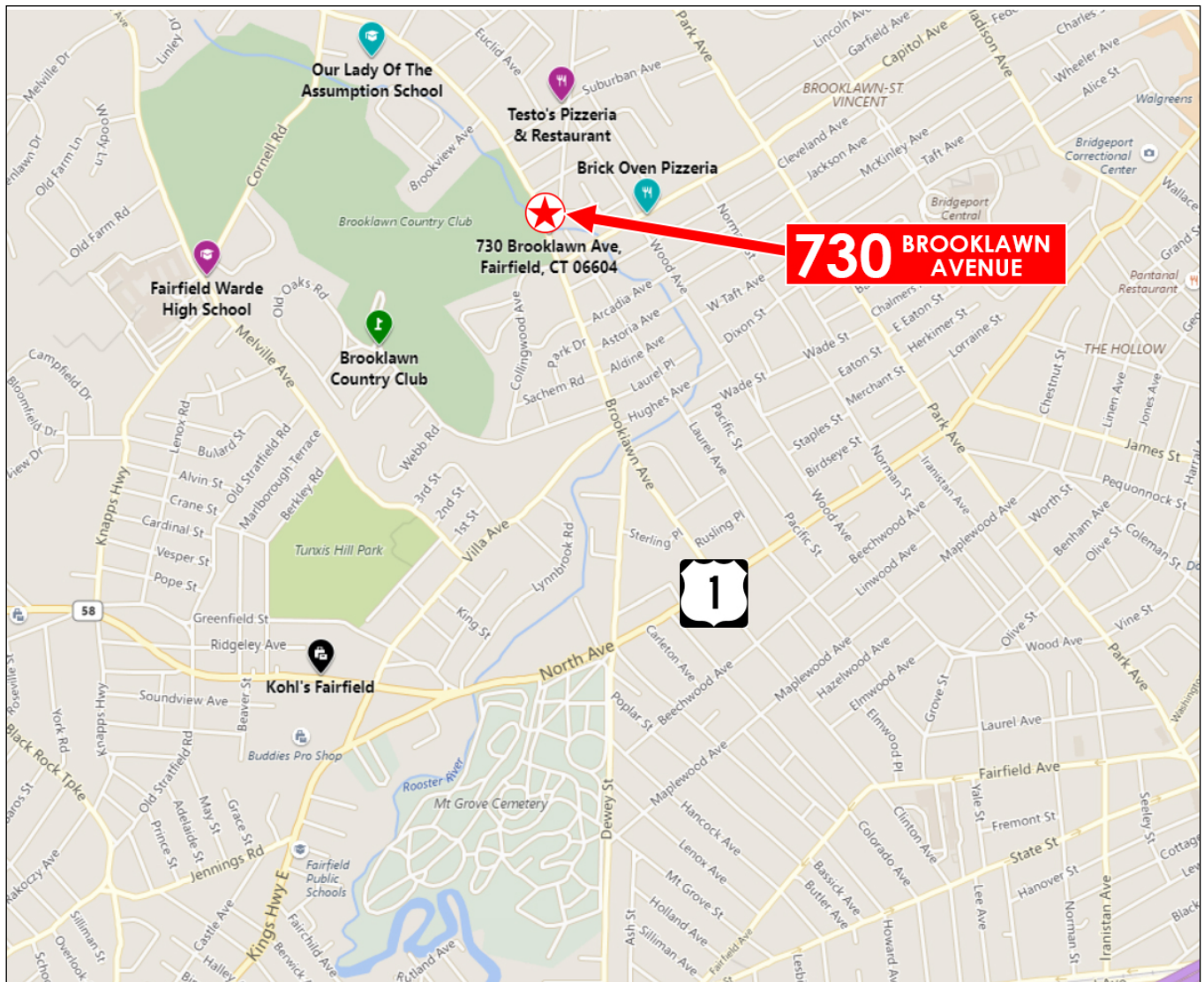


For Sale

730 Brooklawn Ave., Fairfield, CT &

Map

1627 Laurel Ave., Bridgeport, CT



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