

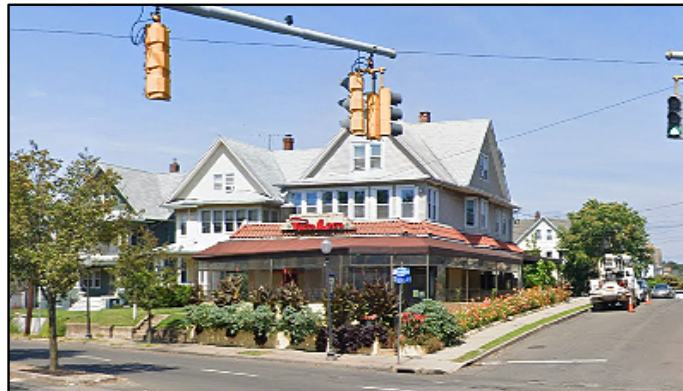
**Contact**

Jon Angel, President                      Eva Kornreich, Vice President  
203.335.6600, Ext. 21                      203.335.6600, Ext. 23  
jangel@angelcommercial.com              ekornreich@angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**3170 Fairfield Avenue & 395 Davidson Street, Bridgeport, CT 06605**

Landmark Building with Complete Restaurant Set-Up & Income-Generating Apartments for Sale at \$950,000



**Exciting opportunity to acquire a landmark building with a complete restaurant set-up and two income-generating apartments.**

Located in the vibrant neighborhood of Black Rock close to the Fairfield/Bridgeport line, the property has excellent visibility with 53 linear feet of frontage on Fairfield Avenue. It is easily accessible from a signalized four-way intersection on the corner of Fairfield Avenue and Davidson Street.

The property is comprised of two adjacent parcels totaling 0.45 acres, including a 3,748 SF building on 0.19 acres in an Office/Retail (OR) Zone, and building parking lot on 0.25 acres in a Residential B (R-B) Zone. The fully equipped restaurant features indoor dining area and bar, 1,852 SF wrap-around heated patio with service bar and removable plexiglass enclosures, commercial kitchen, two walk-in coolers, two restrooms. 1,222 SF basement has a full prep area, laundry and ample storage. The two 2 bedroom/1 bath apartments are located on the second and third floors.

The building is the thirty-year home of the popular, award winning Taco Loco Restaurant. The restaurant business, including booked catering events and impressive corporate client list, as well as food truck business and food trucks, is available for inclusion with the building sale to the right buyer at a separate price.

Located within six miles of four universities and 0.8 miles from "The Crossings," a large planned residential development near the Fairfield Metro Train Station. One mile from I-95 (Exit 23), 1.2 miles from I-95 (Exit 25), 1.3 miles from the Fairfield Metro Metro-North Train Station, and at a Bridgeport Transit bus stop.

**Property Details**

<b>Total Building Size:</b>	3,748 SF
<b>Land:</b>	0.45 acres
<b>Real Estate Taxes:</b>	\$14,723.08 (2020)
<b>Zoning:</b>	Office/Retail (OR) & Residential B (R-B)
<b>Year Built:</b>	1919
<b>Construction:</b>	Vinyl/Stucco
<b>Stories:</b>	2.5
<b>Tenancy:</b>	Multiple

**Features**

<b>Traffic Count:</b>	18,778 Average Daily Volume
<b>Parking:</b>	34 Spaces
<b>Amenities:</b>	Enclosed Patio; Wheelchair Accessible Entrance Parking Lot and Restrooms (2); Security System with 16 Cameras; Commercial Kitchen, Two Walk-in Coolers, Washer & Dryer
<b>Utilities:</b>	
<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning (1 <sup>st</sup> Floor Only)
<b>Heating:</b>	Gas
<b>Power:</b>	200 Amps (1 <sup>st</sup> Floor) & 100 Amps (Upper Floors)

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.