

**845** E Main Street  
Bridgeport, CT  
06608



**sjh** Samuel J. Ham  
REAL ESTATE TEAM

real

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## INCOME-PRODUCING MIXED-USE PROPERTY FOR SALE AT \$675,000 IN BRIDGEPORT, CT

The property is currently generating consistent rental income with additional potential for growth through rent adjustments and repositioning of the commercial space. The existing layout provides flexibility for a variety of uses, including retail, service-based businesses, or food and beverage concepts.

The ground floor features a long-term commercial tenant currently generating \$2,361/month, while the upper levels consist of two spacious 2 bedroom 2 bathroom residential units (leased for \$1,200 and \$1,585/mo) with significant upside potential to meet 2026 market rates. A rare private 10-car parking lot serves the building.

With 2025 NOI \$44K and 6.5% cap rate, this property is a "safe haven" for capital in a fluctuating market and perfect addition to a sophisticated portfolio.

Situated at the corner of East Main Street and East Washington Avenue, the property benefits from high visibility, strong foot traffic, and proximity to Metro-North rail (10,000+ passengers/day), I-95 (150,000 vehicles/day), Bank of America, USPS, and national retailers including Starbucks, Chipotle, and Bass Pro Shops.

Turn-key, cash-flowing, and ready for its next chapter.

An excellent opportunity for investors or owner-users seeking a well-located asset with immediate income and value-add potential.

## FINANCIAL DETAILS

Sale Price:	\$675,000
Real Estate Taxes:	\$10,948

## THE SITE

Space Available:	6,708 SQFT
Total Building Size:	6,708 SQFT
Land:	0.14 Acres
Year Built:	1907
Construction:	Brick
Stories:	3
Tenancy:	3

## FEATURES

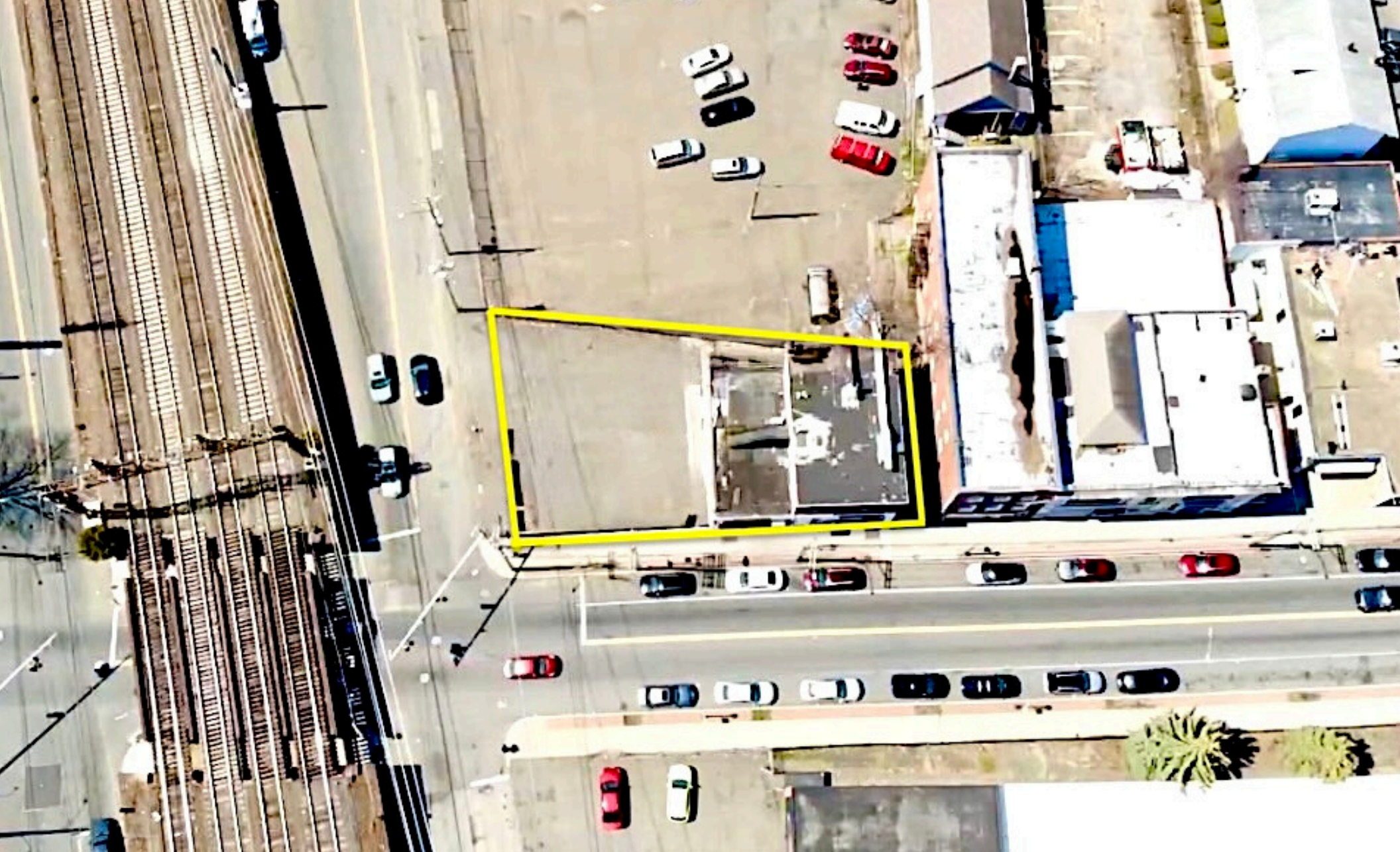
Parking:	10 Car Parking Lot
Ceiling Height:	6-8"
Amenities:	Commercial: Horseshoe Bar, Restaurant Grade Kitchen, 2 Bathrooms, 3 Phase Power. Residential: 2 Bed/2 Bath, Washer/Dryer In The Unit, Gas Heat

## UTILITIES

Water/Sewer:	City/City
A/C:	Commercial Unit
Heating:	Gas
Power:	Commercial: 3 Phase Residential: 100 AMP

## DEMOGRAPHICS IN BRIDGEPORT

Population	150K
Median Income:	\$59K



6,708 SQ FT  
Mixed Use Building



3 Occupied  
Units



10 Car  
Parking Lot



Near Metro-  
North & I-95



# URBAN RETAIL CORRIDOR/ MAIN STREET & EASY METRO- NORTH AND HIGHWAY ACCESS



Restaurants  
& Fast Food



Financial  
Institutions

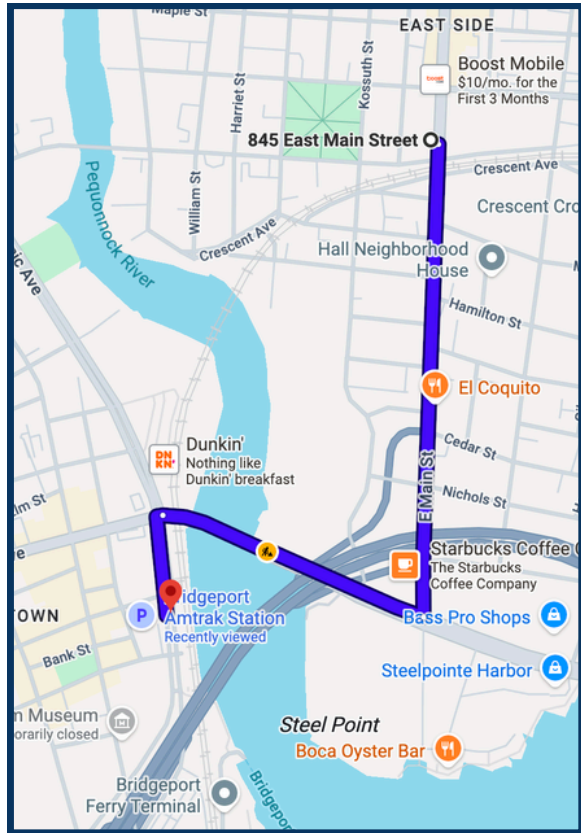


Retail  
Stores

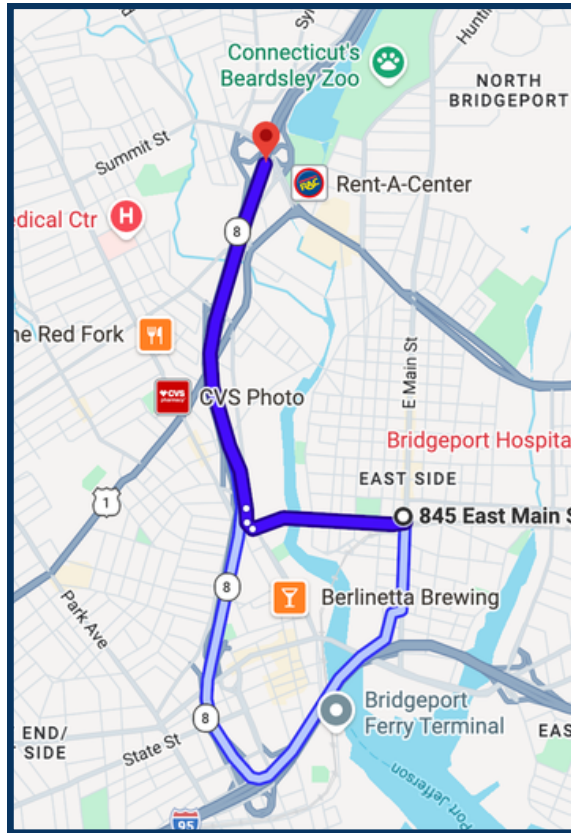


Medical  
Facilities

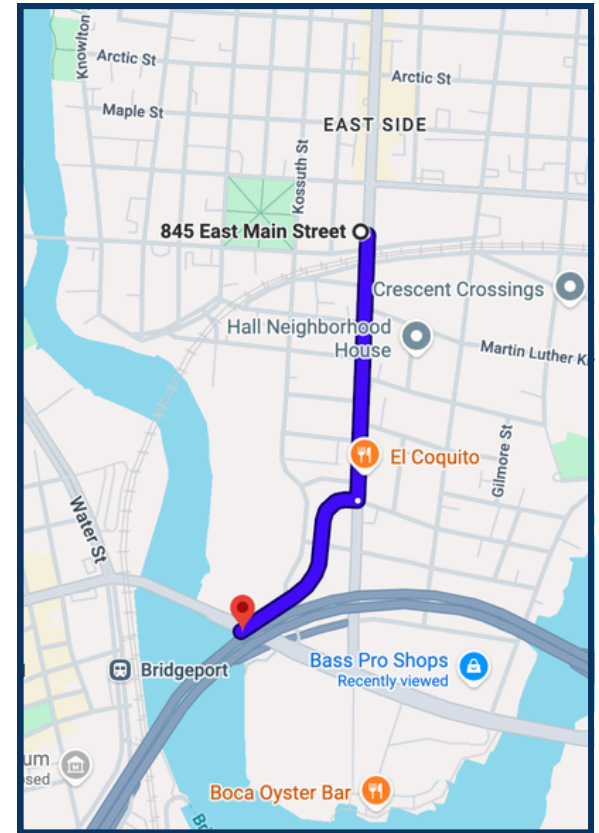
# CENTRALLY LOCATED & EASILY ACCESSIBLE



1 Mile from the  
Bridgeport Train Station



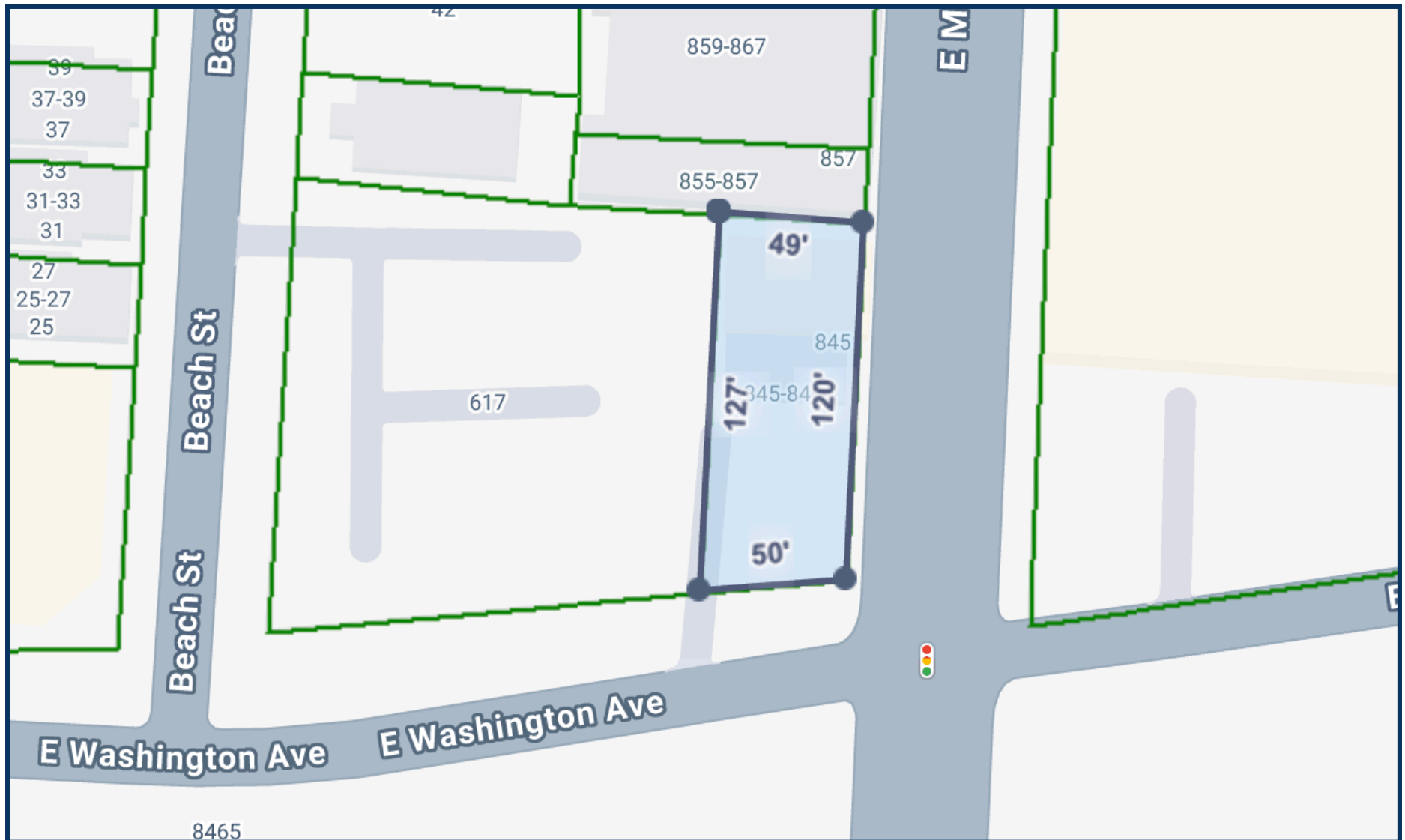
2 Miles from  
Route 8



1 mile from I-95, Exit 28  
(Northbound & Southbound)

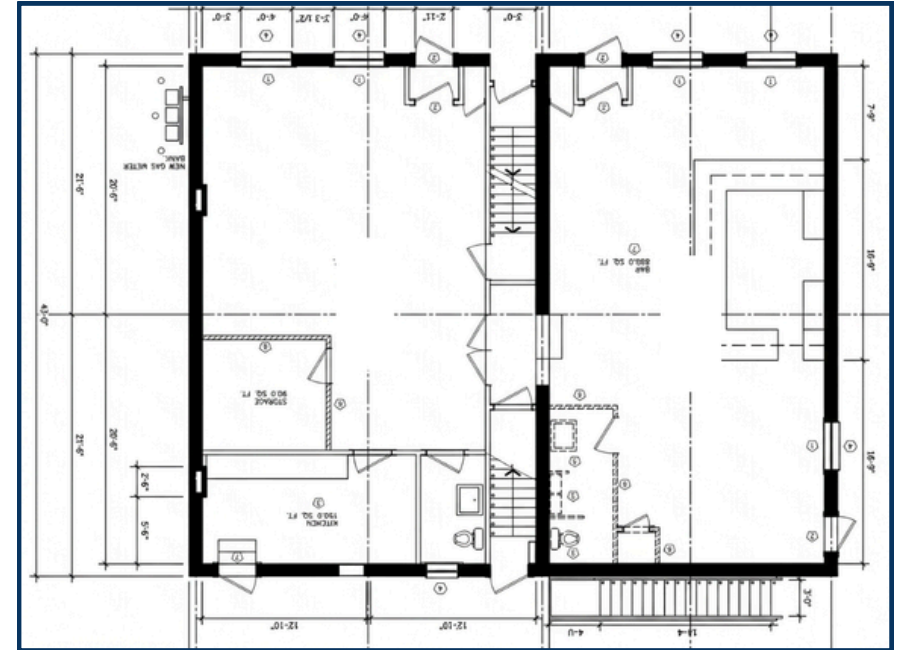
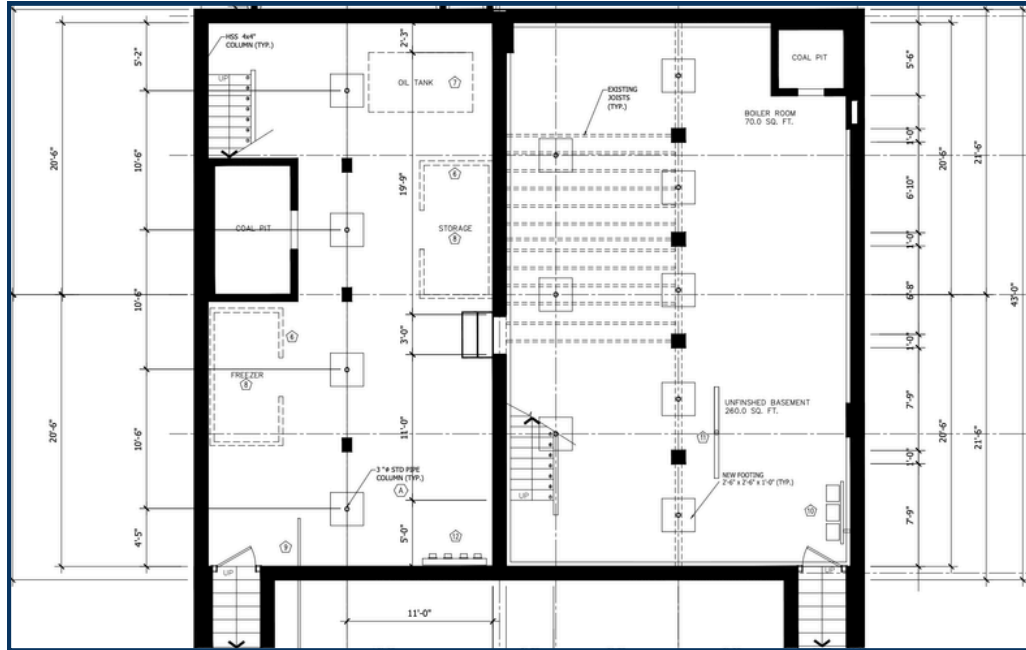
# Parcel Map

0.14 Acres

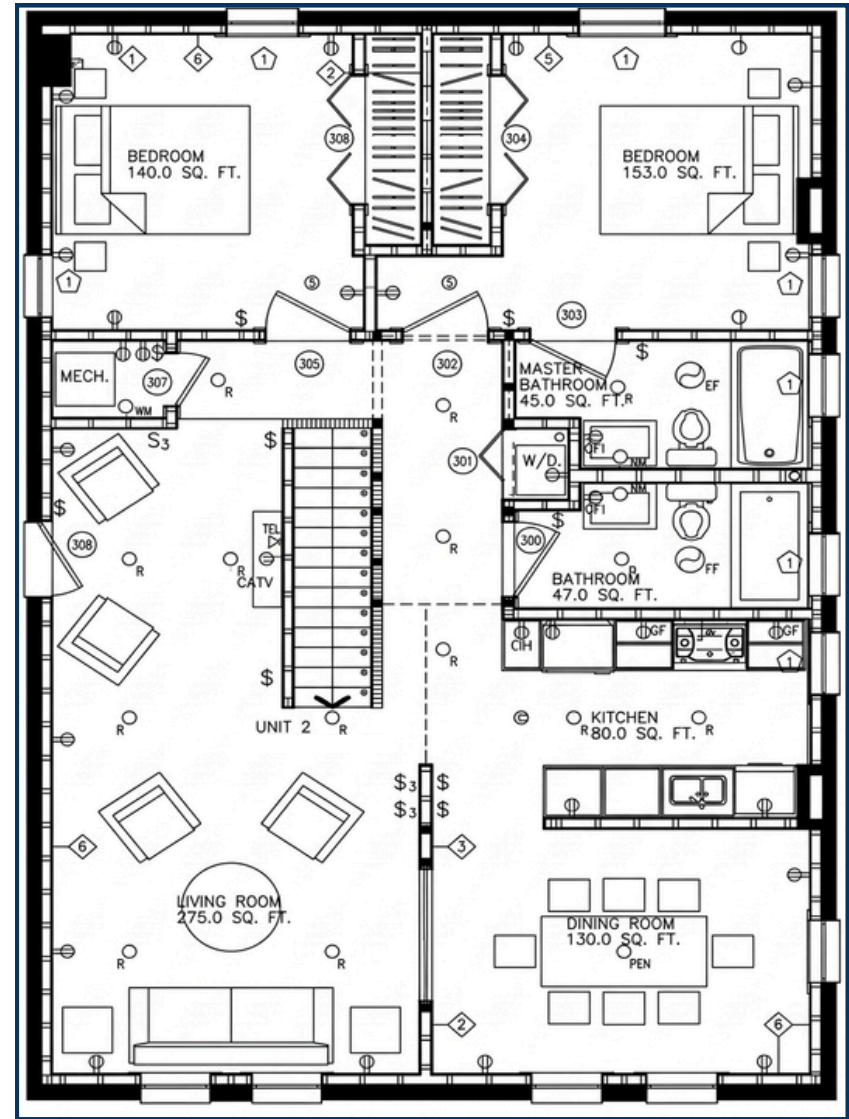
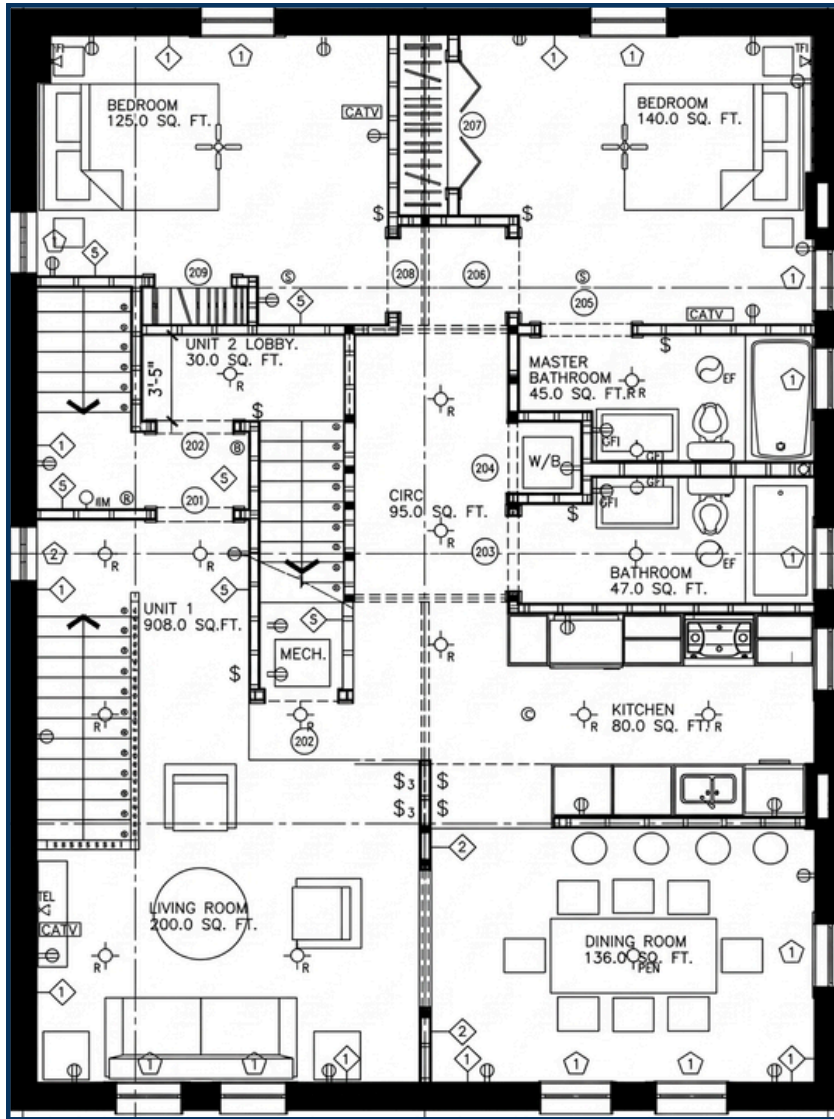




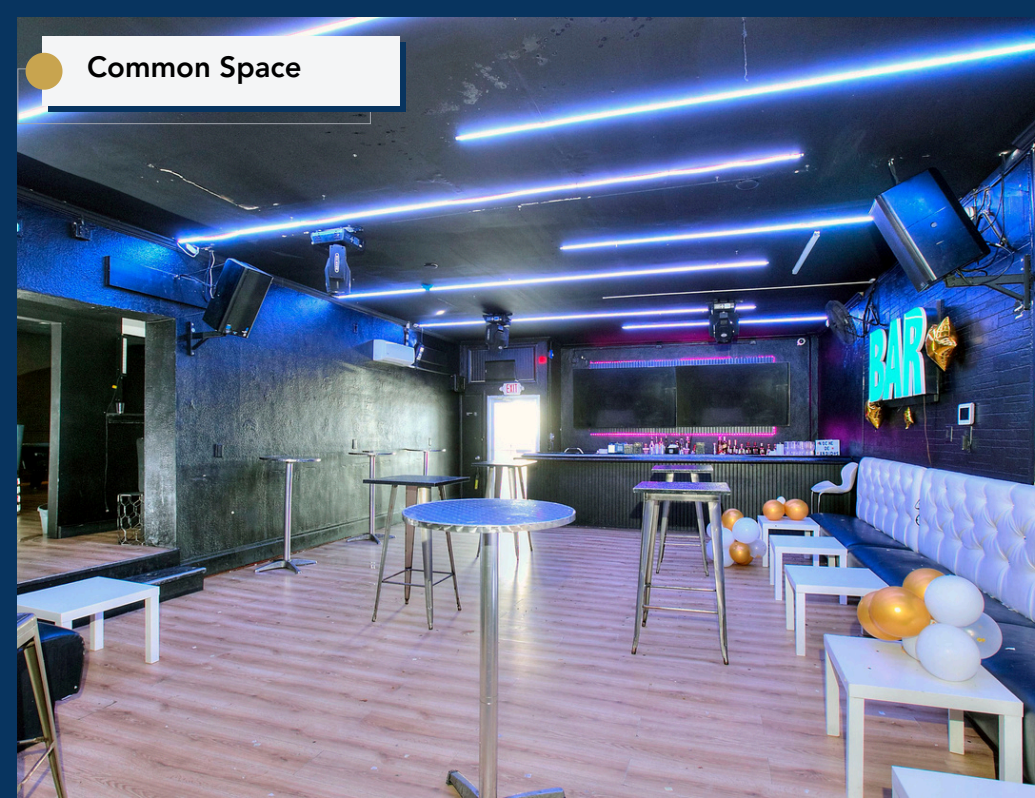
# FLOOR PLAN - BASEMENT & FIRST FLOOR



# FLOOR PLAN - SECOND FLOOR AND THIRD FLOOR



Common Space



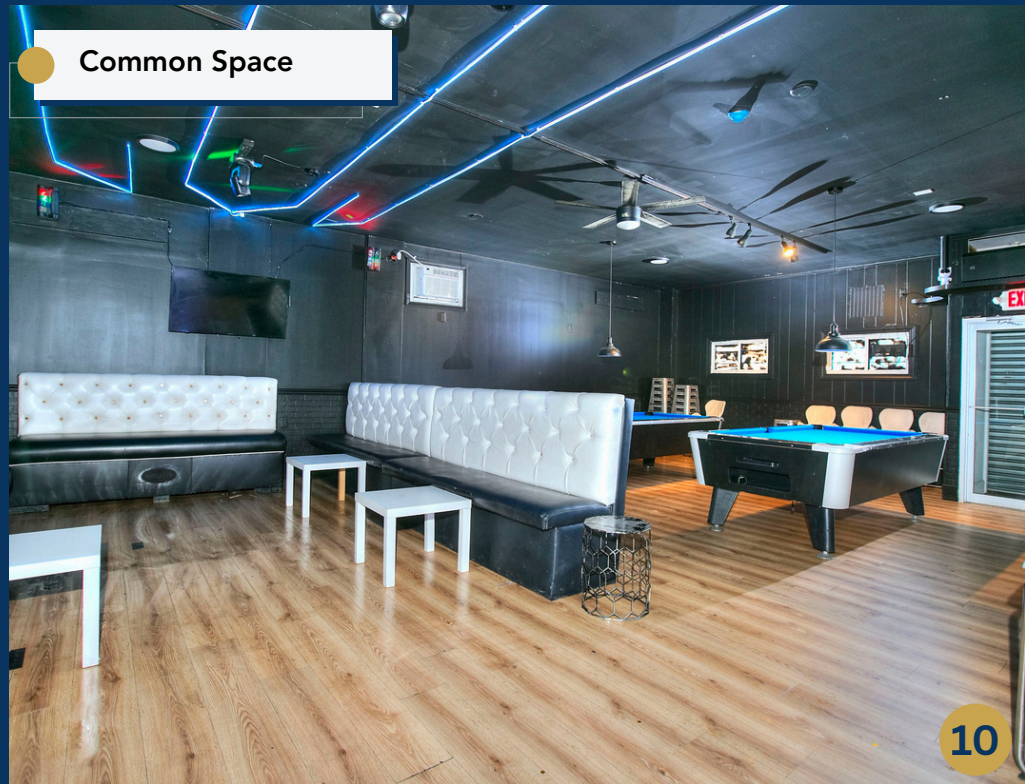
Common Space Bar



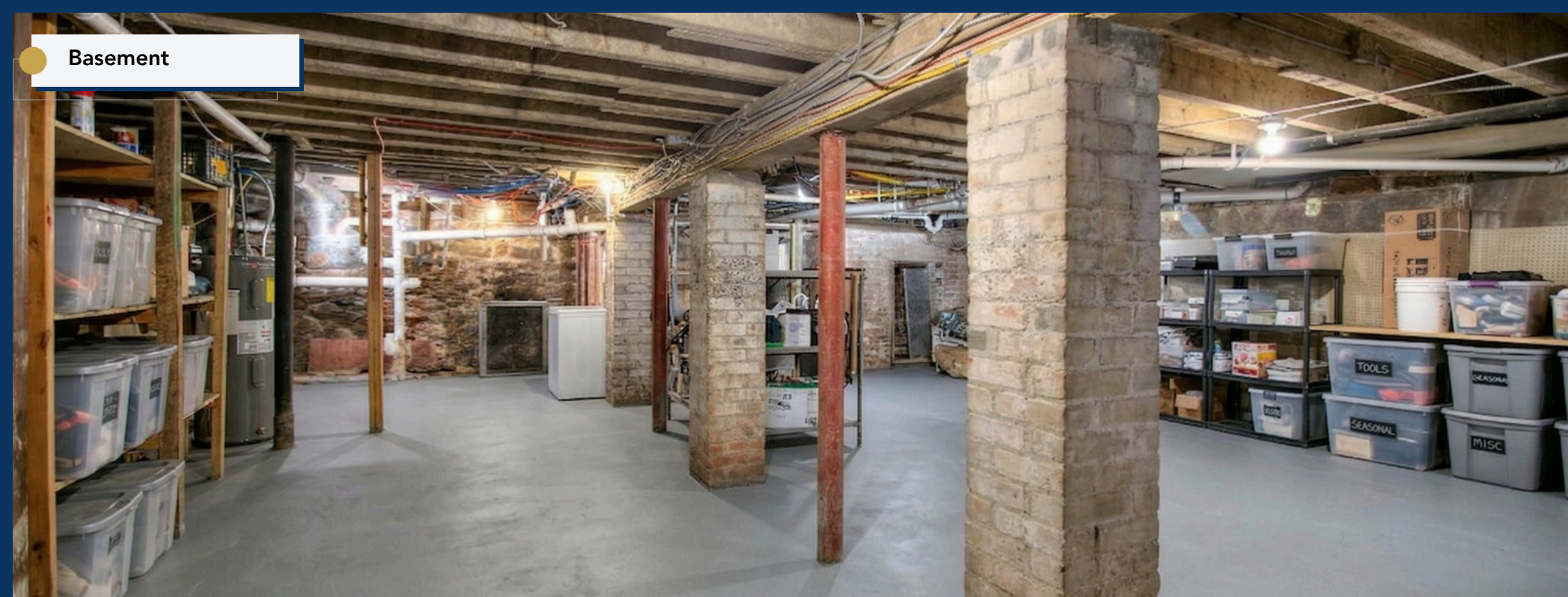
Common Space Kitchen



Common Space



Basement





## ABOUT THE AGENT

**Khrystyna (Christina) Chorna, Real Broker CT, LLC**  
Real Estate Agent | Investment Property Specialist

Khrystyna Chorna is a Connecticut-based real estate professional specializing in residential and commercial investment properties across the state.

With a strong focus on investment-driven real estate, Khrystyna works closely with buyers, sellers, and investors to identify opportunities that combine **current income, long-term growth, and strategic positioning**. Her approach goes beyond traditional listing methods—she analyzes each property through the lens of return, market trends, and buyer psychology to maximize results.

Khrystyna is known for her ability to:

- Position properties to attract serious investors
- Translate complex financials into clear, actionable insights
- Create targeted marketing strategies that generate demand
- Navigate negotiations to achieve strong pricing and terms

**Strategic Real Estate. Smart Investments. Strong Results**

## CONTACT INFORMATION

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