

2032-2038 MAIN STREET BRIDGEPORT, CT



ADJACENT MIXED USE
BUILDINGS FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*

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 (203) 521-6348  www.baldwinpearson.com

 55 Walls Drive Fairfield, CT 06824

2032-2038 MAIN STREET BRIDGEPORT, CT PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present 2032–2038 Main Street, Bridgeport, CT — a rare and compelling investment opportunity in one of Connecticut's most dynamic real estate markets. The offering consists of two adjacent brick mixed-use buildings situated on a high-visibility, heavily trafficked block along Bridgeport's Main Street corridor. Together, the properties comprise seven residential units and four occupied ground-floor retail spaces, delivering an exceptional blend of value-add residential upside and stable, in-place commercial income from day one. Completing the offering is a rear parking lot — an exceptionally rare amenity in this section of Bridgeport.

INVESTMENT HIGHLIGHTS:

- **Significant Value-Add Upside:** Occupied units are currently occupied on month-to-month leases at rents meaningfully below prevailing market rates, presenting an immediate opportunity to substantially increase cash flow through light renovation and strategic lease-up. Two of the apartments are currently vacant allowing for immediate upside potential. One of the vacant apartments is a 1,500 square foot three bed room unit with tremendous value
- **Stable, Proven Retail Income:** All four ground-floor commercial spaces are occupied by long-standing tenants, providing a reliable retail income stream with meaningful path forward for future rent growth
- **Versatile Residential Configuration:** The residential component features a diverse mix of efficiency, one-, two-, and three-bedroom units, appealing to a broad spectrum of tenant profiles and maximizing long-term occupancy potential
- **Prime Location:** Situated along Main Street just off North Avenue, the property enjoys convenient access to Bridgeport's full complement of dining, retail, transit, and cultural amenities
- **Separately Metered Utilities & Private Parking:** The property is individually metered for both electricity and heat, with all utility costs passed directly to tenants. The property also features a private rear parking lot for tenants



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UNIT	TYPE	SQFT	CURRENT	PROFORMA	COMMENTS
2034-2038 3E	2 BR	750	\$1,300	\$2,250	
2034-2038 3W	1 BR	550	\$900	\$1,600	
2034-2038 2E	1 BR	550	\$750	\$1,600	
2034-2038 2W	2 BR	750	\$1,150	\$2,500	
2034-2038 1E	1 BR	550	\$900	\$1,500	
2034-2038 1W	1 BR	550	\$0	\$1,500	
2032 2BR	2-3 BR	1,500	\$0	\$3,000	
2034-2038 Retail	Church	3,158	\$2,950	\$3,200	
2032 Store	Retail	1,534	\$1,630	\$1,730	
Monthly Gross Income:			\$9,580	\$18,630	
Annual Gross Income:			\$114,960	\$223,560	
Vacancy/Collection Loss (3%):			\$(5,748)	\$(11,178)	
Effective Gross Income:			\$109,212	\$212,382	
RE Taxes:			\$(21,858)	\$(21,858)	
Fuel:			\$(0)	\$(0)	
Water and Sewer:			\$(4,500)	\$(4,500)	
Insurance:			\$(10,000)	\$(10,000)	
Electric:			\$(1,000)	\$(1,000)	
Repairs:			\$(5,000)	\$(5,000)	
Management (5%):			\$(5,461)	\$(10,619)	
Total Expenses:			\$(47,819)	\$(52,977)	
Net Operating Income:			\$61,393	\$159,405	



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2032-2038 MAIN STREET BRIDGEPORT, CT PROPERTY PHOTOS



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Offering Metrics:
Suggested Listing Price: \$1,500,000
Approx. Square Footage: 9,373
Proforma Cap Rate: 10.63%
Price Per Unit: \$136,364
PPSF: \$160

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2032-2038 MAIN STREET BRIDGEPORT, CT 06604

CONFIDENTIAL OFFERING

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Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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