

For Sale with Commercial or Adjacent Residential Applications



447 and 451 Meadow Street, Fairfield, CT



447 and 451 Meadow Street, Fairfield

DID Zone: Design Industrial District

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Investment Opportunity– 447 & 451 Meadow Street, Fairfield, CT

Income Producing Residential Assets with Future Development Potential

Rare opportunity to acquire two Cape-style residential properties situated on a combined 0.35 acres site in a desirable Fairfield location. Currently leased and generating income, this property offers investors immediate cash flow while providing long-term redevelopment potential

Property Highlights:

- * Two detached Cape-style residential homes
- * Fully leased with existing rental income
- * Combined site of approximately 0.35 acres
- * Strategic Fairfield location with convenient access to major transportation corridors (including Metro North Train station, retail amenities, and employment centers)
- * Flexible investment profile suitable for investors, developers and owner operators

Value-Add Development Opportunity

The combined parcel configuration presents a compelling opportunity to explore redevelopment options, subject to municipal approvals and zoning requirements. Investors can benefit from current rental income while evaluating the site’s highest and best use.

The properties offer a unique combination of income, land value, and upside potential



Pro-forma Income: Residential	
447 Meadow	2,067 sf @ \$2.50/sf: \$62,010
451 Meadow	868 sf @ \$3.00/sf: \$31,248
Sub-Total:	\$93,258
Less 20% Oper. Expenses	(\$18,652)
Pro Forma NOI:	\$74,606
CAP Rate at asking price:	6.24%

Property Information



451 Meadow Street

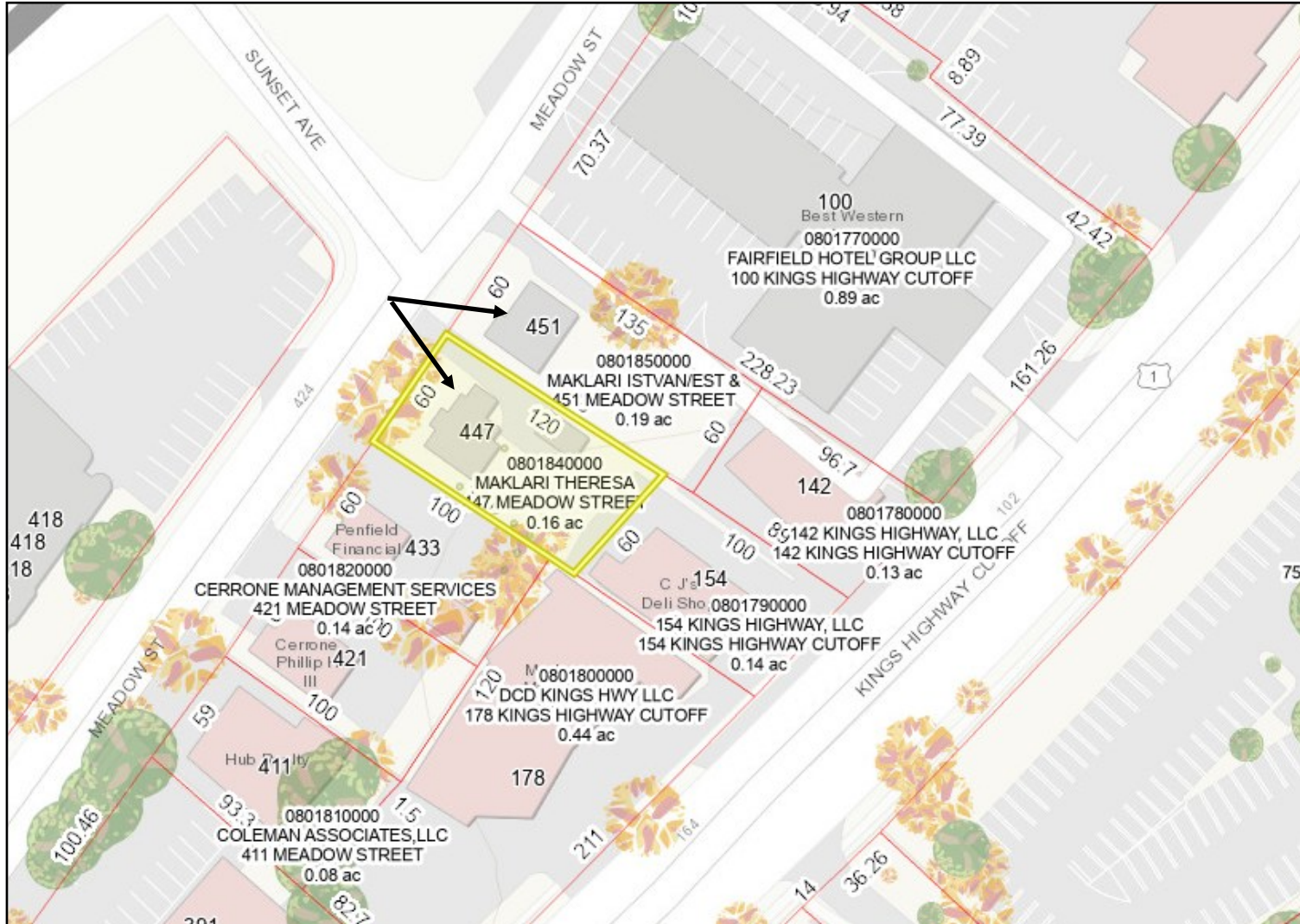


447 Meadow Street

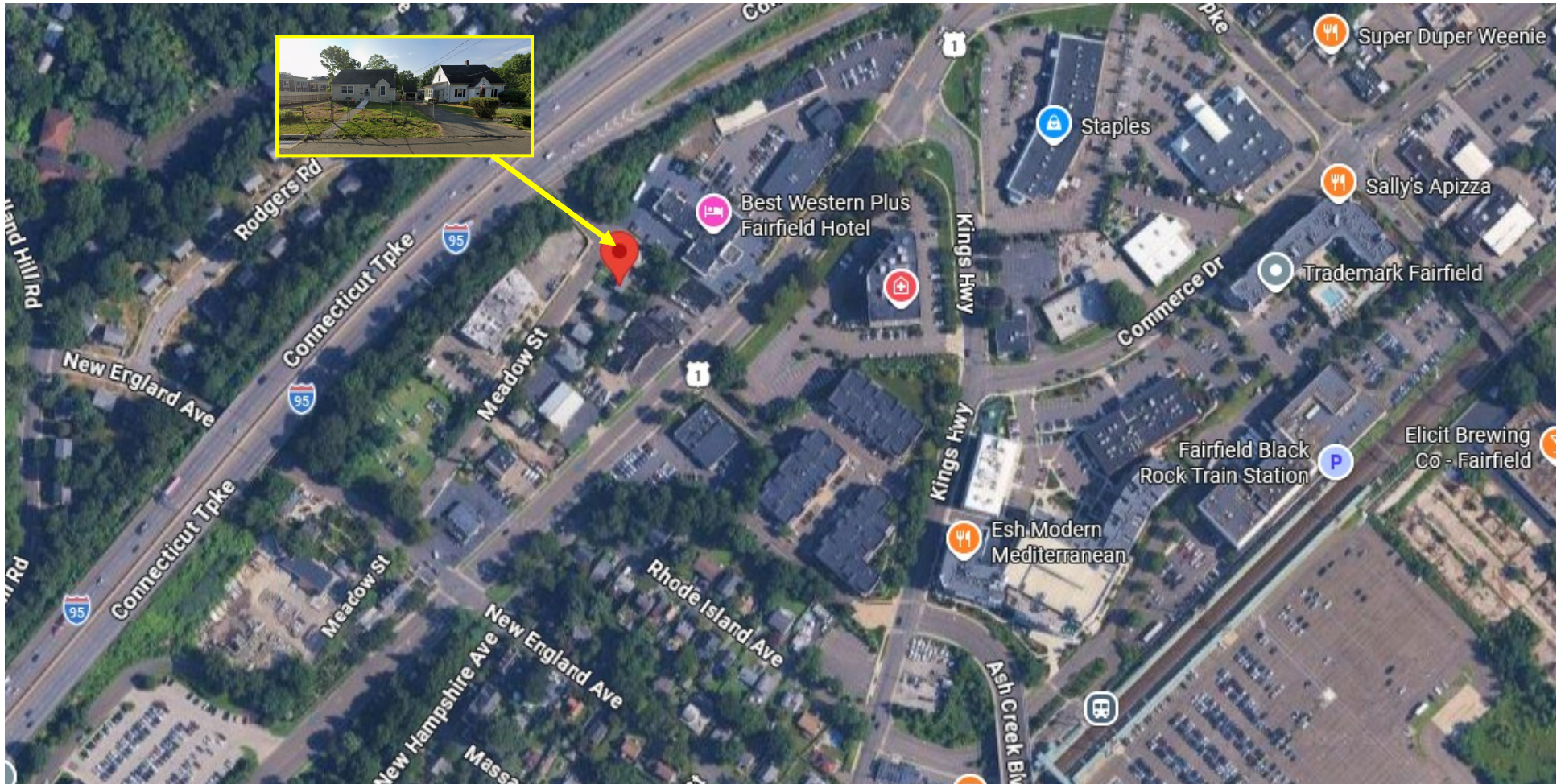
- Sq. Footage (Living Area): 868
- Lot Size: 8,100 s/f
- Street Frontage: 60 feet
- Number of Stories: 1
- Basement (Unfinished): 832 s/f
- Garage: Covered Port
- Beds / Baths: 2/ 1
- Zone: DID

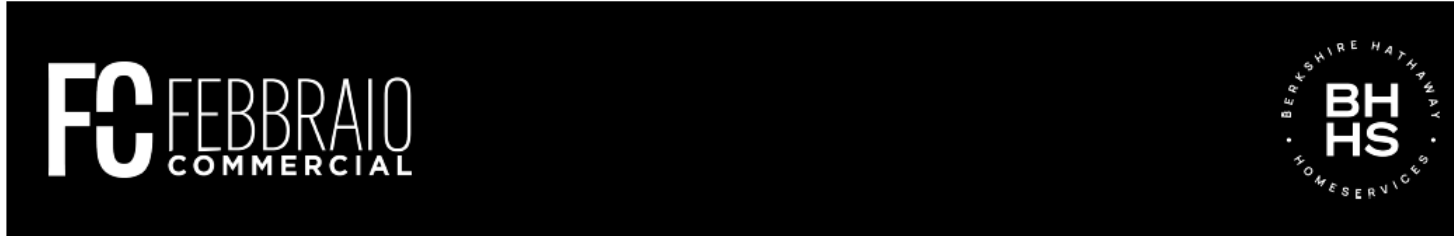
- Sq. Footage (Living Area): 2,067
- Lot Size: 6,900 s/f
- Street Frontage: 60 feet
- Number of Stories: 1.5
- Basement (Unfinished): 1,328 s/f
- Garage: 1 Car
- Beds / Baths: 2/ 1
- Zone: DID

GIS Map



Map





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ABOUT THE FEBBRAIO COMMERCIAL TEAM

at Berkshire Hathaway HomeServices

Our team brings together a complementary blend of market expertise, investment analysis, and transaction experience across Fairfield County and the broader Connecticut commercial real estate market. With a focus on investment sales, landlord representation, and development advisory, we work closely with private investors, property owners, and developers to position assets for maximum value and long term performance.

We specialize in mixed use, retail, and multifamily properties, providing clients with in depth market insight, financial underwriting capabilities, and targeted marketing strategies designed to attract qualified buyers. Our approach combines local knowledge with a disciplined understanding of market trends, zoning considerations, and redevelopment potential, allowing us to effectively guide clients through acquisitions, dispositions, and repositioning opportunities.

Known for our collaborative style and responsive communication, we are committed to delivering thoughtful advisory services that align with client objectives while navigating the complexities of today's investment environment.

CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

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