

OFFICE BUILDING FOR SALE OR LEASE

1027 Fairfield Avenue, Bridgeport , CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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Individual Members
Society of Industrial & Office Realtors

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1027 Fairfield Avenue, Bridgeport , CT

One of the most unique office structures in Bridgeport

PROPERTY DETAILS

Building Area: 7,000± SF

Land Area: .50 acre

Zoning: East Avenue Village District (EAVD)

Parking: 16± with additional spaces available

Sprinkler: yes, wet system

Age: 1928± retrofitted for offices

Air Conditioning: 100% roof mounted

Heating: natural gas fired forced air

Electrical: 800 amps 120/208-volt 3 phase

Water/ Sewer: City

Taxes: \$20,690.00 / \$2.94 PSF

Sale Price: \$1,150,000.00 Lease rate: \$12.00 PSF



Location: Convenient to exit

- 2 story steel and stone office building
- 2,500 lb. elevator
- Drive in door, 10'x8'
- Tiled bathrooms on both floors, men's and ladies
- Hot water tank is 1 year old.
- Fiber optic throughout the building, Frontier
- Executive office has a private bathroom and shower
- Roof is approximately 6 years old, rubber membrane
- Solar panels in place
- Hatch for access to roof
- Electric gate access, fob security throughout the property

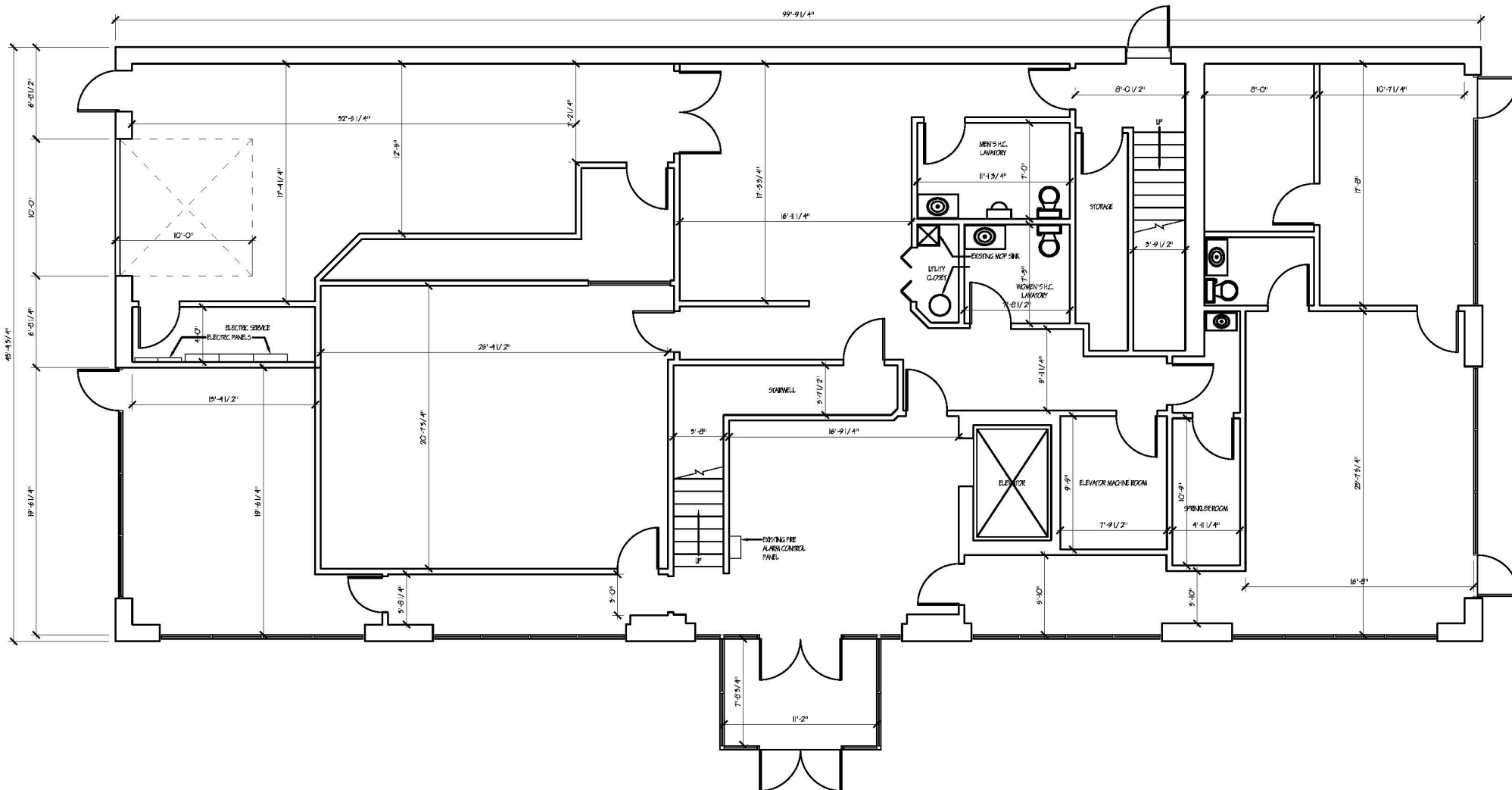
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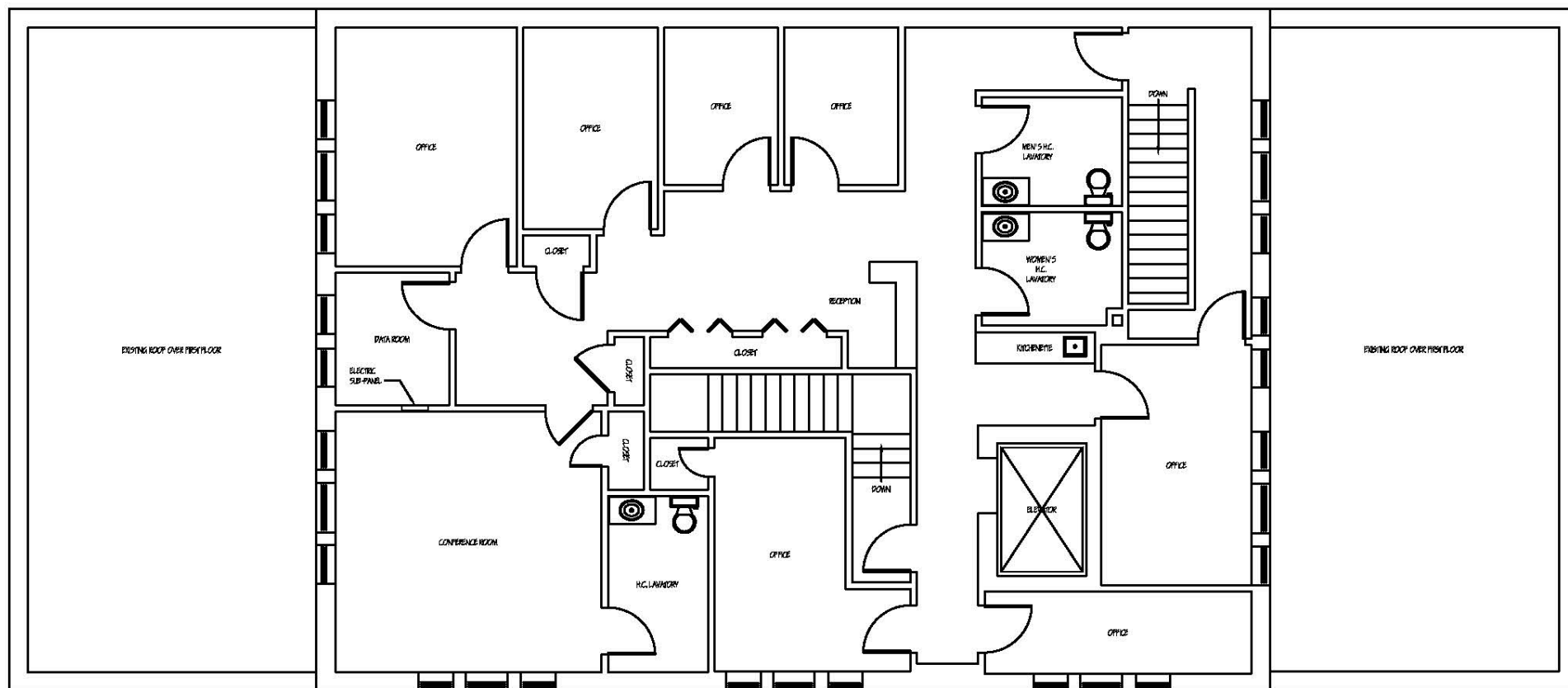


VIDAL/WETTENSTEIN, LLC

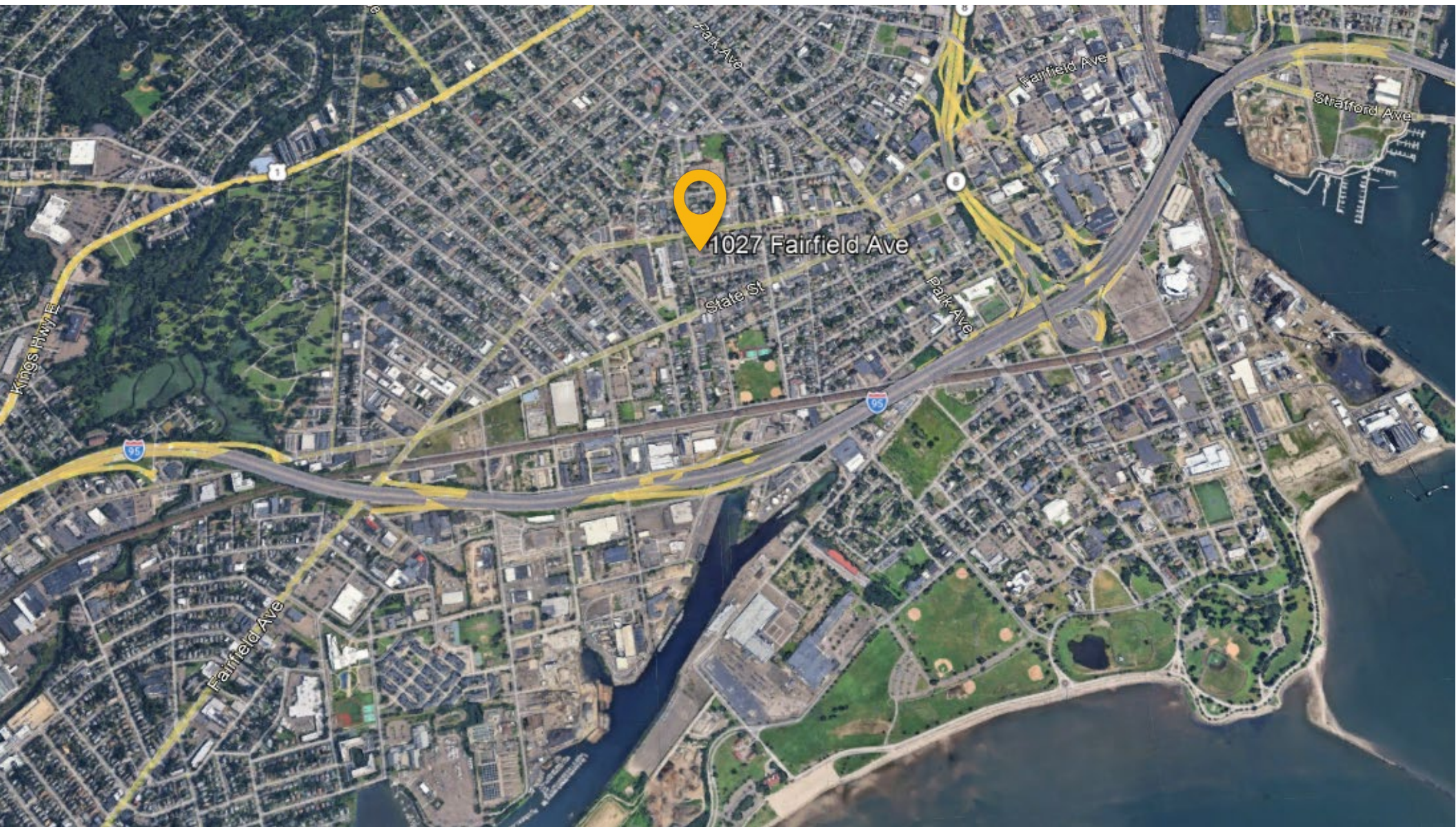


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1027 FAIRFIELD AV

Location 1027 FAIRFIELD AV

Mblu 27/ 1141/ 22/ /

Acct# RA-0132575

Owner 1027 FAIRFIELD AVE LLC

Assessment \$740,280

Appraisal \$1,057,550

PID 8549

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$725,430	\$332,120	\$1,057,550
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$507,800	\$232,480	\$740,280

Owner of Record

Owner 1027 FAIRFIELD AVE LLC
Co-Owner
Address 1490 N CLINTON AVENUE
BAYSHORE, NY 11706

Sale Price \$464,024
Certificate 1
Book & Page 9283/0270
Sale Date 08/18/2015
Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
1027 FAIRFIELD AVE LLC	\$464,024	1	9283/0270	25	08/18/2015
1350BA 2011 KINSHIP LLC	\$0		8698/0028	29	11/08/2012
1350BA TRUST 2011-1	\$0		8676/0232	14	09/19/2012
PROGRESSIVE TRAINING ASSOCIATE	\$42,500		5080/0210		10/30/2002

Building Information

Building 1 : Section 1

Year Built: 1928

Living Area: 7,040
Replacement Cost: \$981,843
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$638,200

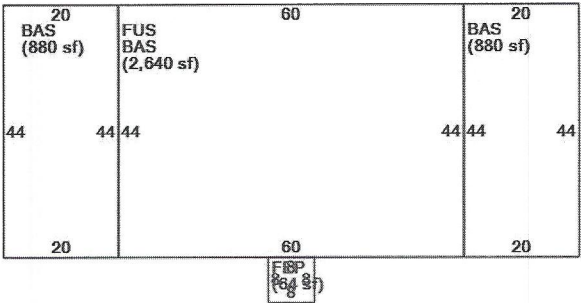
Building Attributes	
Field	Description
Style:	Office Bldg
Model	Comm/Ind
Grade:	Good
Stories:	2
Occupancy:	5.00
Exterior Wall 1:	Stone
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Ceram Clay Til
Interior Floor 2:	Carpet
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	Central
Bldg Use:	Office
Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Walls
Rooms/Prtns:	Average
Wall Height:	14.00
% Comn Wall:	

Building Photo



(https://images.vgsi.com/photos2/BridgeportCTPhotos/A0163/8549_8549)

Building Layout



([ParcelSketch.ashx?pid=8549&bid=8549](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,400	4,400
FUS	Finished Upper Story	2,640	2,640
FEP	Enclosed Porch	64	0
		7,104	7,040

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

ELV2	Pass	2.00 STOPS	\$80,600	1
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Land

Land Use		Land Line Valuation	
Use Code	218	Size (Acres)	0.50
Description	Office	Frontage	0
Zone	NX3	Depth	0
Neighborhood	FR2	Total Market Land	\$232,480
Alt Land Appr Category	No	Appraised Value	\$332,120

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN1	Fence, Chain	6	6 ft	650.00 LF	\$6,630	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$725,430	\$332,120	\$1,057,550
2024	\$633,690	\$265,750	\$899,440
2023	\$633,690	\$265,750	\$899,440

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$507,800	\$232,480	\$740,280
2024	\$443,580	\$186,030	\$629,610
2023	\$443,580	\$186,030	\$629,610

Bridgeport, Connecticut

General

ACS, 2019–2023	Bridgeport	State
Current Population	148,012	3,598,348
Land Area <i>mi</i> ²	16	4,842
Population Density <i>people per mi</i> ²	9,216	743
Number of Households	55,498	1,420,170
Median Age	36	41
Median Household Income	\$56,584	\$93,760
Poverty Rate	23%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance Social Assistance	12,454	34%
2 Retail Trade Food and Beverage Stores	3,724	38%
3 Government Local Government	3,690	74%
4 Admin and Support and Waste Mgt Administrative and Support Services	2,811	90%
5 Manufacturing Transportation Equip Mfg	2,799	26%
Total Jobs, All Industries	43,285	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,715	2,420	2,434	2,461	2,194

Total Active Businesses 12,009

Key Employers

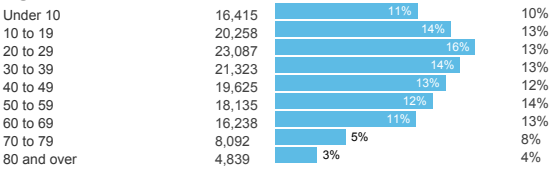
Data from Municipalities, 2025

- 1 Trefz Corp
- 2 Allied Universal
- 3 Visiting Nurse Services of CT
- 4 Prime Resources
- 5 MW Life Sciences

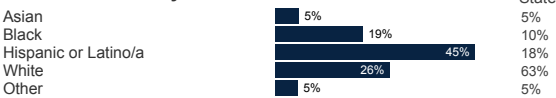
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

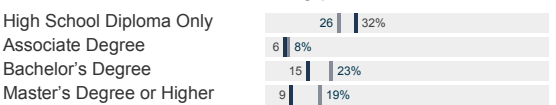


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



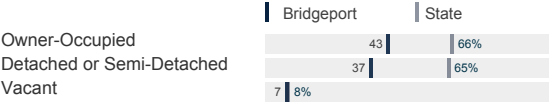
Educational Attainment



Housing

ACS, 2019–2023

	Bridgeport	State
Median Home Value	\$252,400	\$343,200
Median Rent	\$1,405	\$1,431
Housing Units	59,676	1,536,049



Schools

CT Department of Education, 2024-25

School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Achievement First Bridgeport Academy	K-12	1,090	0	89%
Bridgeport School District	PK-12	20,022	1,072	74%
Capital Preparatory Harbor School	K-12	775	0	92%
Great Oaks Charter School District	6-12	662	0	84%
New Beginnings Inc Family Academy	PK-8	431	99	
Park City Prep Charter School	4-8	434	0	
The Bridge Academy District	7-12	281	0	97%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Achievement First Bridgeport Academy	22%	39%
Bridgeport School District	12%	20%
Capital Preparatory Harbor School	16%	33%
Great Oaks Charter School District	18%	33%
New Beginnings Inc Family Academy	17%	*
Park City Prep Charter School	31%	44%
The Bridge Academy District	32%	32%
Statewide	44%	49%

Bridgeport, Connecticut

Labor Force

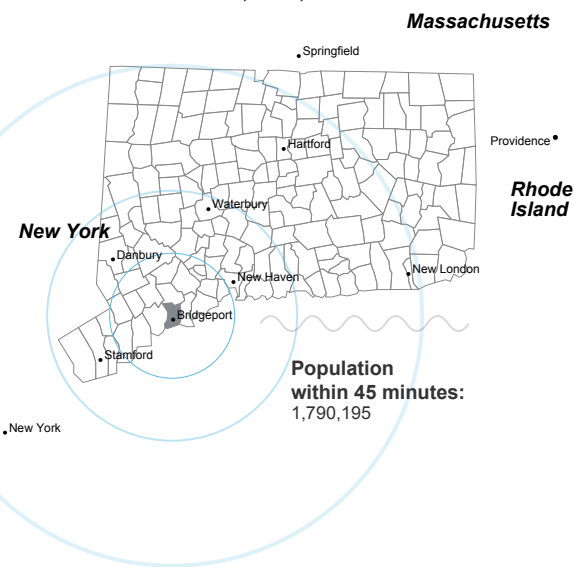
CT Department of Labor, 2024

	Bridgeport	State
Employed	65,117	1,842,285
Unemployed	3,622	67,181

Unemployment Rate	4	5%
Self-Employment Rate*	10	11%

*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Bridgeport	State
Mean Commute Time *	29 min	26 min
No Access to a Car	9	19%
No Internet Access	7	11%

Commute Mode

Public Transport	3	7%
Walking or Cycling	3	4%
Driving	78	79%
Working From Home *	6	14%

Public Transit

CT <i>transit</i> Service	Stamford metro
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Amtrak, Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$641,416,413
Property Tax Revenue	\$337,459,457
per capita	\$2,274
per capita, as % of state avg.	69%
Intergovernmental Revenue	\$271,528,684
Revenue to Expenditure Ratio	99%

Municipal Expenditure

Total Expenditure	\$645,371,585
Educational	\$301,820,651
Other	\$343,550,934

Grand List

Equalized Net Grand List	\$11,426,465,262
per capita	\$77,010
per capita, as % of state avg.	43%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	43.45
Equalized Mill Rate	29.74

Municipal Debt

Moody's Rating (2024)	A3
S&P Rating (2024)	A
Total Indebtedness	\$875,396,135
per capita	\$5,900
per capita, as % of state avg.	201%
as percent of expenditures	136%
Annual Debt Service	\$76,310,762
as % of expenditures	12%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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