



**1155** RAILROAD AVENUE  
BRIDGEPORT, CT  
06605



**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
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[angelcommercial.com](http://angelcommercial.com)

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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# Landmark Destination: 126,471 SF High Potential Asset with Highway Visibility & Billboard Income in Enterprise/Opportunity Zones Offered for Sale at \$5,995,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a rare opportunity to acquire a landmark **126,471 SF** high potential asset for **\$5,995,000**. Strategically positioned on **2.88 acres** directly along the I-95 corridor, this property offers unparalleled brand visibility to over 13,000 vehicles daily.

## A PROVEN CREATIVE DESTINATION

For the past seven years, this site has been the celebrated home of Mongers Market, a regional destination for vintage and industrial salvage. The property's open-concept floor plans and industrial-chic aesthetic make it a premier "blank canvas" for various high-impact uses, including creative retail, artisanal manufacturing, or a modern mixed-use redevelopment.

## UNMATCHED FINANCIAL INCENTIVES

This acquisition is uniquely positioned for tax efficiency and immediate cash flow:

- **Dual Tax Zone Advantage:** Located in both a Federal Opportunity Zone and a State of Connecticut Enterprise Zone, providing significant potential for property tax abatements and capital gains relief.
- **Immediate Income:** A leased billboard on the property generates \$27,000 in annual income (effective through August 2027), providing immediate operational offset.

## VERSATILE INFRASTRUCTURE

- **The Main Building (121,218 SF):** A flexible three-story structure featuring ceiling heights up to 19' clear, 800-amp power, and a recently updated wet sprinkler system.
- **The Creative Annex (5,253 SF):** A standalone brick building with dramatic 23' cathedral ceilings, ideal for a flagship showroom, studio, or event space.
- **Accessibility & Logistics:** The site features 110 gated parking spaces, four loading docks, and three drive-in doors with dual access from both Cherry Street and Railroad Avenue.

## STRATEGIC MIXED-USE ZONING

Under the RX2 (Residential-Office Center) zoning, the site is primed for evolution. This flexible designation allows for a blend of residential, office, and commercial uses, making it one of the most versatile redevelopment sites currently available in the Bridgeport market.

## Financial Information

|                           |                                    |
|---------------------------|------------------------------------|
| <b>Sale Price:</b>        | \$5,995,000                        |
| <b>Real Estate Taxes:</b> | \$75,683.58 (2026)                 |
| <b>Billboard Income:</b>  | \$27,000                           |
| <b>Eligibility:</b>       | Opportunity Zone & Enterprise Zone |

## The Site

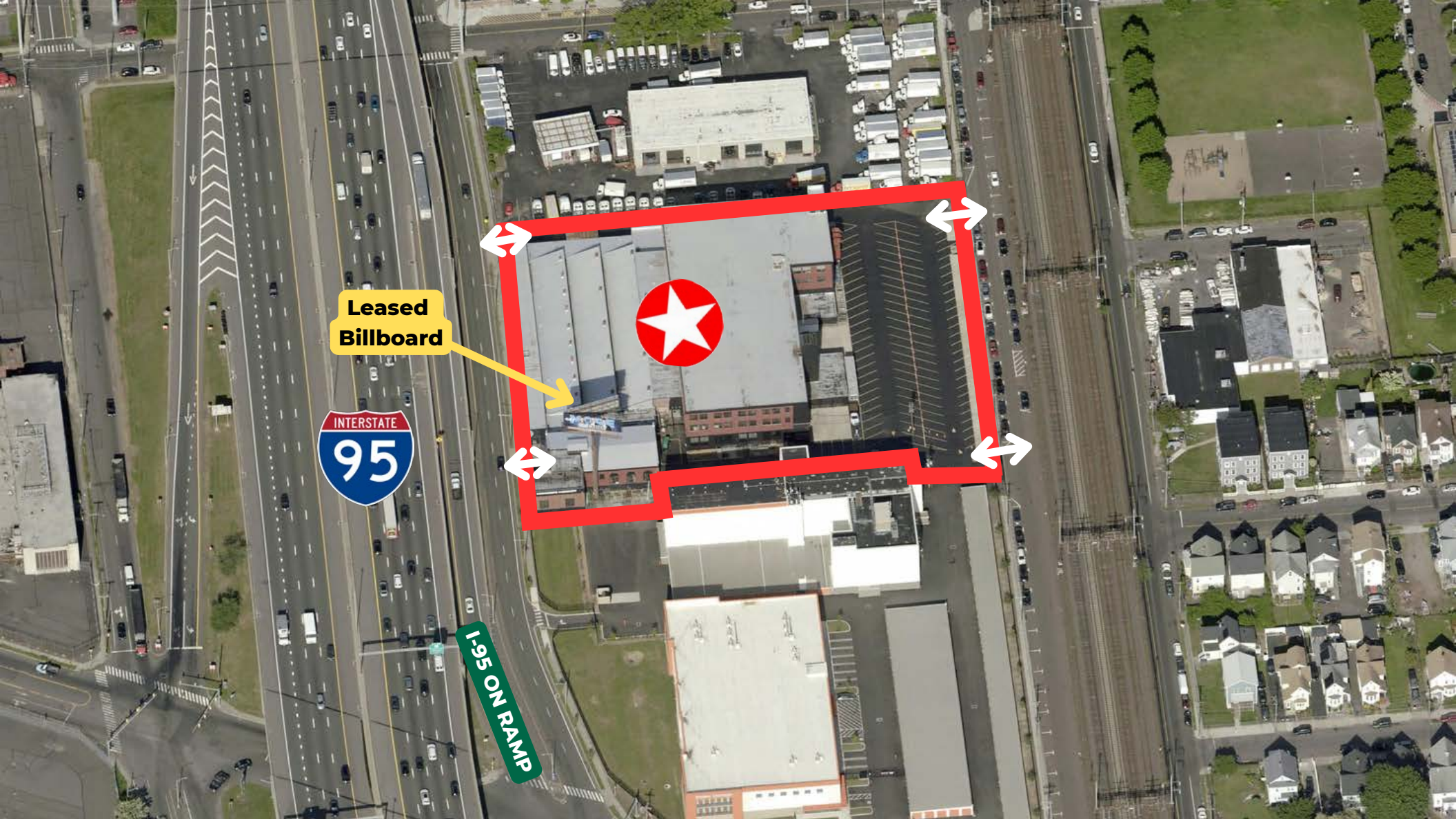
|                           |                                 |
|---------------------------|---------------------------------|
| <b>Size of Buildings:</b> | 121,218 SF & 5,253 SF           |
| <b>Space Available:</b>   | 126,471 SF                      |
| <b>Building Type:</b>     | Industrial                      |
| <b># of Buildings:</b>    | Two                             |
| <b>Land:</b>              | 2.88 Acres                      |
| <b>Zoning:</b>            | Residential-Office Center (RX2) |
| <b>Year Built:</b>        | 1946-1948                       |
| <b>Construction:</b>      | Concrete/Cinder Block & Brick   |
| <b>Stories:</b>           | One to Three                    |
| <b>Tenancy:</b>           | Multiple                        |

## Features

|                        |                                                                                                                                        |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Traffic Count:</b>  | 13,494 Average Daily Volume                                                                                                            |
| <b>Parking:</b>        | 110 Surface Spaces                                                                                                                     |
| <b>Ceiling Height:</b> | 11'-23' Clear                                                                                                                          |
| <b>Column Spacing:</b> | 20' x 20'                                                                                                                              |
| <b>Loading:</b>        | Four Loading Docks (Three with Levelers), Three Drive-In Doors, and Loading Platform                                                   |
| <b>Amenities:</b>      | Leased Billboard, Wet Sprinkler System, Mezzanine, 8' x 10' Freight Elevator (6,000 lb Capacity) – Currently Out of Service, Gated Lot |

## Utilities

|                     |           |
|---------------------|-----------|
| <b>Water/Sewer:</b> | City/City |
| <b>Heating:</b>     | Gas       |
| <b>Power:</b>       | 800 Amps  |



## EXCEPTIONALLY EQUIPPED HIGH POTENTIAL ASSEST



126,471 SF  
on 2.88 Acres



11'-23' Clear  
Warehouse  
Ceiling Height



Four Loading Docks (Three  
with Levelers), Three Drive-In  
Doors, and Loading Platform



Abundant  
Parking with  
110 Spaces

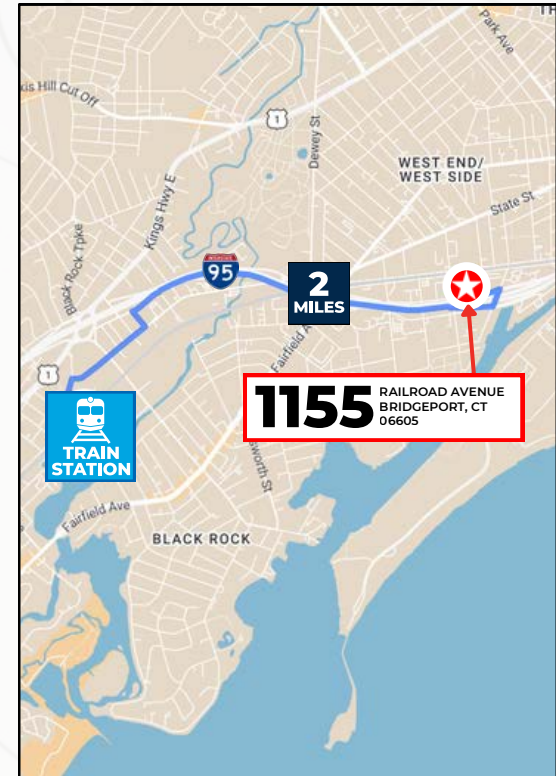
# MINUTES TO MAJOR THOROUGHFARES & TRAIN STATION



Less than Half a Mile  
from I-95, Exit 26  
Northbound & Southbound



One Mile to Route 8,  
Providing Direct Connections  
to Route 25 &  
the Merritt Parkway



Two Miles from the  
Fairfield Black Rock Train Station



## NEAR POPULAR AMENITIES



Fitness  
Gym



Restaurants  
& Fast Food



Hotels



Financial  
Institutions



Retail  
Stores

# UNLOCK EXCEPTIONAL TAX INCENTIVES IN BRIDGEPORT, CT



## Invest in a Property Located in a Designated Opportunity Zone & Enterprise Zone

Bridgeport, Connecticut offers powerful **state** and **federal tax advantages** for qualifying investments—making it one of the most compelling markets for developers, investors, and business owners. Properties located within both a Federal Opportunity Zone and a State Enterprise Zone unlock dual benefits that can significantly enhance your return on investment.



### STATE OF CONNECTICUT ENTERPRISE ZONE PROGRAM

- **Up to 80% Property Tax Abatement for 5 Years** - Qualifying improvements or newly constructed buildings may be eligible for major municipal property tax savings.
- **Corporate Business Tax Credits** - Eligible businesses may receive up to a 25% corporate business tax credit for 10 years.
- **Sales Tax Exemptions** - Certain machinery, equipment, and construction materials may qualify for sales tax relief.
- **Job Creation Incentives** - Businesses creating jobs in the zone may receive additional hiring incentives and state support.



### FEDERAL OPPORTUNITY ZONE PROGRAM

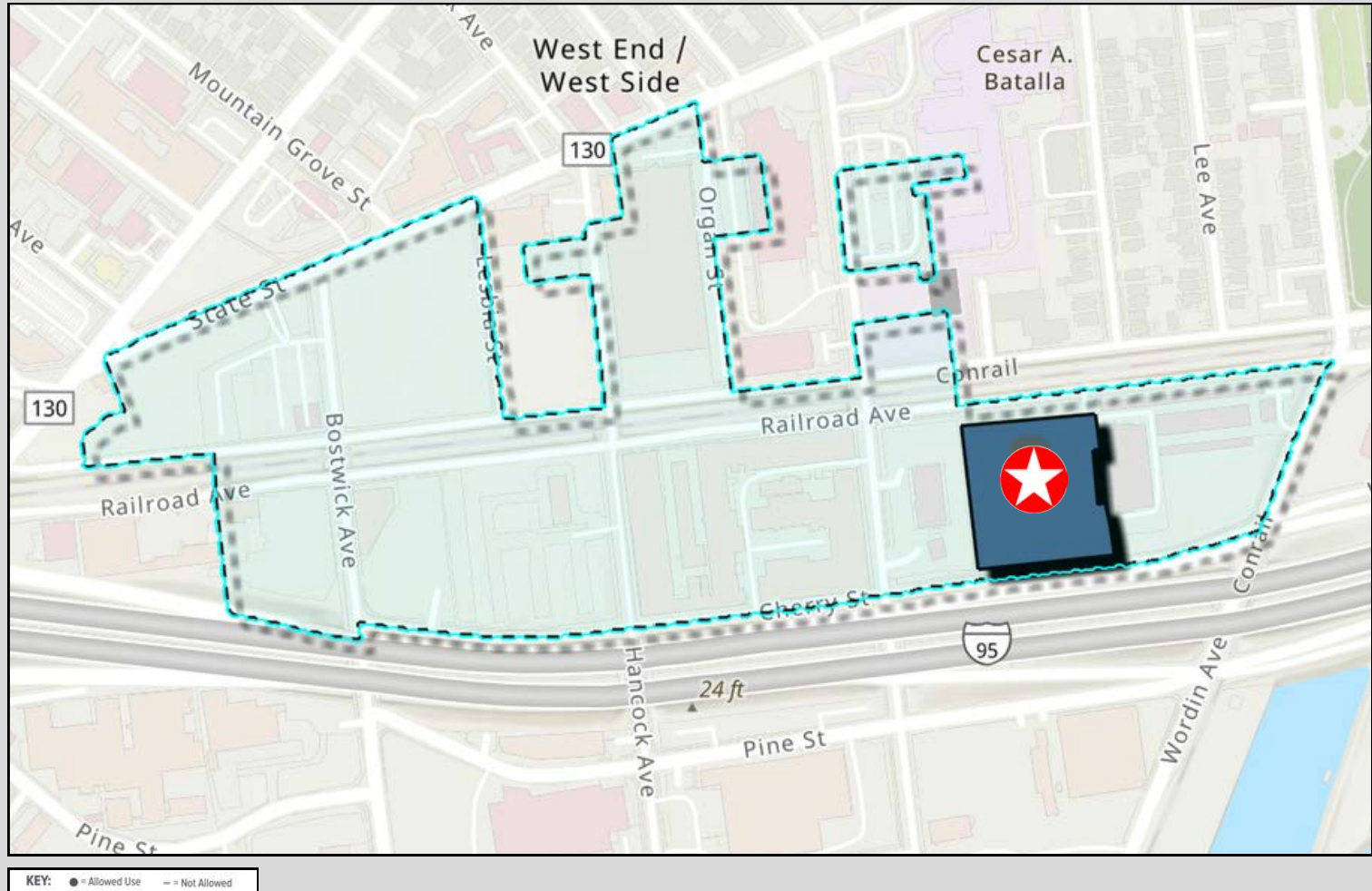
- **Tax-Free Growth** - Hold the investment for 10+ years, and all appreciation on the Opportunity Zone investment becomes tax-free—no federal capital gains upon sale.

*Investors should consult with a tax advisor to understand how these rules apply to their specific situation, as timing and compliance are critical for maximizing benefits.*

# ZONING: RESIDENTIAL-OFFICE CENTER (RX2) ZONE

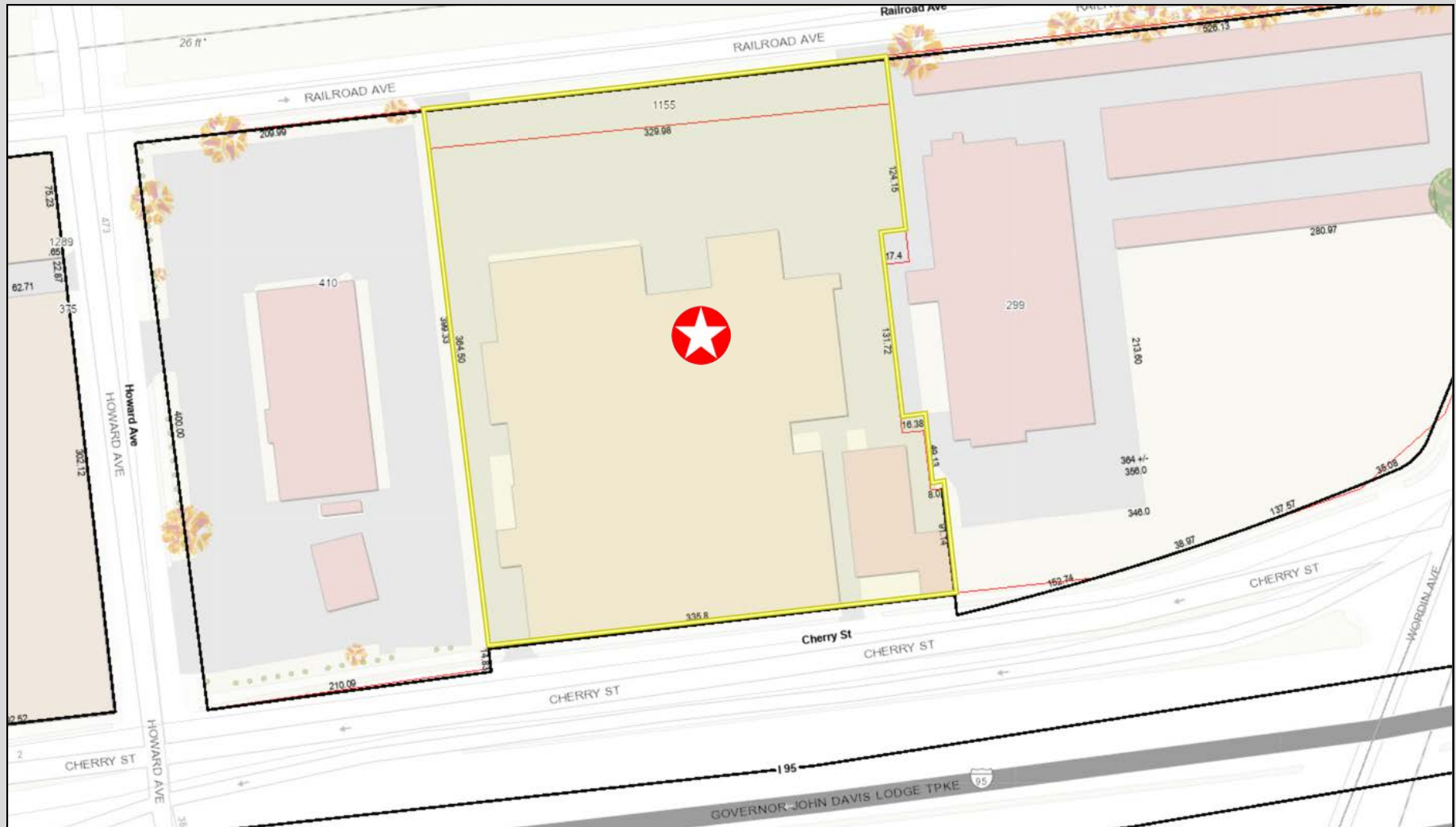
## PERMITTED USES

| RESIDENTIAL                         |           |
|-------------------------------------|-----------|
| Number of Principal Units           | No limits |
| Number of Accessory Units           | —         |
| Household Living                    | ●         |
| Group Living                        | ●         |
| Short-Term Rental                   | ●         |
| COMMERCIAL                          |           |
| Office                              | ●         |
| Retail & Entertainment              | —         |
| Live Entertainment Venue            | —         |
| Consumer Service, Indoor            | ●         |
| Funeral & Mortuary Service          | ●         |
| Self-Service Storage, Indoor        | —         |
| Consumer Service, Outdoor           | ●         |
| Light Vehicle Sales & Service       | —         |
| Heavy Sales & Service               | —         |
| Wholesale Sales                     | —         |
| Controlled Sales & Service          | —         |
| Cannabis Sales                      | —         |
| Cannabis Growing                    | —         |
| Parking, Non-Accessory              | —         |
| Sexually Oriented Business          | —         |
| MANUFACTURING & INDUSTRY            |           |
| Manufacturing, Low-Impact           | —         |
| Manufacturing, Moderate-Impact      | —         |
| Warehousing & Distribution          | —         |
| Heavy Industry                      | —         |
| CIVIC & INSTITUTIONAL               |           |
| Civic, Large                        | —         |
| Civic, Small                        | ●         |
| Civic, Campus                       | —         |
| Transportation Facilities           | —         |
| Detention & Correctional Facilities | —         |
| Parks & Open Space                  | ●         |
| Minor Utilities                     | ●         |
| Major Utilities                     | —         |
| ACCESSORY USES                      |           |
| Accessory Apartments                | —         |
| Home Occupations                    | ●         |
| Sidewalk Cafes                      | ●         |
| Outdoor Display Areas               | ●         |
| Outdoor Storage                     | —         |



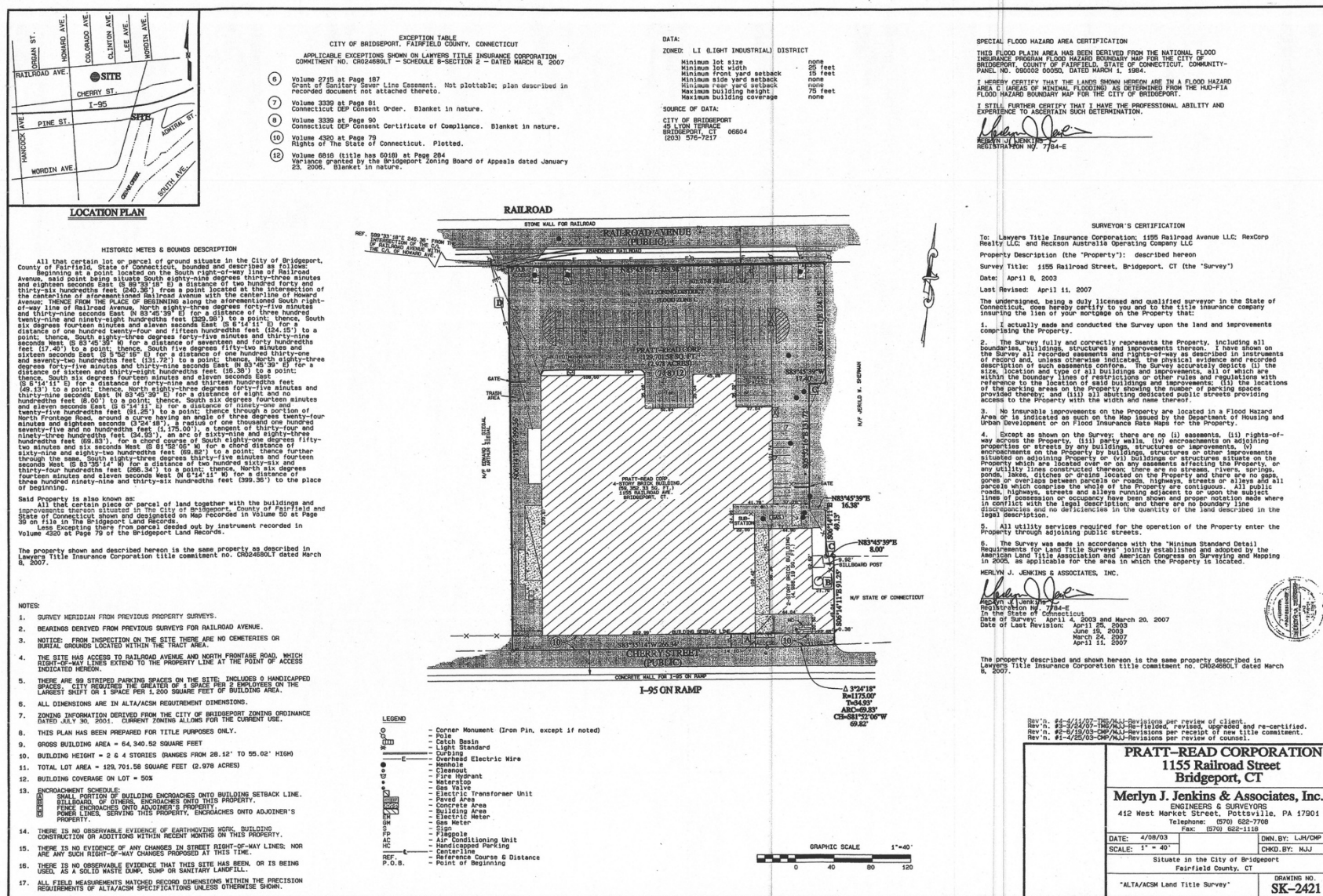
# PARCEL PLAN

# 2.88 Acres



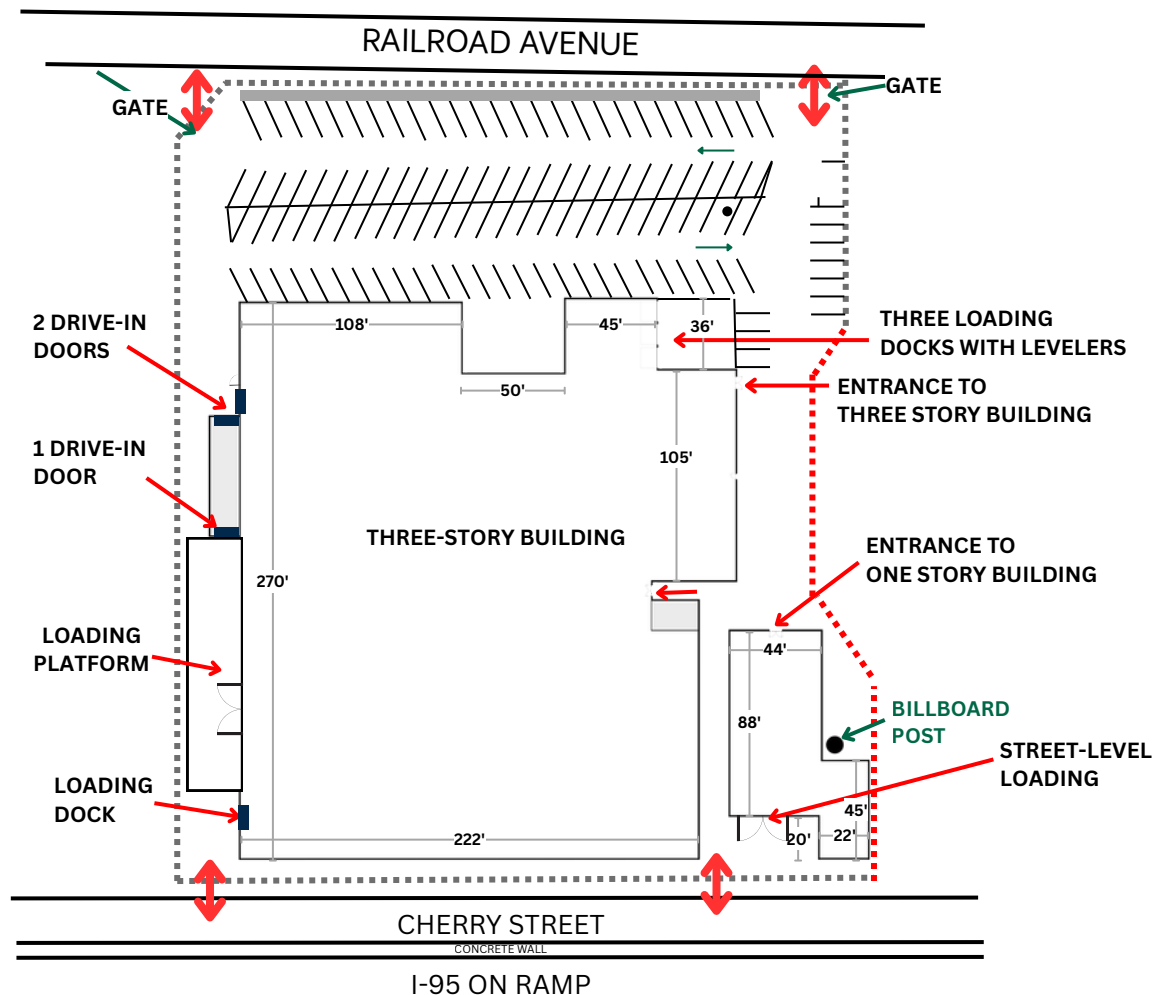
## A2 SURVEY

# 126,471 SF



# PROPERTY SKETCH

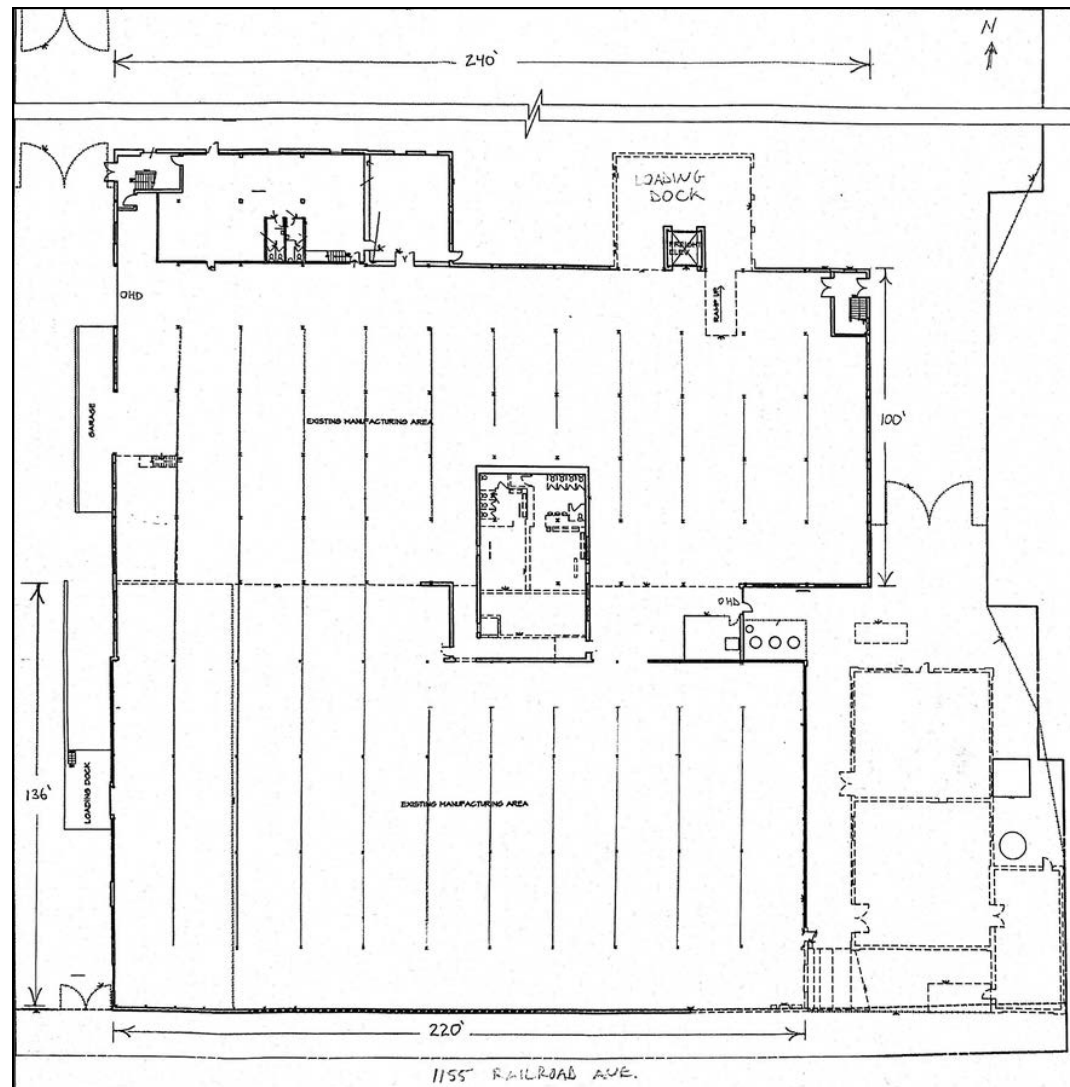
# 126,471 SF



**NOT TO SCALE:**  
Measurements and square footage are approximate.

# FLOOR PLAN

# First Floor



HIGHWAY VISIBILITY



LEASED BILLBOARD



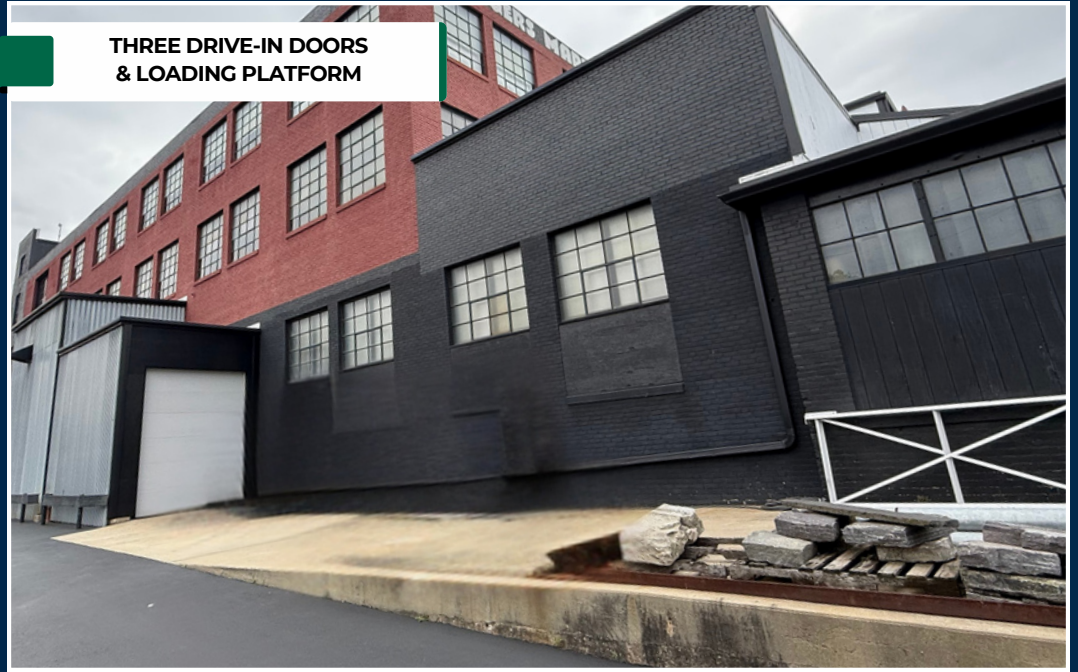
ABUNDANT PARKING



**ENTRANCE TO  
THREE-STORY BUILDING**



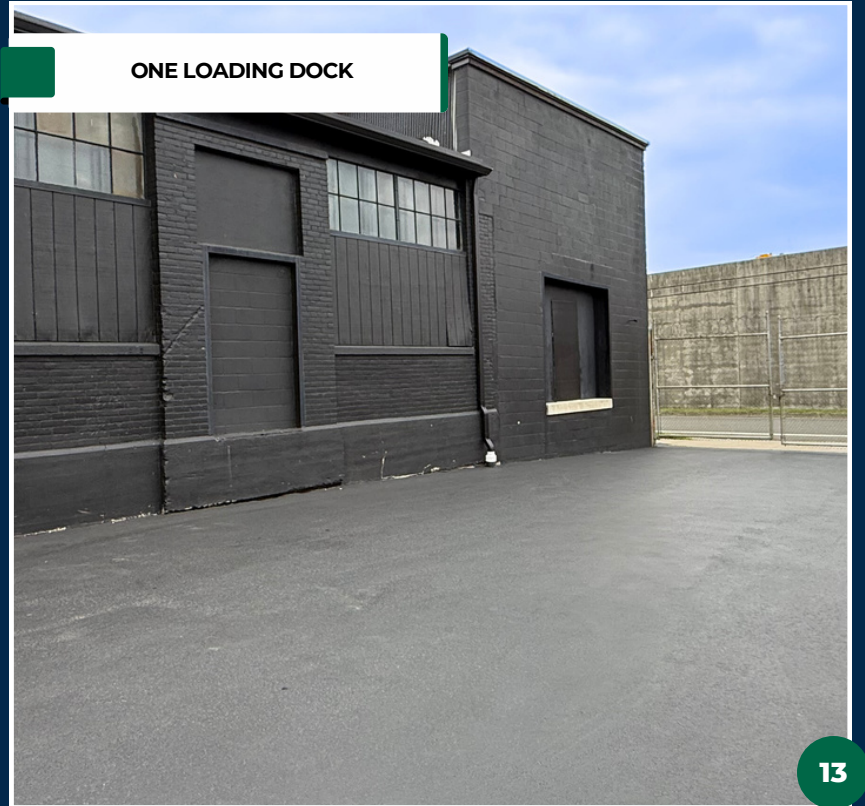
**THREE DRIVE-IN DOORS  
& LOADING PLATFORM**



**THREE LOADING DOCKS  
WITH LEVELERS**



**ONE LOADING DOCK**



**THREE-STORY BUILDING  
CONCRETE FLOORS**



**THREE-STORY BUILDING  
NATURAL LIGHTING**



**THREE-STORY BUILDING  
11' -19' CLEAR CEILING HEIGHT**



**THREE-STORY BUILDING  
MEZZANINE**



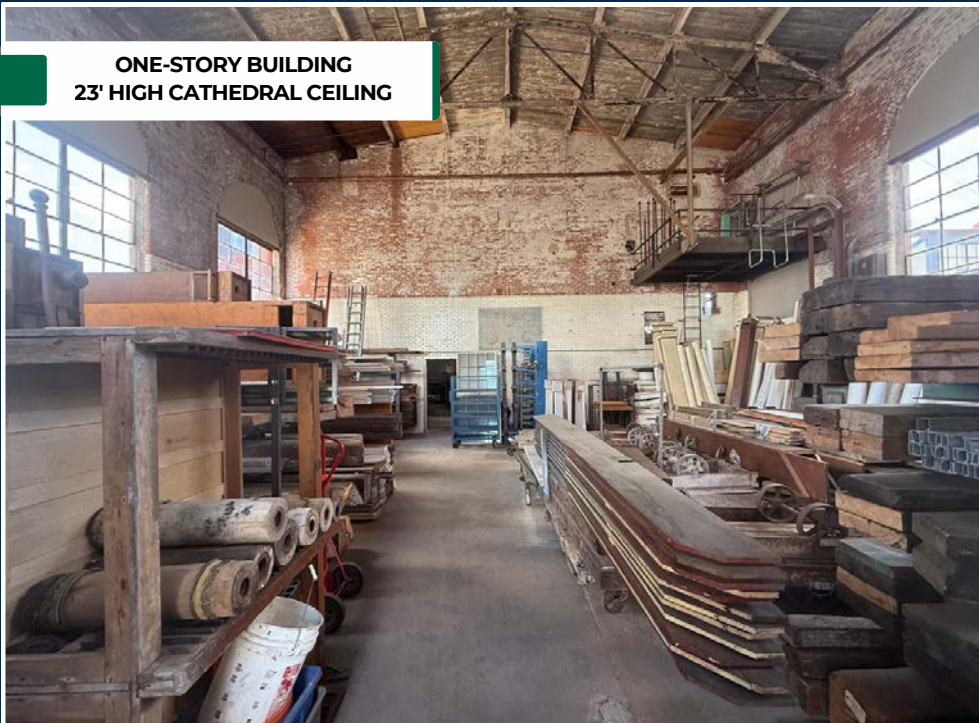
**ONE-STORY BUILDING  
5,253 SF OF SPACE**



**ONE-STORY BUILDING  
STREET LEVEL LOADING**



**ONE-STORY BUILDING  
23' HIGH CATHEDRAL CEILING**



**ONE-STORY BUILDING  
NATURAL LIGHTING**



# CURRENT REDEVELOPMENT PROJECTS IN BRIDGEPORT, CT



**THE AUGUST AT STEELPOINTE HARBOR**

**Location:** 55 East Main Street, Bridgeport, CT, adjacent to the Bridgeport Harbor Marina.

**Status:** Under construction and currently in the pre-leasing phase; projected move-ins and full occupancy are scheduled for May 2026.

**Details:** This \$200 million mixed-use waterfront development, led by Flaherty & Collins Properties in partnership with RCI Group, includes 420 luxury rental apartments and up to 25,000 square feet of ground-floor commercial space. The project features 58 distinct floor plans, with approximately 160 units (38%) designated as workforce housing for middle-income residents.

**Amenities:** The community offers high-end waterfront features, including a resort-style saltwater pool and deck with Long Island Sound views, an indoor/outdoor fitness center with a spin studio and sauna, a co-working lounge, pickleball courts, and a private dog park with a pet spa. Initial confirmed retail tenants include Penny Cha Bubble Tea and Frenchies Coffee Bar.



**BRIDGEPORT SELF-STORAGE (RAILROAD AVENUE)**

**Location:** 1525 Railroad Avenue, Bridgeport, CT.

**Status:** Under construction with the final floor framing completed in late 2025; scheduled for completion in March 2026.

**Details:** This ground-up development, being constructed by PB Brown, consists of a new five-story, 129,247 square foot climate-controlled facility. The project replaces an underutilized site in the RX2 zone and includes small-scale retail space and roughly 50 parking spaces to serve both customers and local neighborhood needs.

**Amenities:** The modern "Class A" facility features high-security systems, a 24-hour access model, multiple loading bays, and a primary facade designed with high transparency to integrate into the surrounding commercial corridor. It is strategically positioned to serve residents and businesses along the I-95 and Railroad Avenue growth corridors.

# RECENTLY COMPLETED REDEVELOPMENTS IN BRIDGEPORT, CT



## CANFIELD PARK AT FAIRFIELD METRO

**Location:** 306 Canfield Ave, near the Bridgeport/Fairfield border and the Fairfield Metro-North train station.

**Status:** Completed in June 2023 and currently leasing.

**Details:** This luxury rental community consists of 300 units across two buildings on the site of a former movie theater.

**Amenities:** It is heavily amenitized with a resort-style pool, a rooftop deck with grill stations, a golf simulator, a music room, yoga studio, pet spa, and more, targeting a higher-end demographic.



## THE WINDWARD APARTMENTS

**Location:** 20 Johnson Street, in the South End of Bridgeport.

**Status:** Phase I is complete and fully leased. Phase II is currently in the pre-construction/closing process, with future phases planned.

**Details:** This project is a multi-phase redevelopment of the former Marina Village public housing complex, focusing on high-quality, energy-efficient, and mixed-income affordable housing. Phase I included 54 units and a health center, while Phase II will add 51 affordable units.



## HONEY LOCUST SQUARE

**Location:** Stratford Avenue between Newfield and Central Avenues in Bridgeport's East End.

**Status:** Nearing completion with the first tenants opened in late 2025.

**Details:** This \$15 million, 35,000-square-foot commercial and retail development by Ashlar Construction consists of two buildings designed to serve as a new civic hub for the neighborhood; notably, it contains no residential units.



## THE KNOWLTON

**Location:** A waterfront location on Bridgeport's Pequonnock River at 305 Knowlton Street.

**Status:** Renovated in 2019.

**Details:** This is a mixed-use adaptive reuse project, converting a former industrial building into 27 artist studios, several galleries, and a unique event venue with a large mural park.



## 1188 MAIN STREET LOFTS

**Location:** Downtown Bridgeport at 1188 Main St.

**Status:** A completed renovation project.

**Details:** This development transformed an existing building into 101 market-rate and affordable studio, one, and two-bedroom apartments, featuring modern amenities and in-unit laundry.



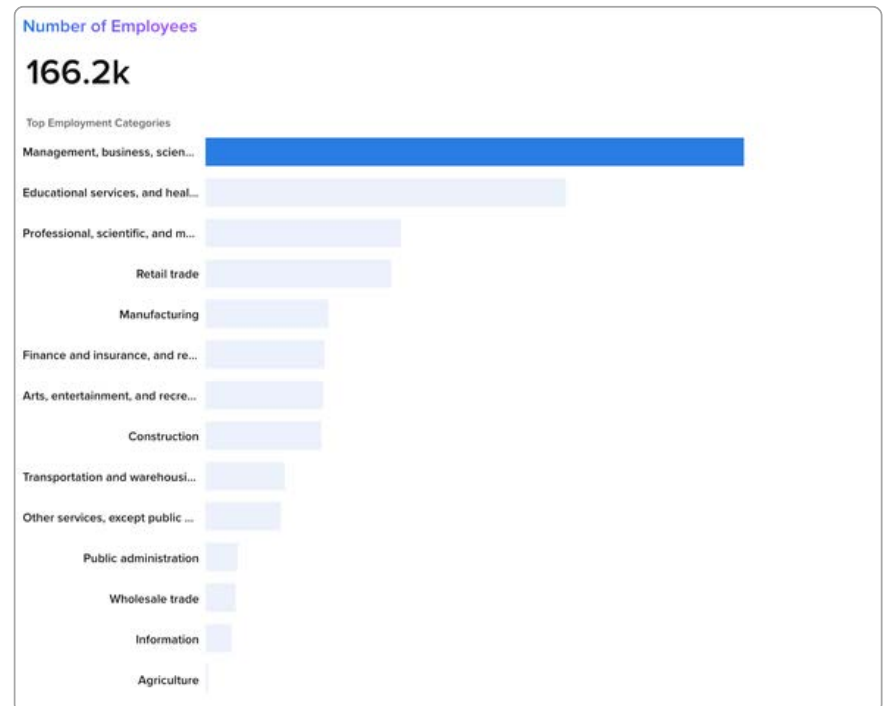
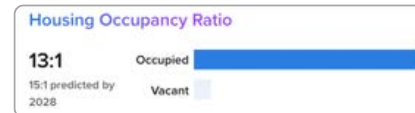
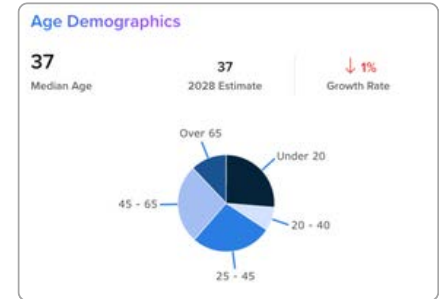
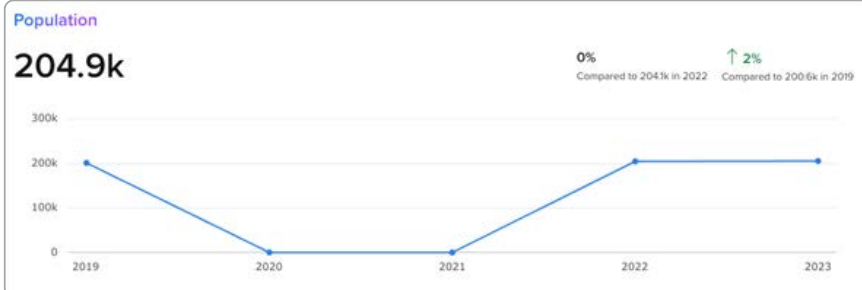
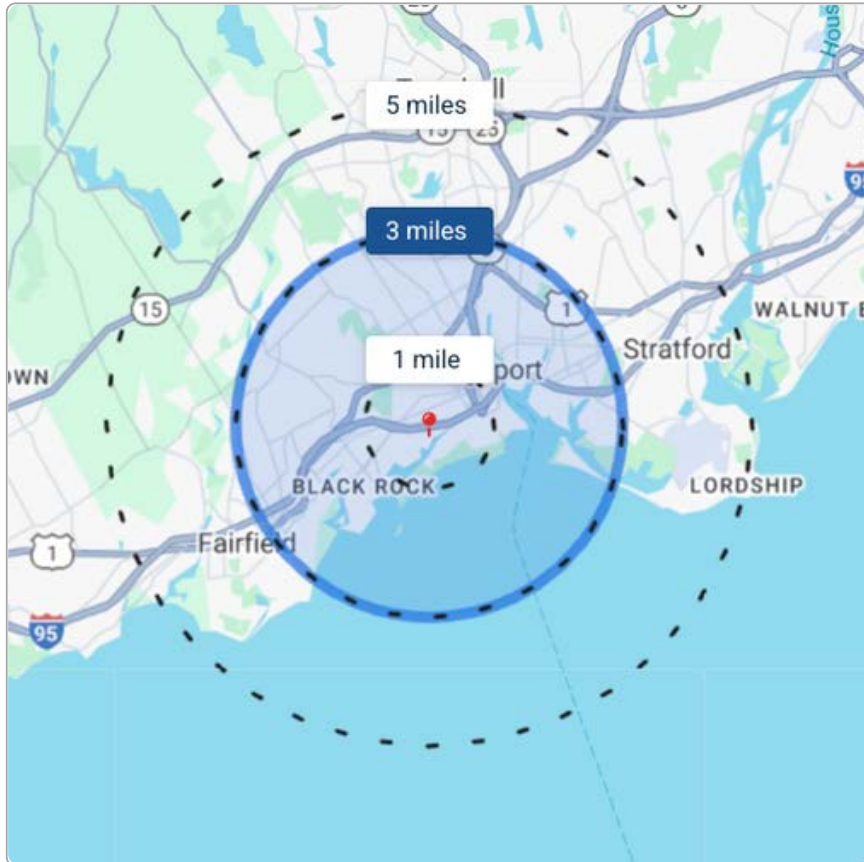
## CHERRY STREET LOFTS

**Location:** The West End neighborhood, along Cherry Street and Howard Avenue.

**Status:** Phase I opened in 2018 with 158 units and a charter school.

**Details:** The project involves the renovation and rehabilitation of historic mill and factory buildings into a mixed-income community.

# DEMOGRAPHICS: THREE MILES



## NEXT STEPS

**1155** RAILROAD AVENUE  
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06605



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



EMAIL BROKER



CALL BROKER

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