

845 E Main Street
Bridgeport, CT
06608



SJHREALESTATETEAM.COM

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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:	\$650,000
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



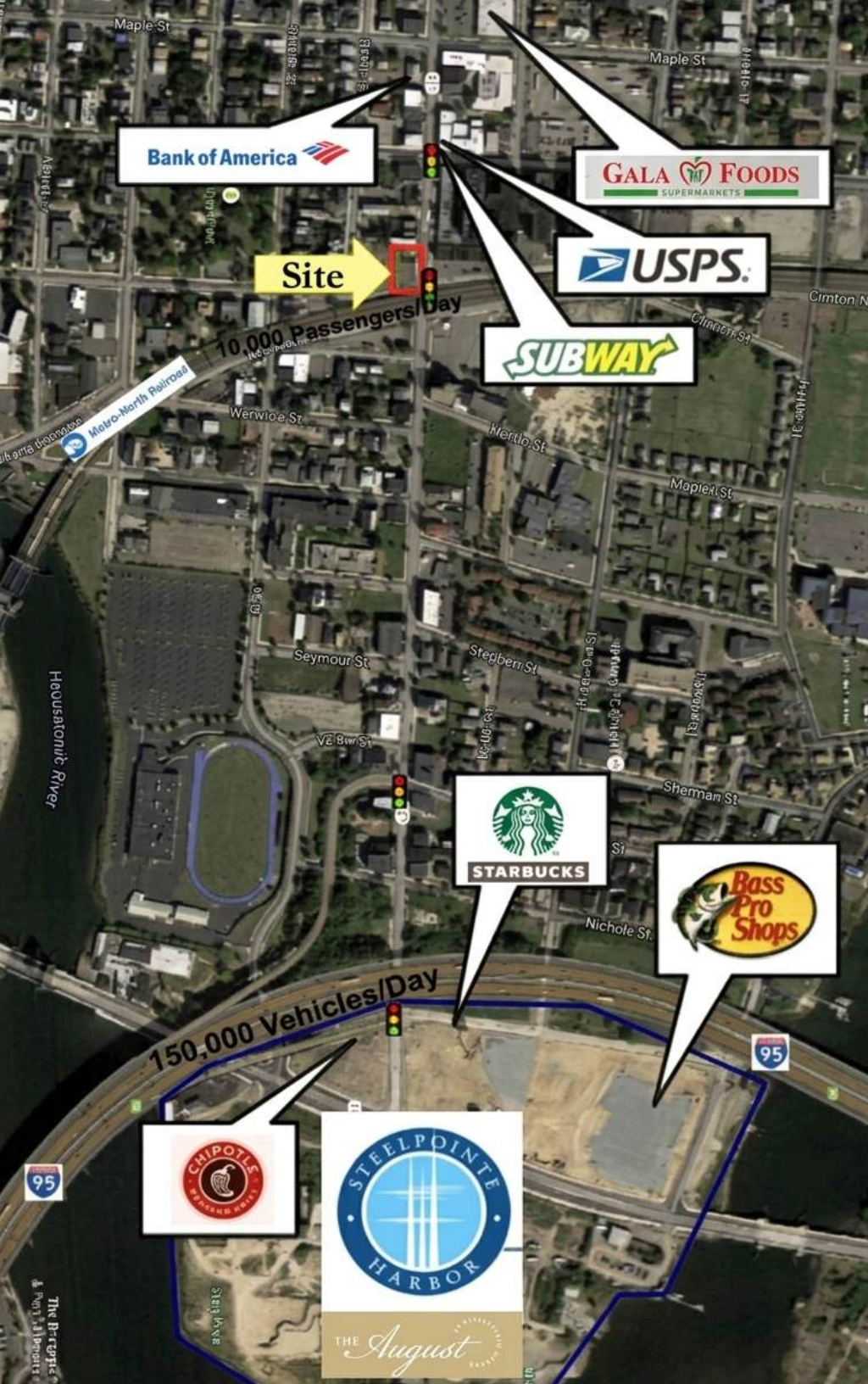
3 Occupied
Units



10 Car
Parking Lot



Near Metro-
North & I-95



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



Restaurants
& Fast Food



Financial
Institutions

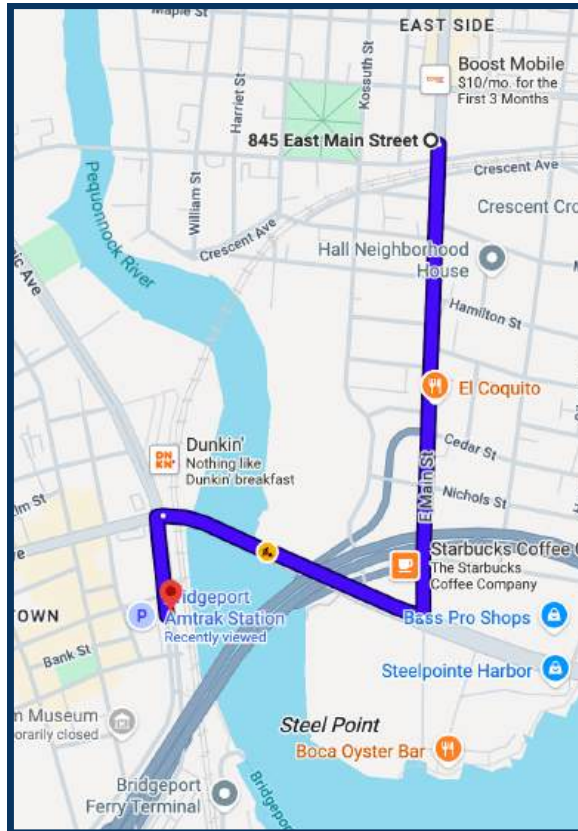


Retail
Stores

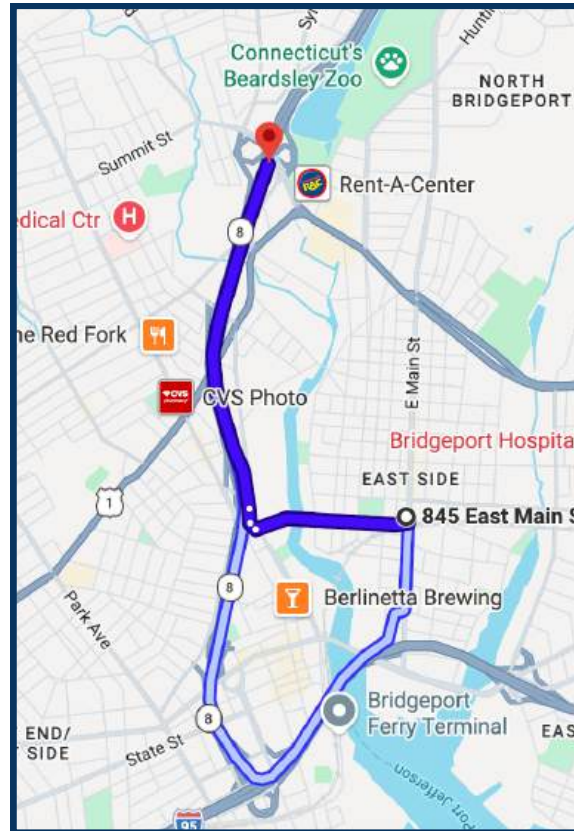


Medical
Facilities

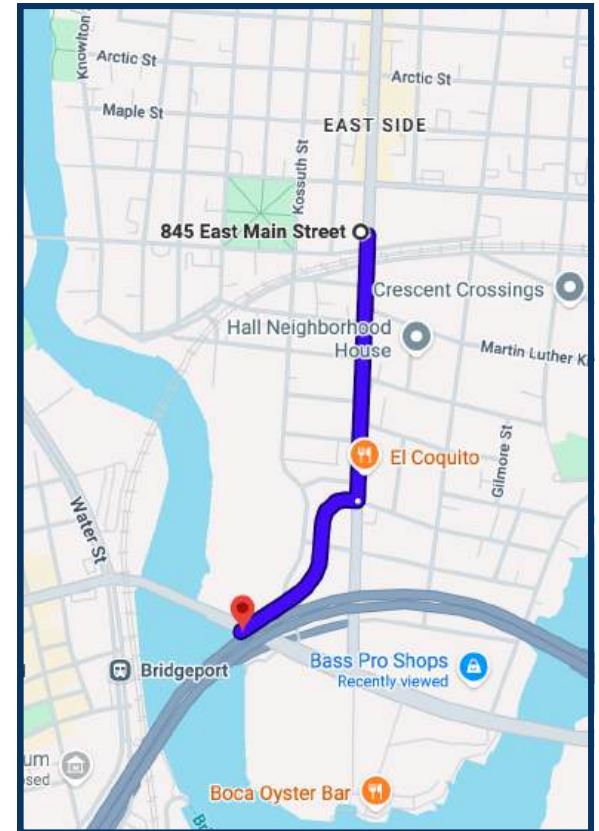
CENTRALLY LOCATED & EASILY ACCESSIBLE



1 Mile from the
Bridgeport Train Station



2 Miles from
Route 8



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

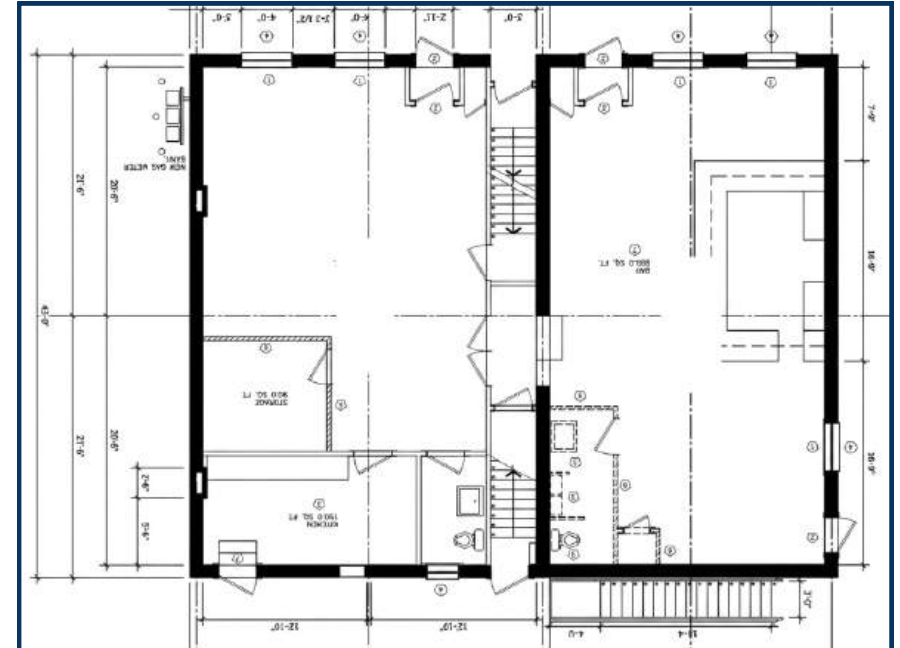
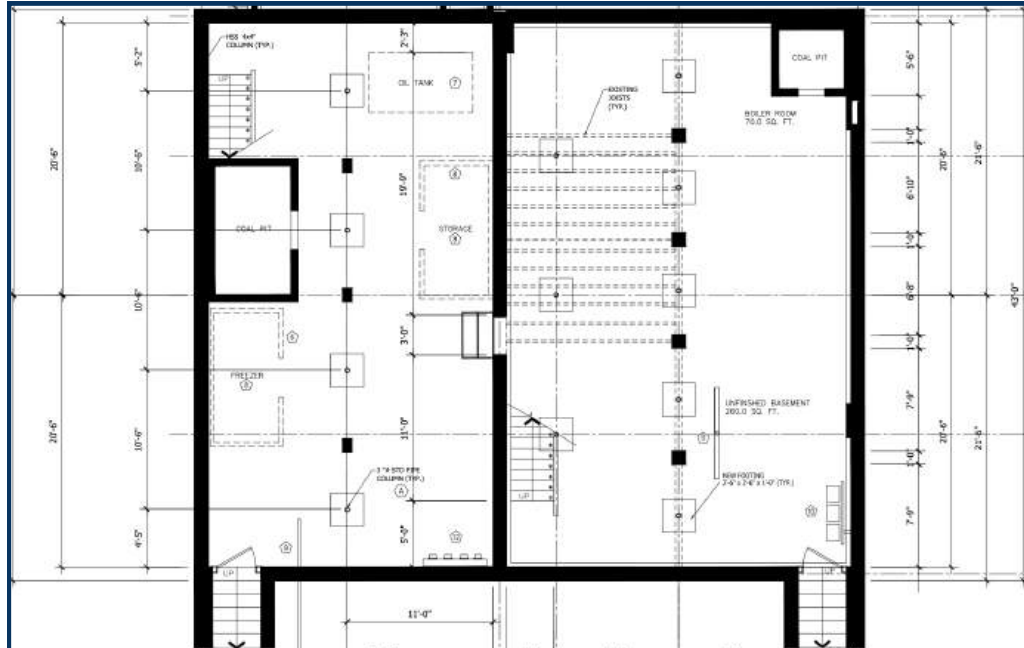
Parcel Map

0.14 Acres

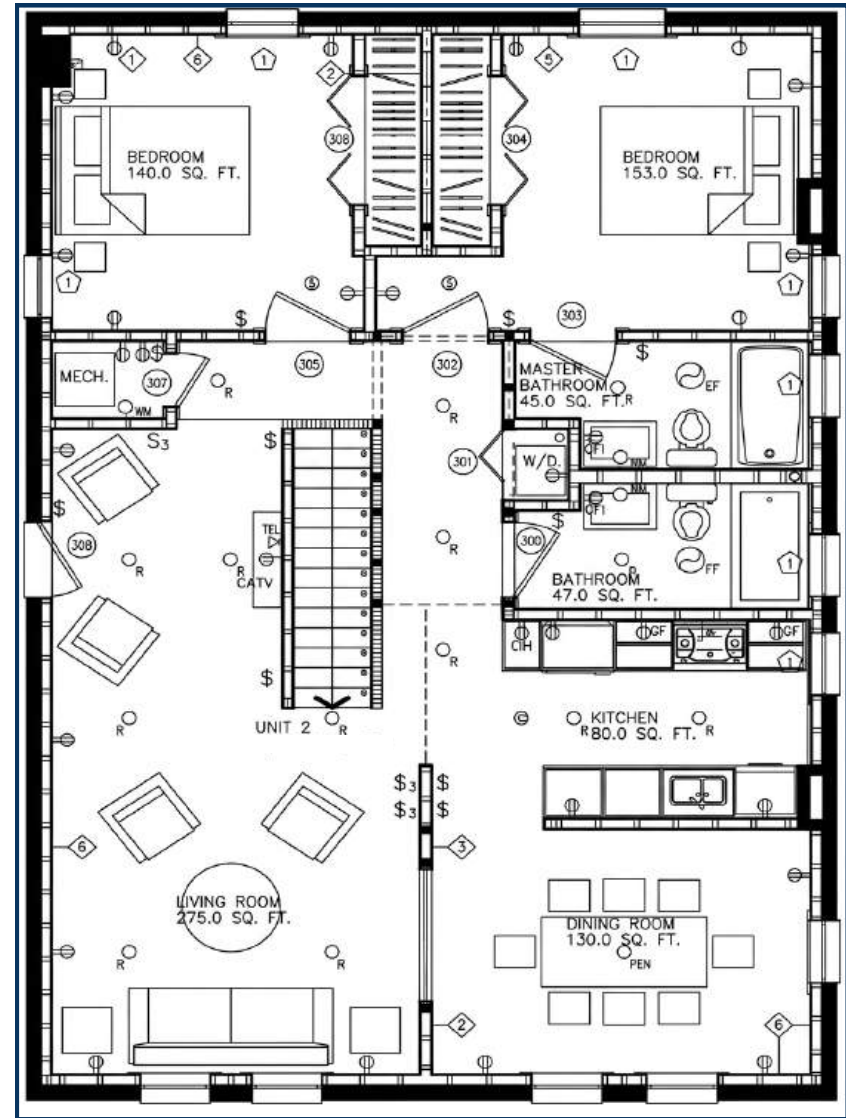
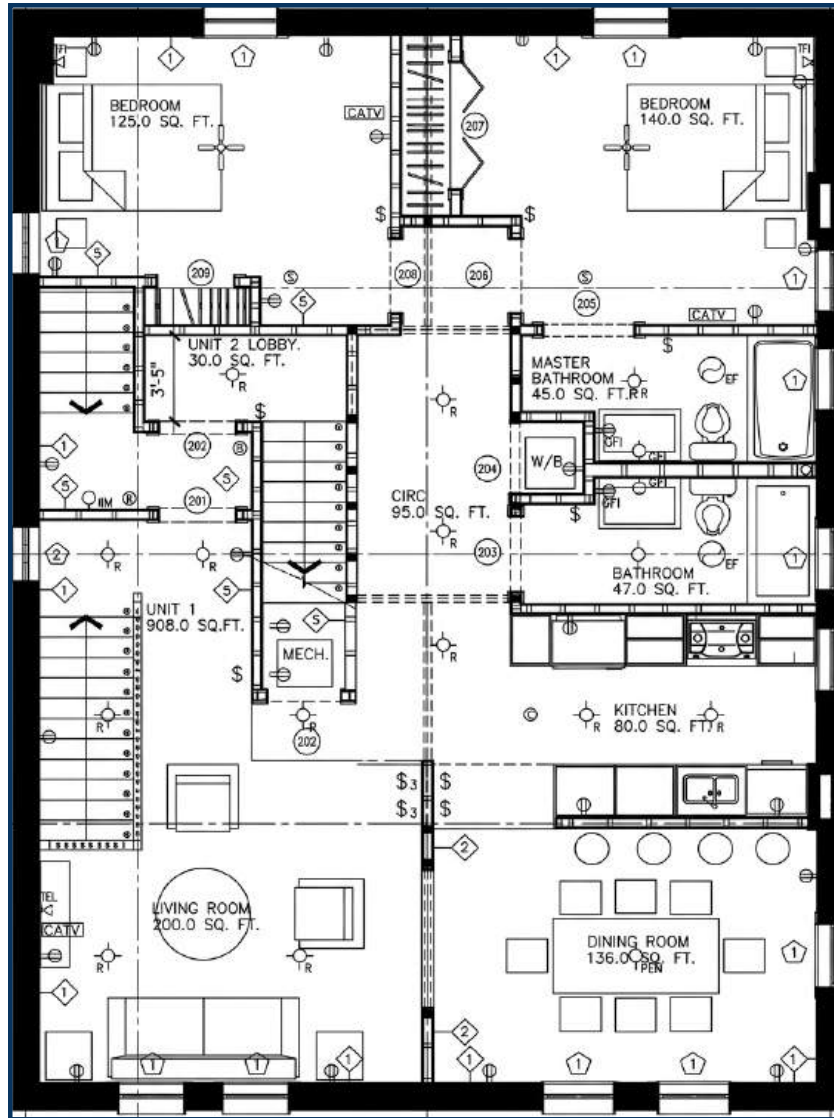




FLOOR PLAN - BASEMENT & FIRST FLOOR



FLOOR PLAN - SECOND FLOOR AND THIRD FLOOR



Common Space



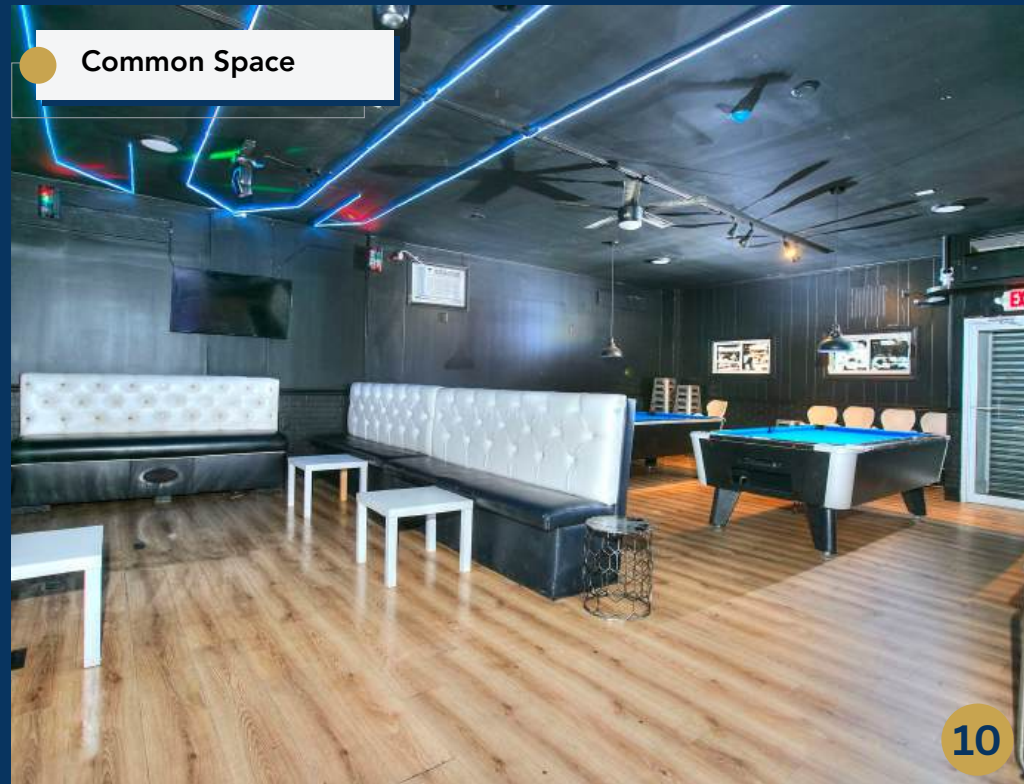
Common Space Bar



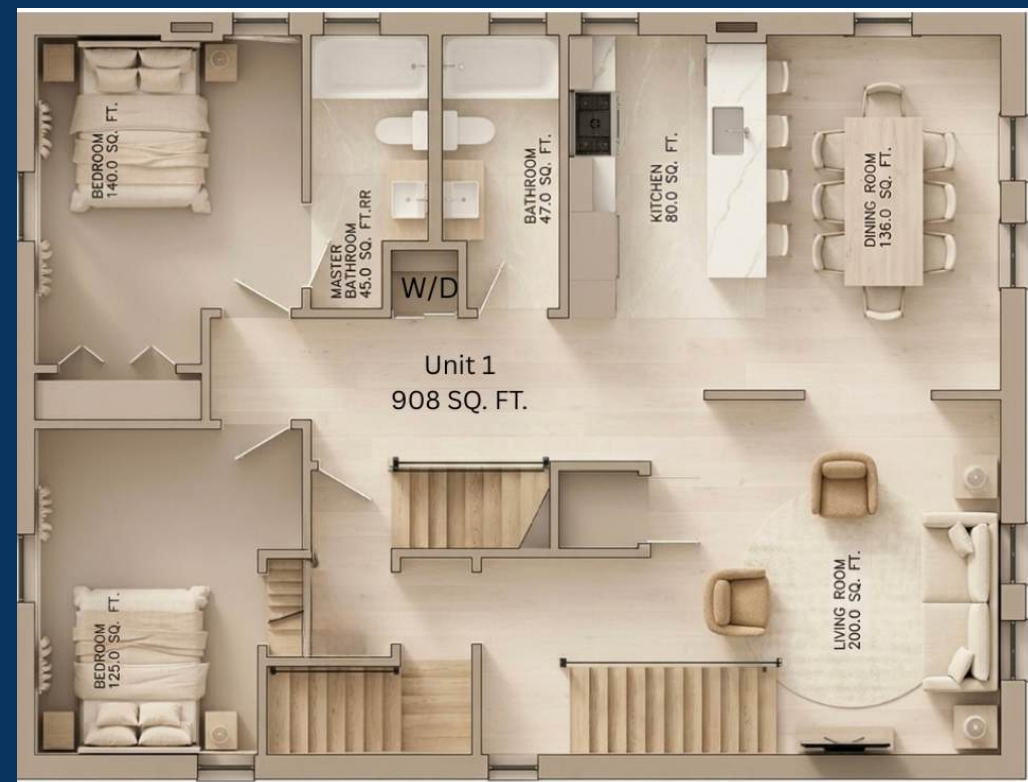
Common Space Kitchen



Common Space



Basement





ABOUT THE AGENT

Khristyna (Christina) Chorna, Real Broker CT, LLC

Real Estate Agent | Investment Property Specialist

Khristyna 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, Khristyna 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.

Khristyna 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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