

# MIXED USE PROPERTY FOR SALE

1086 EAST MAIN STREET, BRIDGEPORT, CT 06608

**KNIG**  
**REALTY**

(959) CALL-KNG



FOR SALE

**\$2,700,000**

SIZE

**8,536 SF | ±0.25 ACRES**

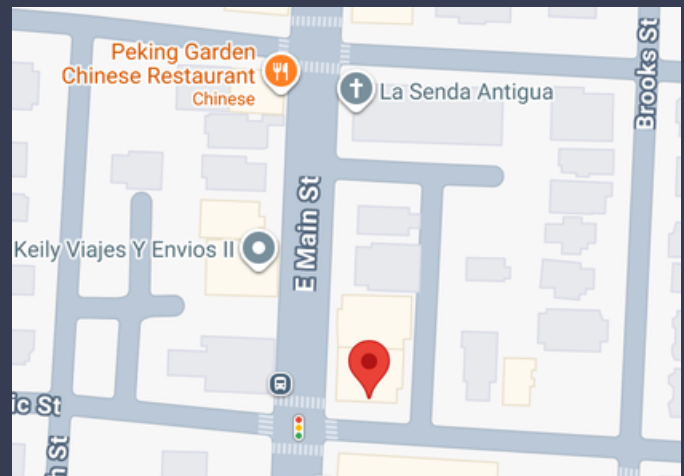
**6 RESIDENTIAL UNITS  
6 COMMERCIAL UNITS  
FULLY RENTED  
VALUE ADD OPPORTUNITY**

## SPACE HIGHLIGHTS

- 12 UNIT BUILDING ON BUSTLING E. MAIN ST
- RESIDENTIAL UNITS BELOW MARKET, EASY TO TURNOVER
- 6 RESIDENTIAL, 6 COMMERCIAL
- IN PLACE EIGHT CAP, PRICED FOR FAST SALE
- LONG TERM STABLE COMMERCIAL TENANTS
- LESS THAN A MILE FROM FROM THE NEW STEELEPOINT DEVELOPMENT

## 3 Year Tax Phase In

**SALE PRICE**  
**\$2,700,000**



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# PROPERTY FACTS

<b>Total Building SF</b>	<b>11,392 SF</b>
<b>Available SF</b>	<b>8,536 SF</b>
<b>Year Built</b>	<b>1910</b>
<b>Ceiling Height</b>	
<b>Parking</b>	<b>No</b>
<b>Stories</b>	<b>3</b>
<b>Construction</b>	<b>Concrete</b>
<b>A/C</b>	<b>None</b>
<b>Zoning</b>	<b>MX1</b>
<b>Heat</b>	<b>Forced Air</b>
<b>Assessment</b>	<b>\$935,940</b>
<b>Mill Rate</b>	<b>43.45</b>
<b>Taxes</b>	<b>\$14,696 subject to phase in</b>



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