

PRICE REDUCTION

430 TUNXIS HILL ROAD
FAIRFIELD, CT
06825



\$520,000 PRICE REDUCTION

Redevelopment Opportunity on Route 58 for Sale Now at \$6,200,000

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **430 Tunxis Hill Road in Fairfield, CT**, now offered at a reduced price of **\$6,200,000—a \$520,000 price reduction**. This **43,824 SF** three-story commercial building on **0.55 acres** spans an entire block and features **200 feet of frontage on Route 58 (Tunxis Hill Road)** with prominent pole signage and additional frontage and access on two side streets with drive-thru access.

The building includes **25 exterior vehicle display spaces**, passenger and freight elevators, a wet sprinkler system, fiber optics, and **two new Trane HVAC units**.

The **first floor** features a **9,456 SF garage** with **25 parking spaces** and a **5,152 SF auto service center**.

The **upper levels** offer **29,216 SF of showroom space**, an employee lounge, a conference room, restrooms, and additional parking on the rooftop.

Redevelopment Potential:

Located in a **Neighborhood Designed Business District (NDD)**, 430 Tunxis Hill Road offers exceptional flexibility for redevelopment. Subject to Fairfield Planning & Zoning approval, a developer could pursue a vibrant mixed-use project with street-level retail or restaurant space and residential or office units above.

Strategically positioned, 430 Tunxis Hill Road is just **1.2 miles from I-95**, **1.6 miles from the Fairfield Black Rock Train Station**, and located directly at a Greater Bridgeport Transit bus stop. Prominent neighboring retailers include TJ Maxx, Stop & Shop, Aldi, and Floor & Décor, ensuring strong consumer traffic and visibility.

This offering presents a rare investment opportunity in prime real estate with significant redevelopment potential.

430 TUNXIS HILL ROAD FAIRFIELD, CT 06825

FINANCIAL INFORMATION

Sale Price:	\$6,200,000
Real Estate Taxes:	\$87,189.56 (2026)

THE SITE

Rentable SF:	34,368 SF
Garage SF:	9,456 SF
Total Building Size:	43,824 SF
Occupancy:	0%
Land:	0.55 Acres
Zoning:	Neighborhood Designed Business District (NDD)
Year Built:	1991
Construction:	Brick/Masonry
Stories:	Three
Tenancy:	Single

FEATURES

Traffic Count:	9,110 Average Daily Volume
Parking:	56 Spaces (25 Covered) + Rooftop Parking
Loading:	Two 10' W x 10' H Drive-In Doors
Ceiling Height:	10' (Service Center)
Amenities:	8' H x 9' W x 21' D Freight Elevator with 3 Ton Load Capacity, Passenger Elevator, 4 Restrooms, Two 1,200 Gallon Above Grade Gasoline Storage Tanks, Wet Sprinkler System, Pole Signage, Fiber Optics

UTILITIES

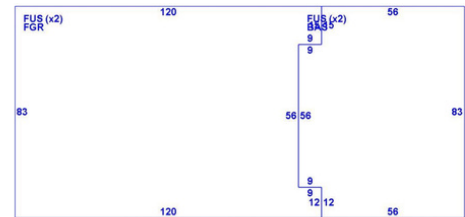
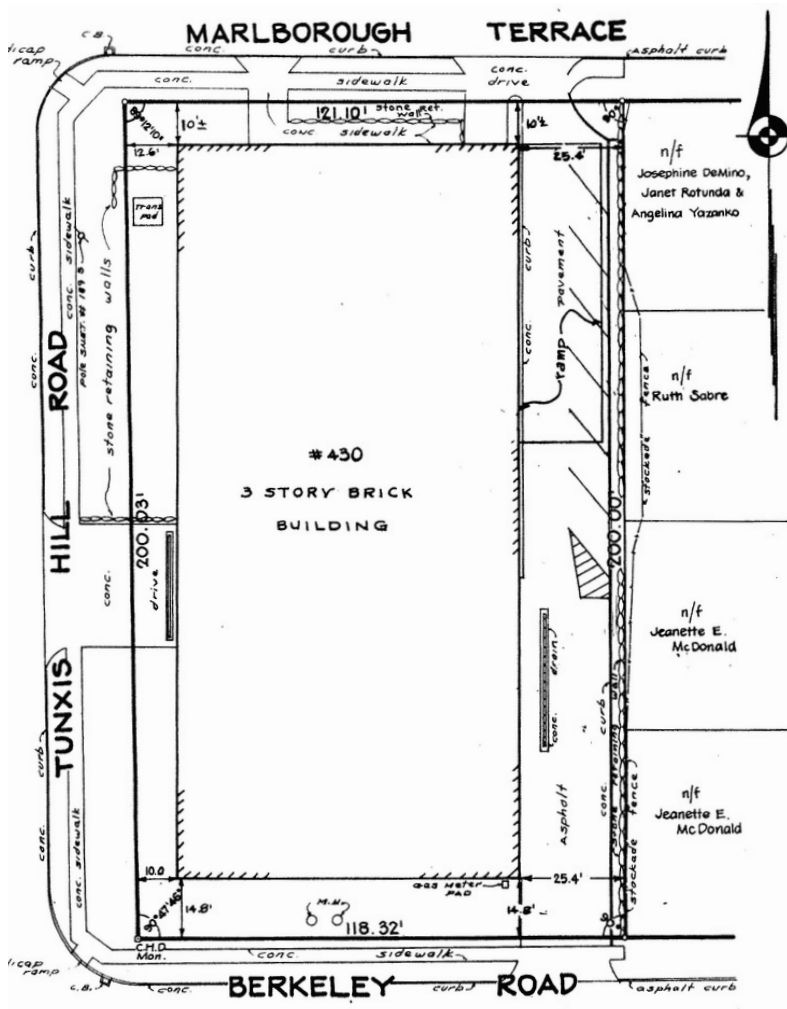
Water/Sewer:	Public Water / Public Sewer
A/C:	Central Air Conditioning
Heating:	Gas
Power:	800 Amps



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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SITE PLAN & BUILDING LAYOUT 43,824 SF ON 0.55 ACRES



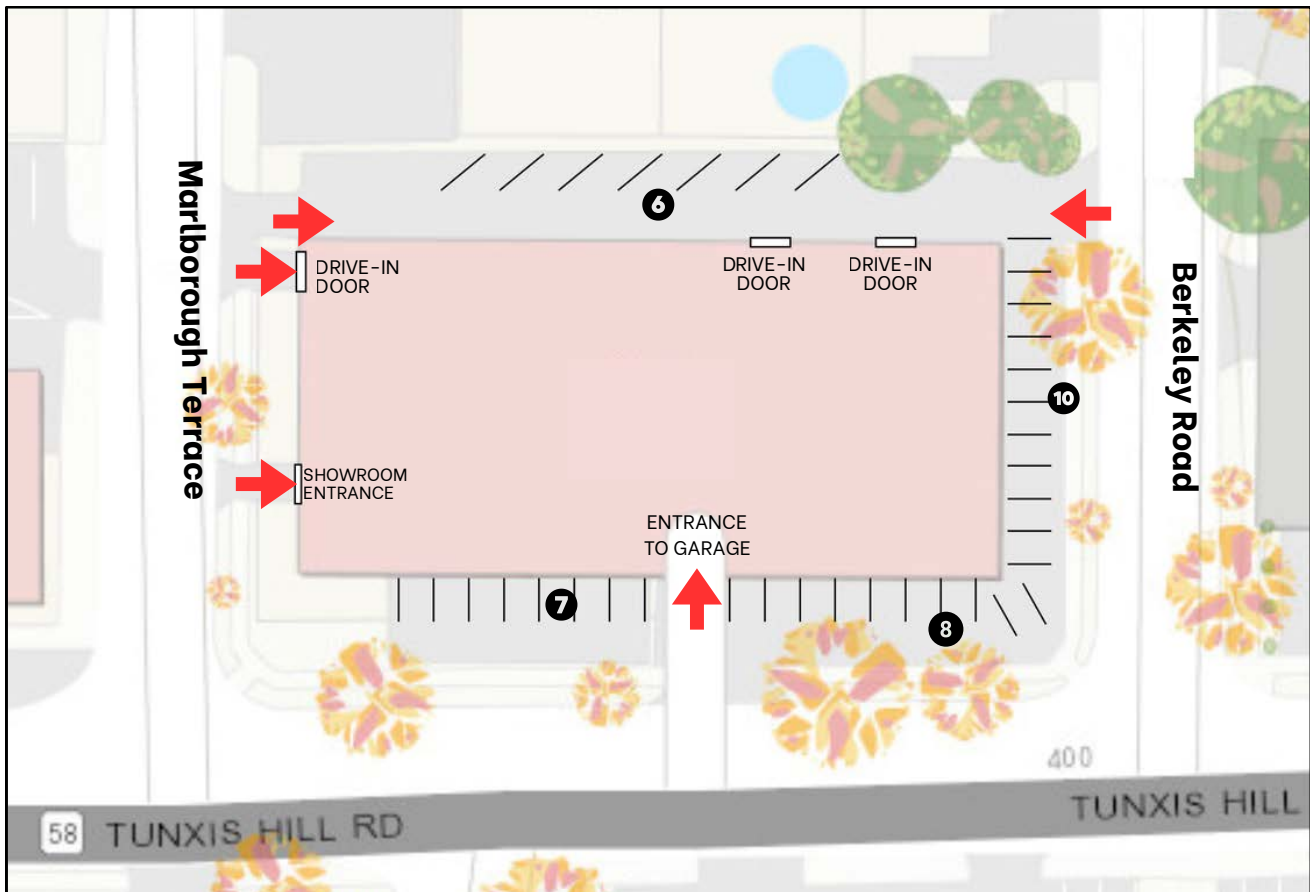
Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	29,216	29,216
BAS	First Floor	5,152	5,152
FGR	Garage	9,456	0
		43,824	34,368

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PARKING PLAN

56 SPACES (25 COVERED) + ROOFTOP PARKING



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