



**Excellent retail, office or medical - 2877 Fairfield Ave Bridgeport, CT**



## About the Space

This retail space is new to the market after being occupied by a veterinary clinic for many years. The Black Rock section of Bridgeport is thriving. Restaurants, businesses, food services and the closeness to the sound make this a vibrant work and residential community with a wonderful vibe. Additionally, 2877 Fairfield Ave is within walking distance to the train station.

The space has a sizeable 28' frontage: it can be used for retail, medical or office. It is ideal for a veterinary clinic, already having plumbing in place and two built surgery suites in the back. The large retail display windows are brand new. Great storefront signage opportunity and wonderful visibility at this site.

Address:	2877 Fairfield Avenue Bridgeport, CT – Black Rock section
Floor:	First, retail
Size:	1,765 SF +/-
Zoning:	MX1
Asking rent:	\$5,000/month plus utilities – Tenant pays for increases in RE Taxes and operating expenses over Base Year
Utilities:	Tenant pays for Utilities
HVAC:	Gas heat and wall A/C units
Availability:	Immediate
Parking:	Street parking and a nearby parking lot serve the property
Signage:	Storefront/building signage opportunity

All information is subject to errors and omissions

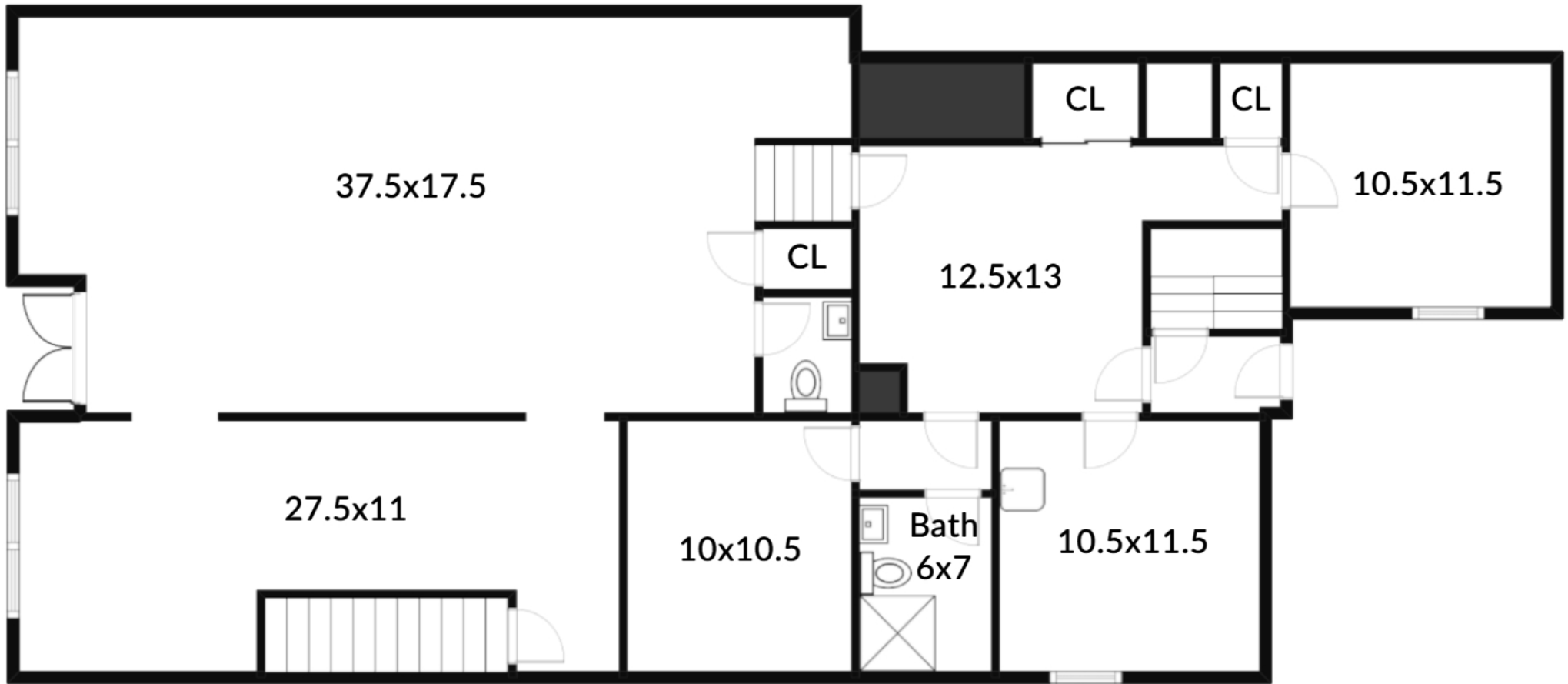




## Interior

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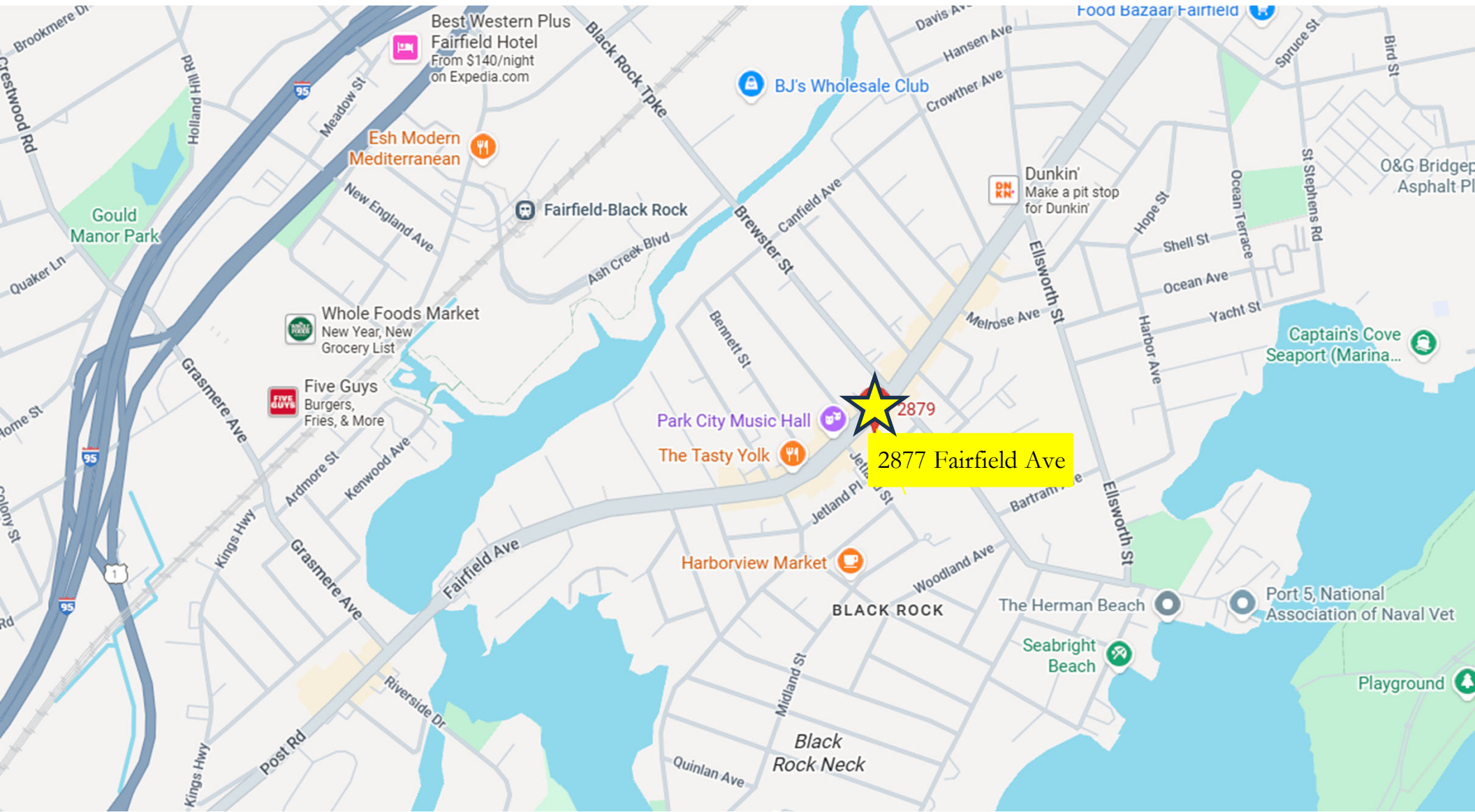




### Floor Plan

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