

The Legal Center

1057-1087 Broad Street
Bridgeport, CT 06604



BROKER:
Jon Angel, President
203.335.6600 | jangel@angelcommercial.com

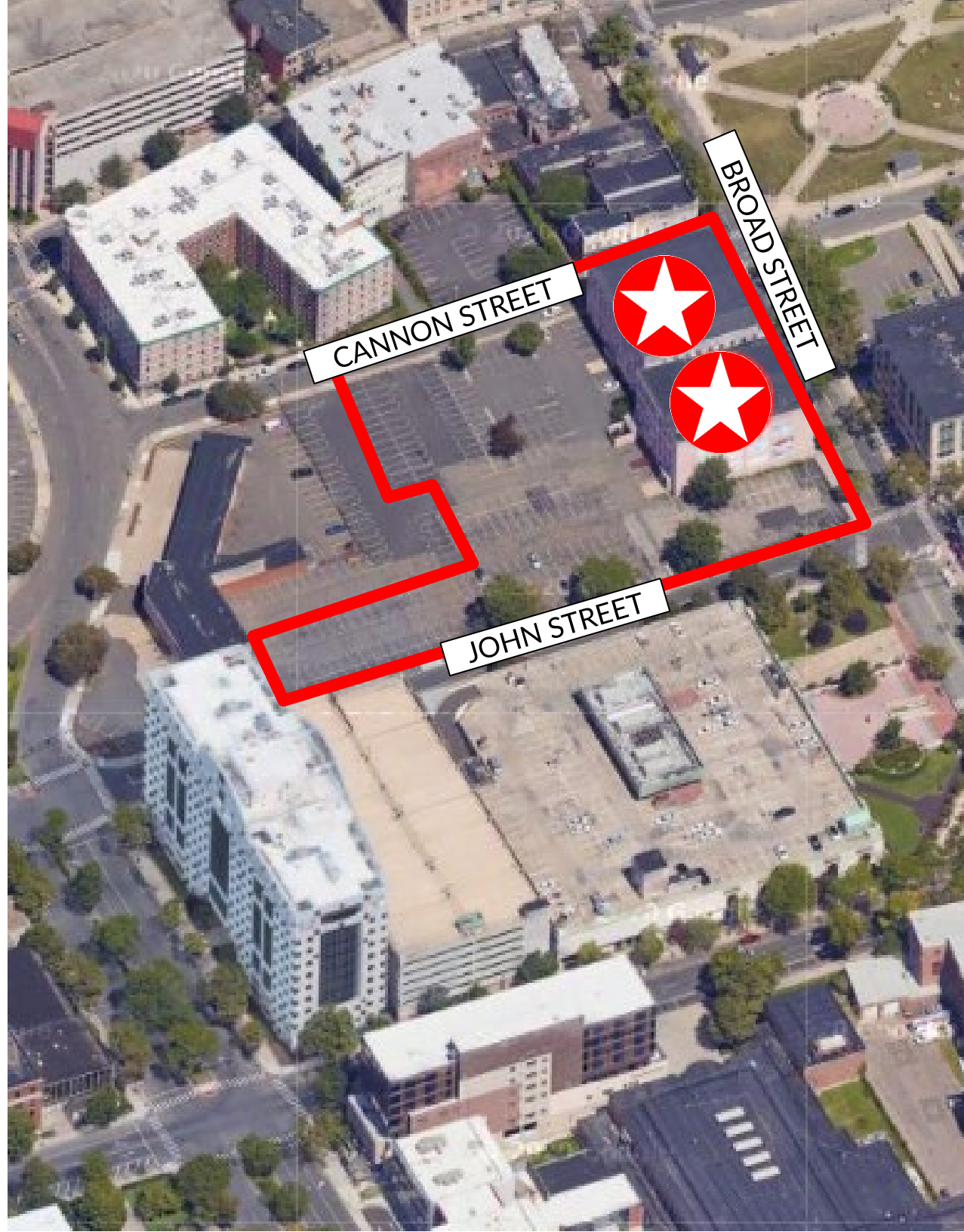
ANGEL 
COMMERCIAL, L.L.C.

THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

INVESTMENT OPPORTUNITY:

Two Adjacent
Office Buildings
& Parking Lot
on
2.34 Acres in a
Designated Opportunity
Zone

SALE PRICE
\$7,100,000



THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

Investment Opportunity: Two Adjacent Office Buildings on 2.34 Acres for Sale in Prime Downtown Bridgeport Location in a Designated Opportunity Zone

In a Designated Opportunity Zone, the Legal Center consists of two adjacent office buildings that provide 82,260 SF of space on 2.34 acres including a private pay gated parking lot. The 2020 Net Operating Income was \$566,044 and the cap rate is 7.97%.

With 275 linear feet of frontage on Broad Street, the properties span an entire city block from John Street to Cannon Street. 1057 Broad Street is a 36,432 SF four-story office building with 4,734 RSF available for lease. 1087 Broad Street is a 45,828 SF four-story brick office building with 1,050 RSF available for lease. Both buildings feature central air conditioning, a wet sprinkler system, common restrooms, a security surveillance camera system, and an elevator.

The Legal Center is conveniently located within walking distance (0.2 miles) from the Bridgeport Train Station and a Greater Bridgeport Transit Bus Stop, and 0.7 miles from I-95 (Exit 27). It is in close proximity to the courthouses and near a brand-new amphitheater, arena, ferry, restaurants, banks, and shopping.

FINANCIAL INFORMATION

Sale Price:	\$7,100,000
Eligibility:	Designated Opportunity Zone
Real Estate Taxes:	\$193,848.46 (2021)
2020 NOI:	\$566,044
CAP Rate:	7.97%

PROPERTY DETAILS

Total Building Size:	#1057: 36,432 SF #1087: 45,828 SF TOTAL: 82,260 SF
Total Space Available:	6,244 RSF
Land:	2.34 Acres
Zoning:	Downtown Core Village District (DVDCORE) & Downtown Transit-Oriented Development Village District (DVDTOD)
Year Built:	1910 & 1926, Fully Renovated Buildings
Construction:	Brick
Stories:	Four
Tenancy:	Multiple

FEATURES

Parking:	276 Surface Spaces
Amenities:	Wet Sprinkler Systems, Handicap Accessible, Elevators, Security Surveillance Camera System

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heating:	Gas

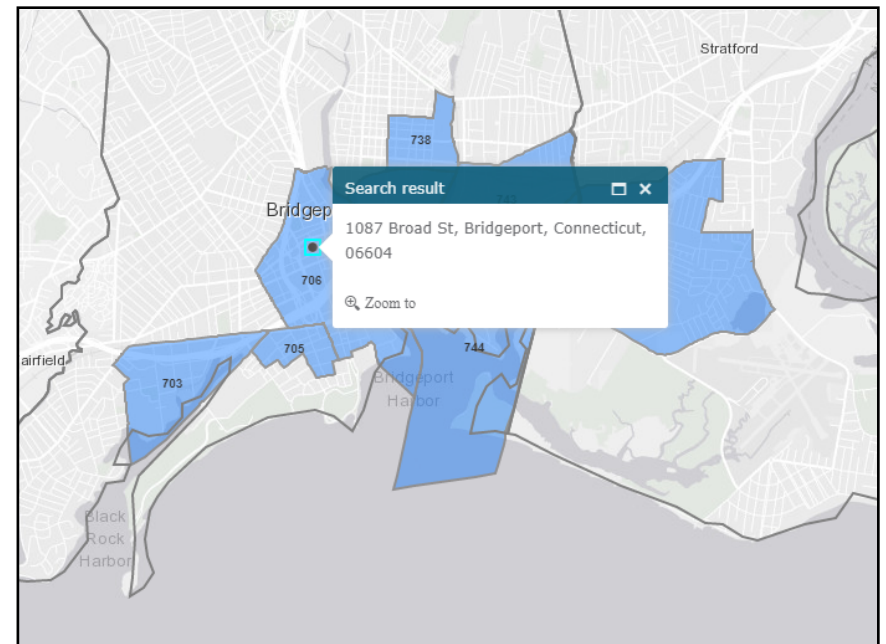
THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

Connecticut Opportunity Zones

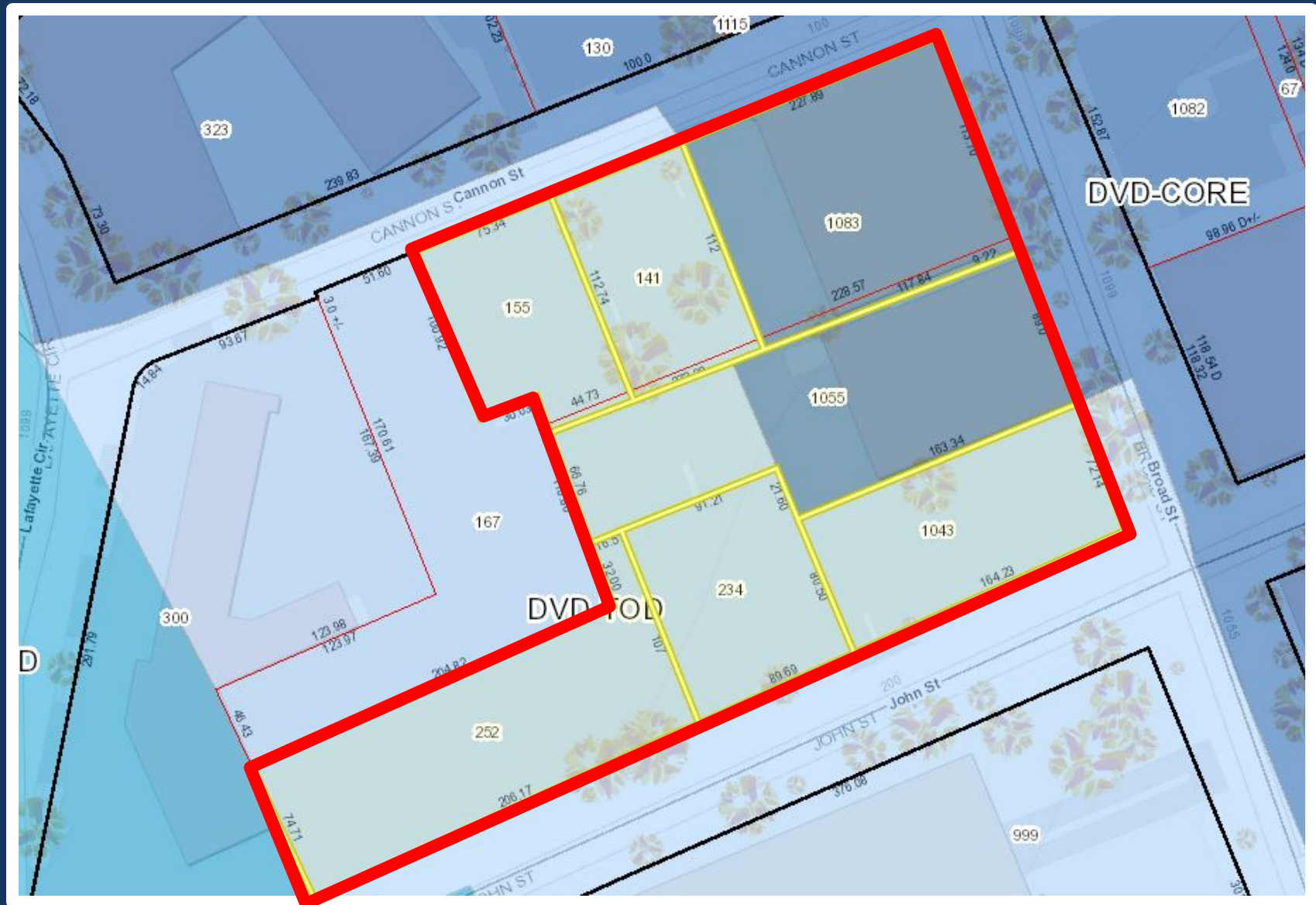


Designated Opportunity Zone

The Legal Center at 1057-1087 Broad Street in Bridgeport, Connecticut is in a Designated Opportunity Zone where private investments, under certain conditions, may be eligible for capital gain tax incentives. [Click here for more information.](#)



Parcel Map



THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

Photo Gallery- Exterior



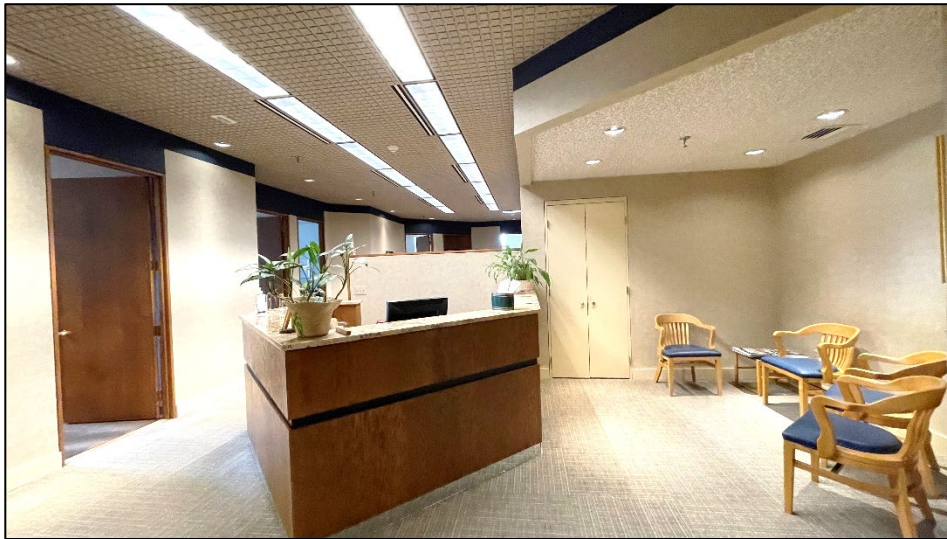
THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

Photo Gallery - Common Areas



THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

Photo Gallery – Leased Office Space



THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

Photo Gallery – Leased Office Space



THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

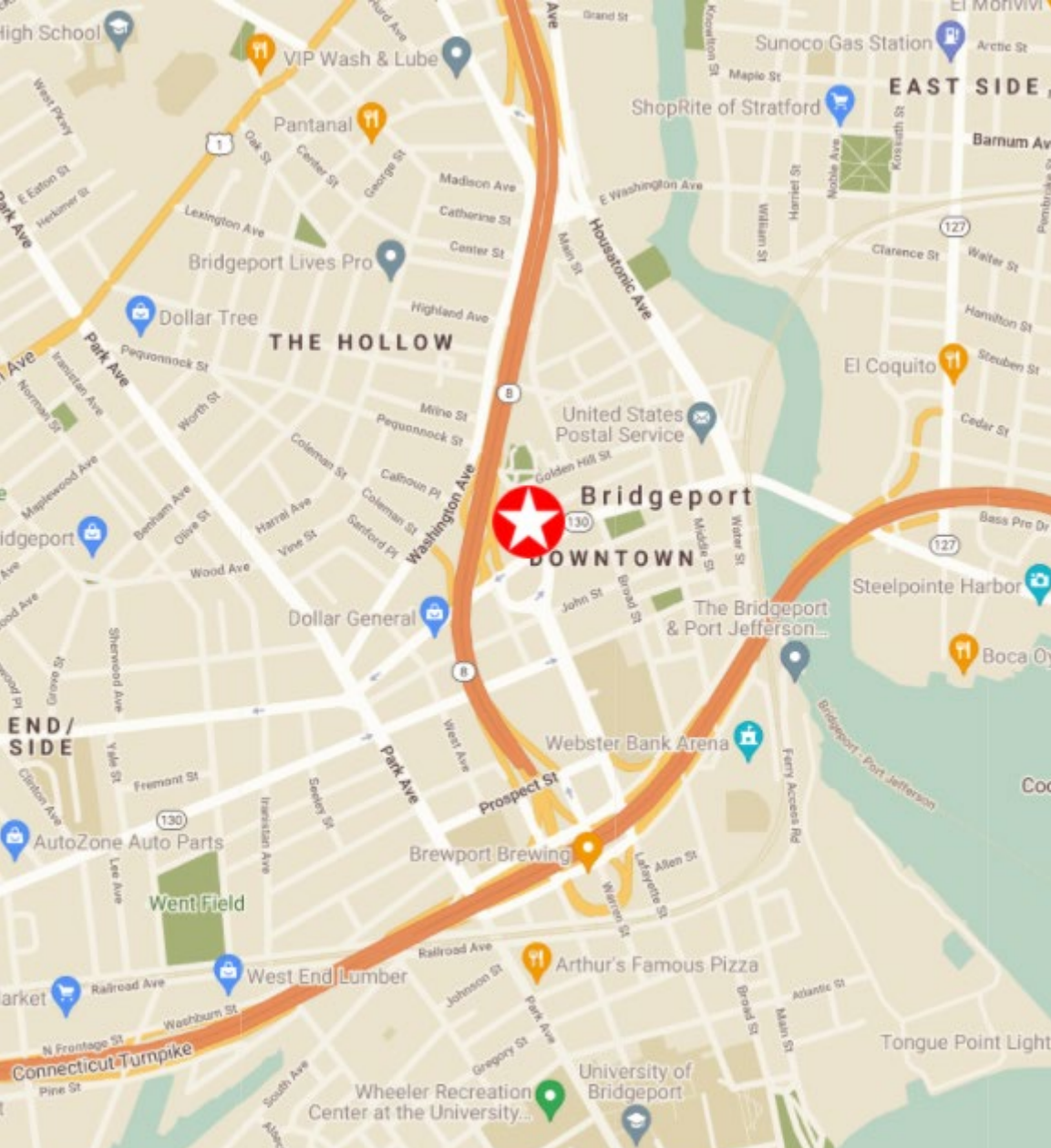
Photo Gallery – Vacant Office Space



THE LEGAL CENTER
1057-1087 BROAD ST.
BRIDGEPORT, CT 06604

Conveniently Located

The Legal Center at 1037-1087 Broad Street is conveniently located within walking distance (0.2 miles) from the Bridgeport Train Station and a Greater Bridgeport Transit Bus Stop, and 0.7 miles from I-95 (Exit 27). It is near the brand-new amphitheater, arena, ferry, restaurants, banks, and shopping.



BROKER:
Jon Angel, President
203.335.6600 | jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

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.