

## For Sale or Lease 251 North Avenue Bridgeport, CT



<b>Location:</b>	Excellent North End. High Visibility Location. Adjacent to Routes 8 and 25.	
<b>Building Type:</b>	Two story brick office building	
<b>Building Size:</b>	5,036 SF +/-	
<b>Land:</b>	.27 Acres +/-	
<b>Space Available:</b>	1 <sup>st</sup> Floor 708 SF \$ 800 per month 2 <sup>nd</sup> Floor 1,210 SF \$1,200 per month Rent includes utilities.	
<b>Layout:</b>	Both floors are demised for smaller uses.	
<b>Parking:</b>	Ample	
<b>Asking Price:</b>	\$425,000	
<b>Contact:</b>	Ralph Michel Vice President	203-454-8700

**Exclusive Agent**