

**SELLER  
FINANCING  
AVAILABLE**



**924 NOBLE AVENUE  
BRIDGEPORT, CT**

**\$350,000  
ASKING PRICE**

## DEAL CONTACT



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# INVESTMENT OVERVIEW

National Multifamily is pleased to present 924 Noble Avenue, a vacant 874 SF office building with an additional 874 SF partially finished basement, located in Bridgeport, Connecticut. Situated on a 0.21-acre lot, the property offers flexibility for an owner-user or investor to occupy, renovate, or reposition the asset. The property will be delivered fully vacant, allowing for immediate use or customization.

Seller financing is available with the property, providing a compelling opportunity to structure favorable acquisition terms. Ownership will consider offers with 25% down at a 6% interest rate, interest only, for a maximum term of two years. This financing structure significantly lowers the barrier to entry and makes the property an accessible acquisition for a wide range of buyers, from owner-users looking to establish a business presence to investors seeking a low-cost entry point into the Bridgeport market.

924 Noble Avenue is well positioned in the East Side neighborhood of Bridgeport, one of the city's most accessible and well-connected areas. The property is situated less than 1.5 miles from Steeplepointe Harbor, Downtown Bridgeport, and the Bridgeport Metro-North Station, which provides direct service to Grand Central Terminal in Midtown Manhattan. The surrounding area benefits from Bridgeport's ongoing revitalization, with new investment continuing to flow into the city's waterfront and commercial corridors. For a buyer seeking a freestanding building with parking on a sizable lot in a market priced well below comparable Fairfield County communities, 924 Noble Avenue represents a straightforward, low-friction opportunity.



# INVESTMENT HIGHLIGHTS & BASE METRICS

## FLEXIBLE SPACE

The property consists of a vacant 874 SF freestanding office building with an additional 874 SF partially finished basement, offering flexibility for a variety of uses. The first floor provides a functional, move-in ready layout suitable for professional, medical, or service-oriented office uses, while the basement offers additional square footage that can be built out to suit the buyer's specific needs. The freestanding nature of the building, combined with its six lined parking spaces, makes it well suited for an owner-user looking to establish or relocate a business. Whether occupied as-is or renovated to a higher finish level, the property provides immediate utility from day one.

## ATTRACTIVE SELLER FINANCING

Seller financing is available, providing buyers with meaningful flexibility in structuring the acquisition. Ownership will review offers with 25% down at a 6% interest rate, interest only, for a maximum term of two years. This structure reduces upfront financing hurdles and allows a buyer to close efficiently without the delays and requirements often associated with conventional lending. For an investor or owner-user looking to move quickly, the seller's willingness to carry financing is a distinct advantage in the current lending environment.

## DEVELOPMENT POTENTIAL

The 0.21-acre site offers the potential for future redevelopment or expansion, subject to local zoning approval. The lot size is generous relative to the existing building footprint, leaving meaningful land area that could support additional construction, parking reconfiguration, or a broader repositioning of the site. Located in the East Side neighborhood with proximity to Downtown Bridgeport and Steeplepointe Harbor, the property sits in a corridor that has seen continued investment interest. Buyers with a longer-term horizon may find the land component alone to be a compelling part of the overall value proposition.



**\$350,000**  
PRICE



**FREE STANDING**  
OFFICE BUILDING



**874**  
1ST FLOOR SF



**0.21**  
ACRE LOT



**6**  
LINED PARKING SPOTS

# LOCATION SUMMARY

## BRIDGEPORT

Located along the Long Island Sound in Fairfield County, Bridgeport is the largest city in Connecticut and the fifth most populous city in all of New England with a 2020 population count of 148,654. It is approximately 60 miles north of Manhattan with access to New York City via car (I-95/Merritt Parkway) or train (Amtrak/Metro-North Railroad). The city also has a port with commercial ferry service to Port Jefferson on Long Island, NY.

The property is located in the East Side neighborhood of the city and is conveniently located less than 1.5 miles from Steelepointe Harbor, Downtown Bridgeport, and the Bridgeport Metro-North Station, providing connectivity throughout Fairfield County and into New York City.

Along with the economic base in Bridgeport itself, residents have easy access to multiple large local business hubs of Stamford (25 Miles), Norwalk (16 Miles), and New Haven (18 Miles).



**60 MILES**  
**NORTH OF MANHATTAN**



**148,654**  
**POPULATION**



**HIGHWAY, TRAIN, & FERRY**  
**TRANSPORTATION HUB**

# PROPERTY OVERVIEW

## ADDRESS

Street	924 Noble Ave
City	Bridgeport
State	CT
Zip Code	06608

## THE PROPERTY

Year Built	1947
Buildings On Site	1
1st Floor SF	874 SF
Partially Finished Basement	874 SF
Lot Size	0.21 Acres
Off-Street Parking	6 Spaces

## UTILITIES

Electric	Single Meter
Heating	Gas FHA System
Central A/C	Yes
Hot Water	Gas
Water	Aquarion
Sewer	City WPCA



# ADDITIONAL BUILDING PHOTOS



# FIRST FLOOR PHOTOS



# BASEMENT & MECHANICAL PHOTOS



National Multifamily Corp. has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchasers may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchases may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by National Multifamily Corp. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expression of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of National Multifamily Corp. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

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## ABOUT NATIONAL MULTIFAMILY

National Multifamily exclusively focuses on the investment sales of multifamily and mixed-use properties. The company is based in New York and was launched by Matt Cawley in 2022. In addition to being licensed in New York, both President Matt Cawley and the company are additionally licensed in the states of Connecticut, Rhode Island, Massachusetts, New Hampshire, New Jersey, Pennsylvania, Colorado, Florida, Georgia, South Carolina, & North Carolina.

