

# MEDICAL/PROFESSIONAL BUILDING FOR SALE

2909 Main Street, Stratford, CT



To arrange a tour contact:  
Randy Vidal | 203-226-7101 Ext 3  
[randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

# 2909 Main Street, Stratford, CT

## FABULOUS OPPORTUNITY *Building Available for Sale*



### PROPERTY DETAILS

**Building Area: 21,462± SF**

**18,900± cars pass daily.**

**Located on a bus route.**

**Stratford Rail Station within walking distance**

**Sale Price: \$2,700,000.**



**Location:** Easy access from I-95 exit 32 and within seven minutes to Merritt Parkway.

## PROPERTY HIGHLIGHTS

- Three story modern professional building.
- 21,462 total square feet on 1.04 acres of land.
- Generous parking and signage.
- Within walking distance to restaurants, banking and the train station.
- The property is an ideal opportunity for medical and professional office uses.
- This professional building was built in 1998 and well maintained.
- Easy access with prominent visibility on Main Street Stratford.



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<b>Building Info:</b>				<b>Utilities:</b>
<b>Total Bldg. Sq. Ft.:</b>	21,462 sft	<b>Sprinkler:</b>	Yes. Wet system	<b>Volts:</b> 480
<b>Available Sq. Ft.:</b>	14,485 sft	<b>Heating Type:</b>	Gas Hot Air	<b>Amps:</b> 800
<b>Min. Avail. Sq. Ft.:</b>	6,148 sft	<b>AC Main Bldg:</b>	Yes	<b>Water:</b> City
<b>Max. Avail. Sq. Ft.:</b>	8,337 sft	<b>AC Office:</b>	Yes	<b>Sewer:</b> City
<b>Number of floors:</b>	3	<b>Construction:</b>	Masonry	<b>Gas:</b> SCG
<b>Roof:</b>	Built Up	<b>Year Built:</b>	1998	
<b>Fiber Optic:</b>	Yes	<b>Elevator:</b>	Yes	
<b>Asking Sale Price:</b>	\$2,700,000	<b>Parking:</b>	72	
<b>Tax Assessment:</b>	\$3,032,000	<b>Acres:</b>	1.04	
<b>Taxes:</b>	\$120,698	<b>Zoning:</b>	CA	
<b>Asking Lease Rate:</b>	\$20.50 psf + utilities			
<b>Lease Terms:</b>	Gross plus utilities			
<b>Occupancy:</b>	Immediate			
<b>TI Allowance:</b>	Yes			



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**SIOR** Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC

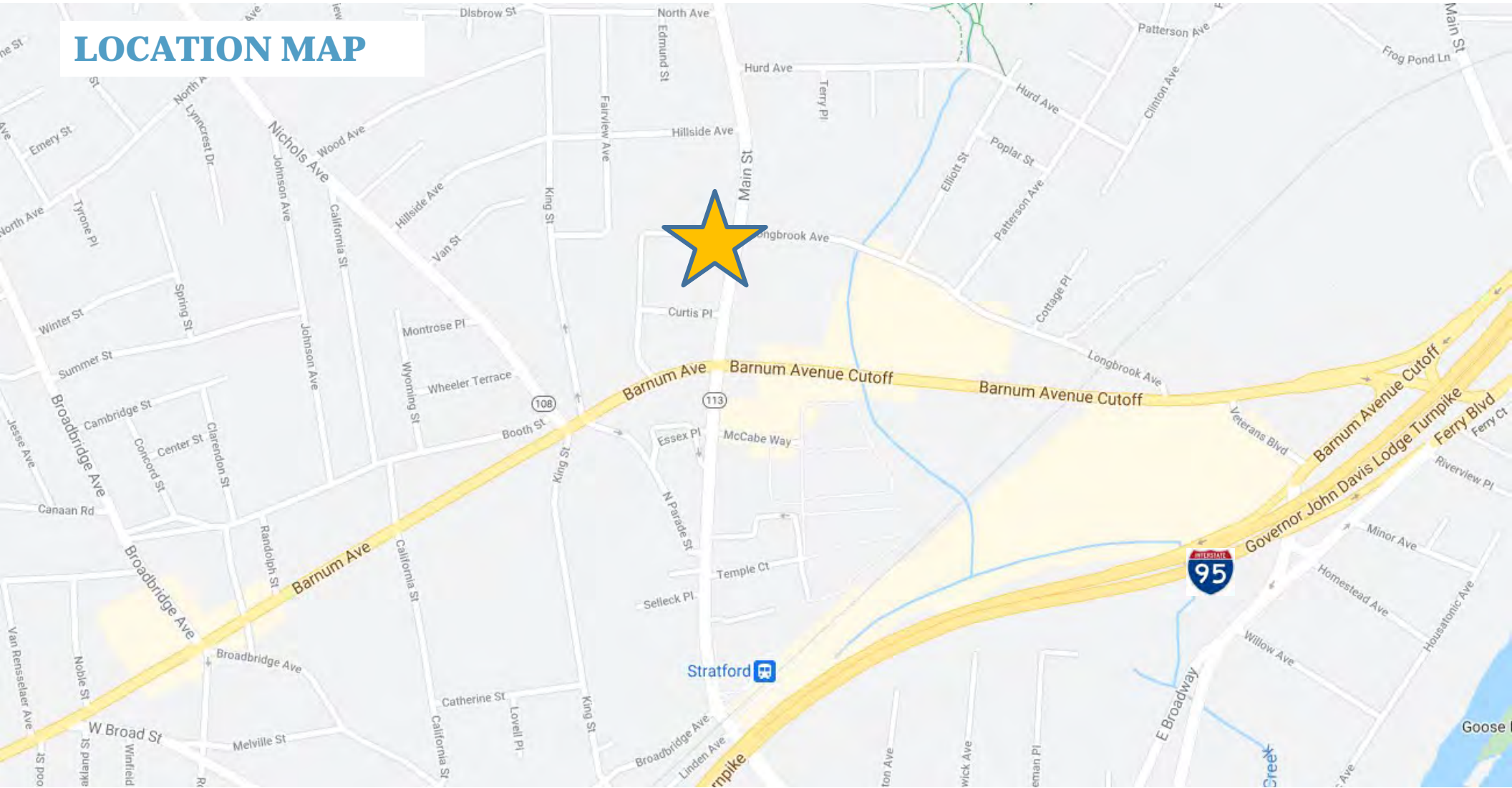


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## LOCATION MAP



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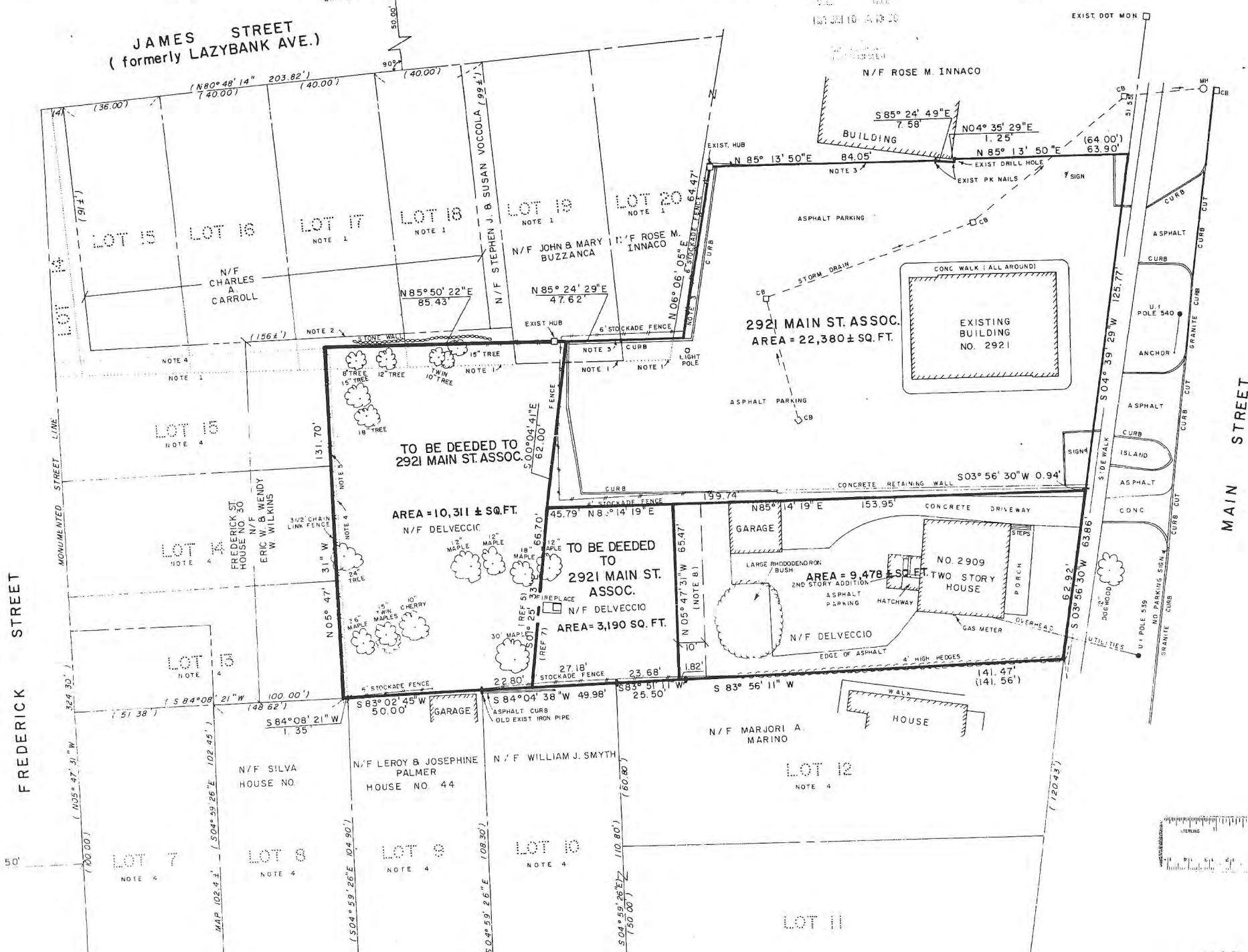
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#2739

JAMES STREET  
(formerly LAZYBANK AVE.)



- REF.
1. MAP "LAZYBANK" CURTISS THOMPSON ESTATE DATED JUNE 1905
  2. DEED OF BEDELL TO CARROLL, LOTS 16, 17, 18, EAST 36' OF LOT 15 - MAP "LAZYBANK", VOL. 54 PG. 704, DATED JUNE 20, 1983
  3. MAP FOR MATTHEW VETRO BY FULLER & CO. DATED OCT 22, 1974, S.L.R. NO. 1906
  4. MAP "CURTIS AND LILLINGSTON" DATED SEP. S.L.R. NO. 173
  5. DEED: FALCIONI TO DELVECCIO, VOL. 420, PG. 1 DATED DEC 13, 1965
  6. SURVEY MAP FOR FRANK DELVECCIO, DATED
  7. DEED - HEMMENT TO DELVECCIO, VOL. 232, PG. 4
  8. AREA RESERVED FOR POSSIBLE FUTURE CONVI FROM DELVECCIO TO 2921 MAIN ST





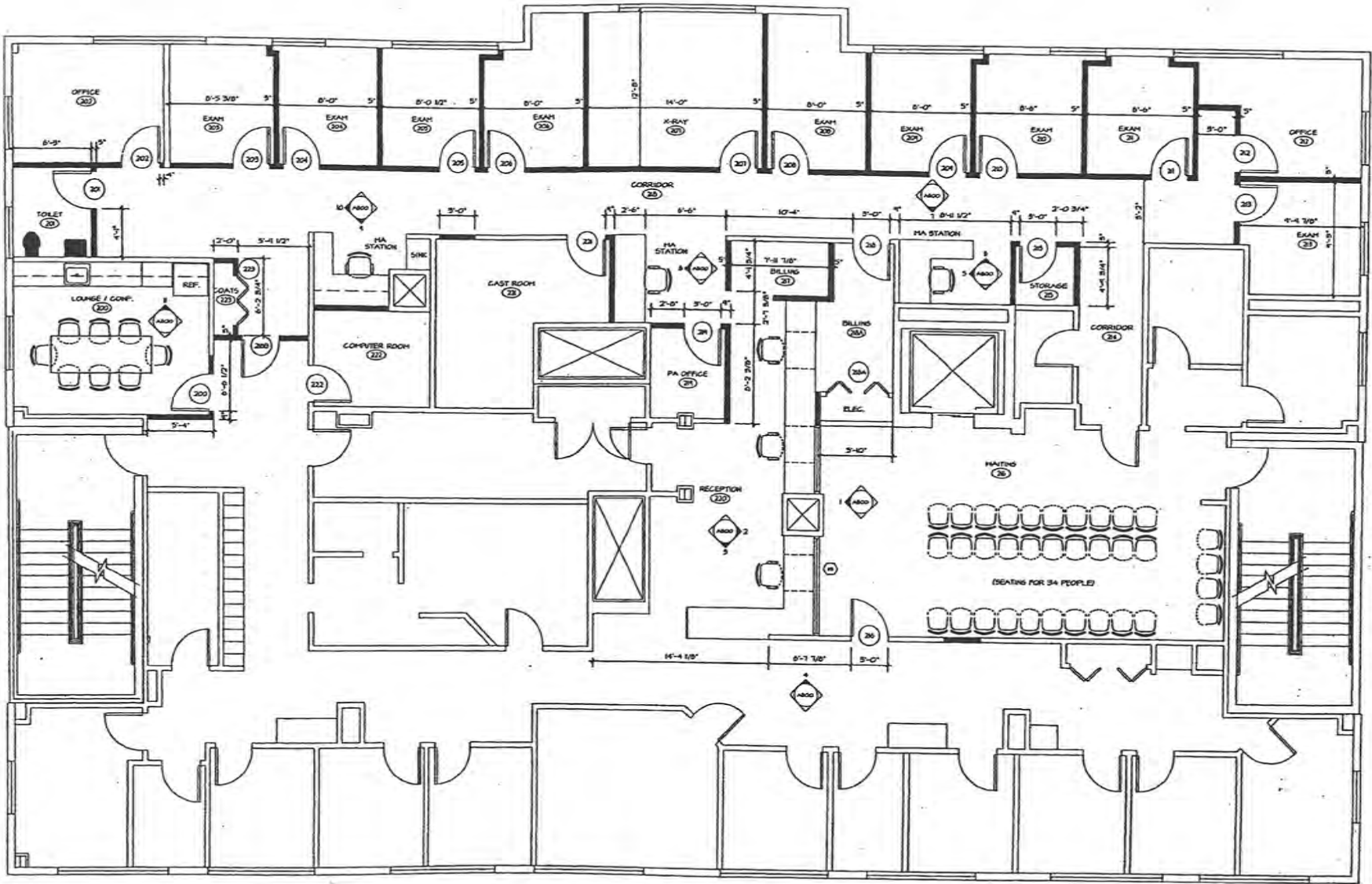


EXHIBIT A

1 SECOND FLOOR PLAN  
1/4" = 1'-0"

8337 sq ft

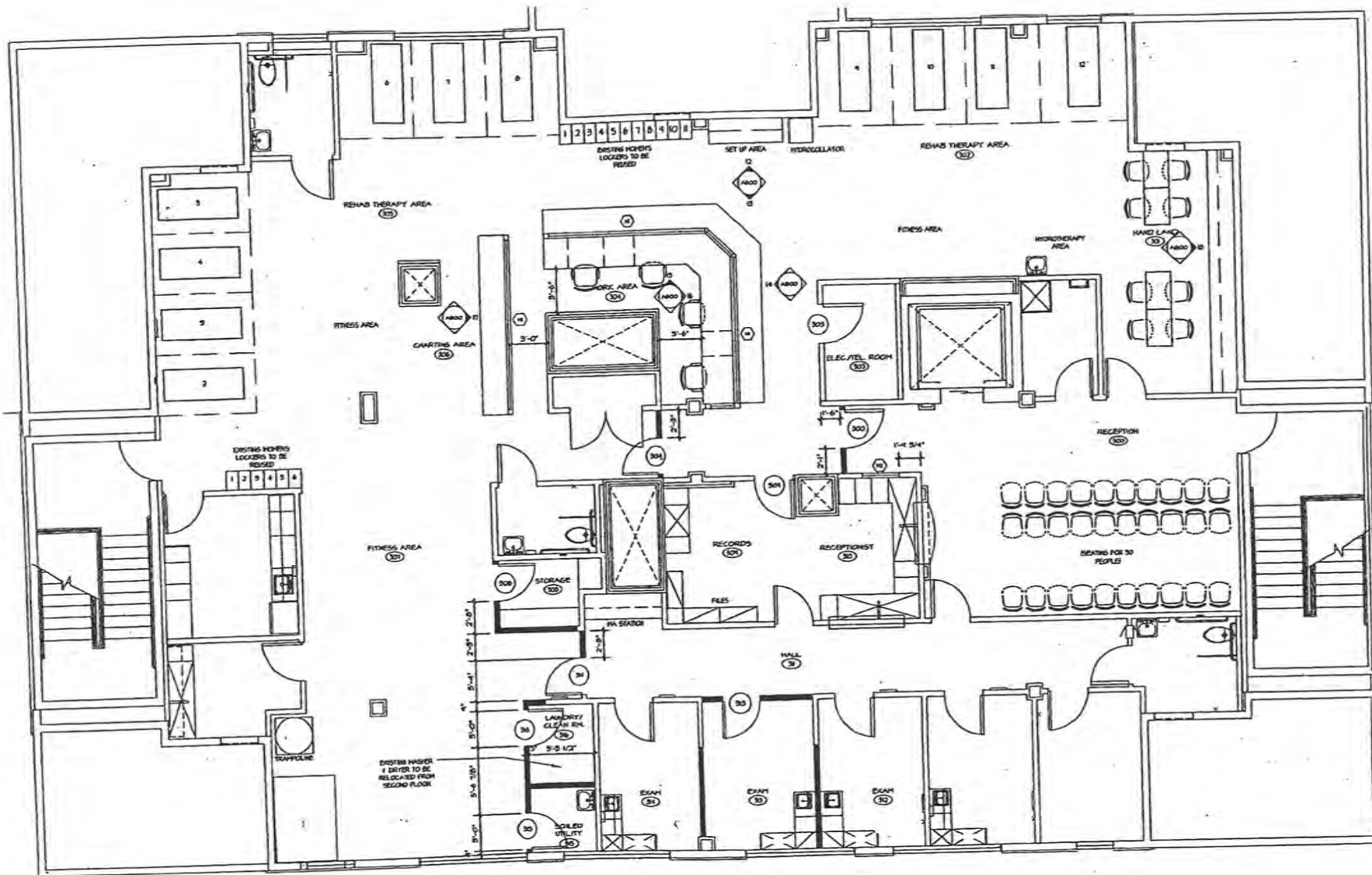
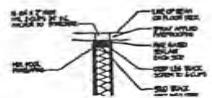


EXHIBIT A

① THIRD FLOOR PLAN  
1/4" = 1'-0"

6148 59 fl

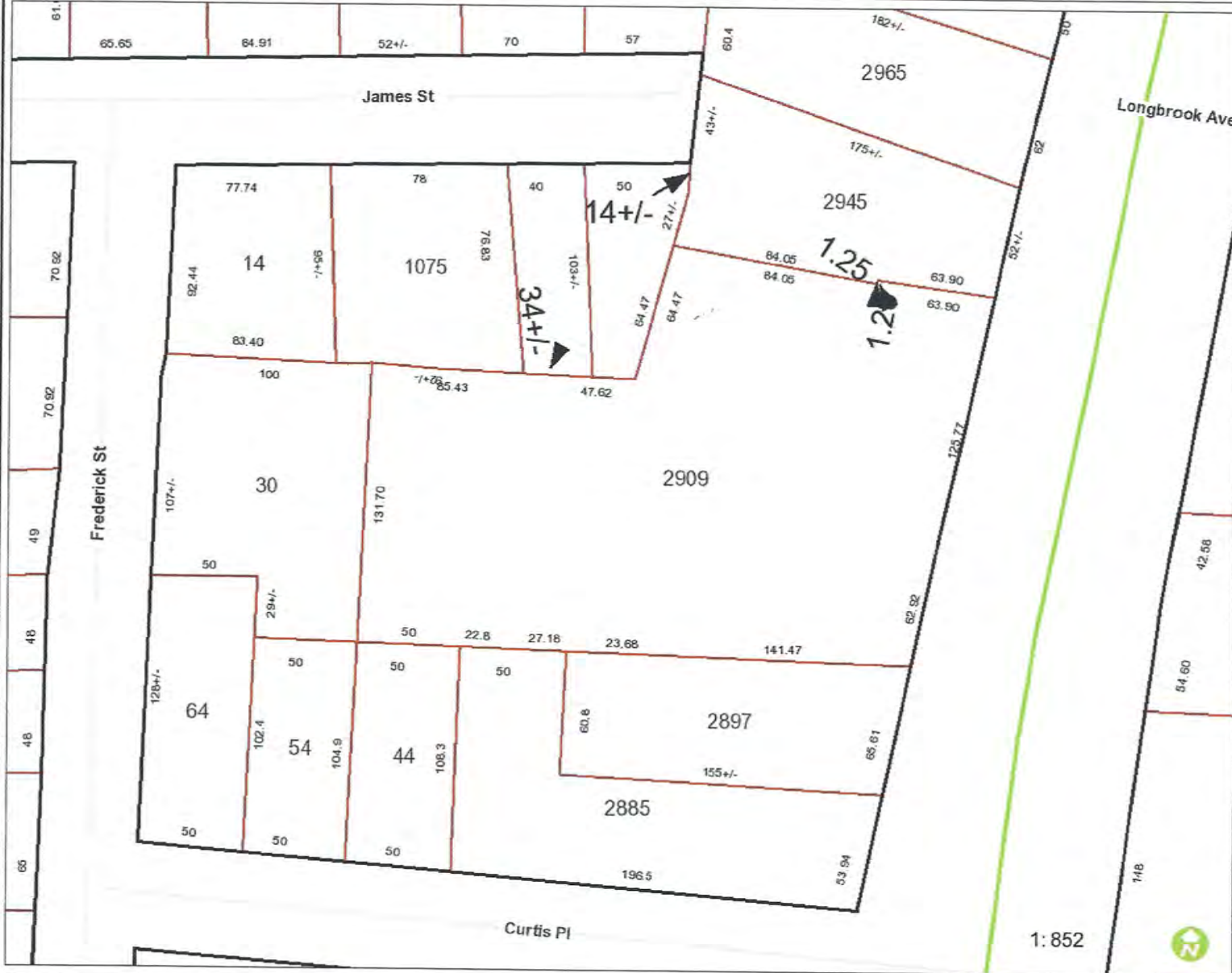
- GENERAL NOTES**
- FOR ARCHITECTURAL LEGENDS, ABBREVIATIONS, SYMBOLS, NOTES AND FINISH REQUIREMENTS AND ACCESSORY FINISHING REQUIREMENTS REFER TO SHEET 600.
  - ALL GRID HALLS ARE SHOWN AS ROOM 500 DIMENSIONS IN THIS FINISH NOTE.
  - FOR HALL TYPES AND PARTITION NOTES REFER TO SHEET A02.
  - HLL STD AND 60" SD HALL
  - EXISTING HALL





# Town of Stratford

# 2909



### Legend

Streetname

Roadways

Local

Collector

Minor Collector

Minor Arterial

Major Collector

PA Other

PA Other Expwy

PA Interstate

141.9 0 70.97 141.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Created by Greater Bridgeport Regional Council

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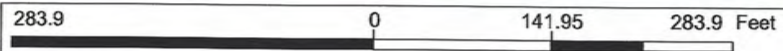


Legend

Streetname

Roadways

- Local
- Collector
- Minor Collector
- Minor Arterial
- Major Collector
- PA Other
- PA Other Expwy
- PA Interstate



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- Legend**
-  Parcels
  - Yearly Sales**
    -  2015
    -  2016
    -  2017
    -  2018
  -  Roads
  -  City Labels

Date created: 3/27/2019  
Last Data Uploaded: 3/22/2019 9:07:50 PM

Developed by  **Schneider**  
GEOSPATIAL