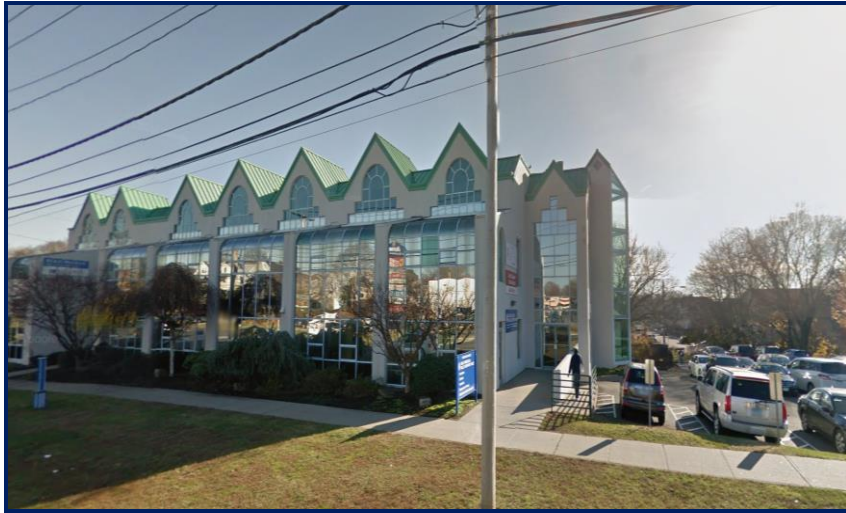


# 305 Boston Avenue, Stratford, Connecticut

## Unique User/Investor Opportunity



- 305 Boston Avenue affords a professional owner/user, to own their premises while also achieving rental income from existing tenants.
- The building is 35,000± SF on .98 acre lot.
- Abundant parking onsite plus additional off-site parking available.
- 5 Minutes from I-95 Exit 32 & Metro North Train Station.
- GBTA bus stop directly in front of building. Less than one mile from Bridgeport Hospital.

**FOR SALE**

Asking Price

\$1,650,000

**MOTIVATED SELLER**

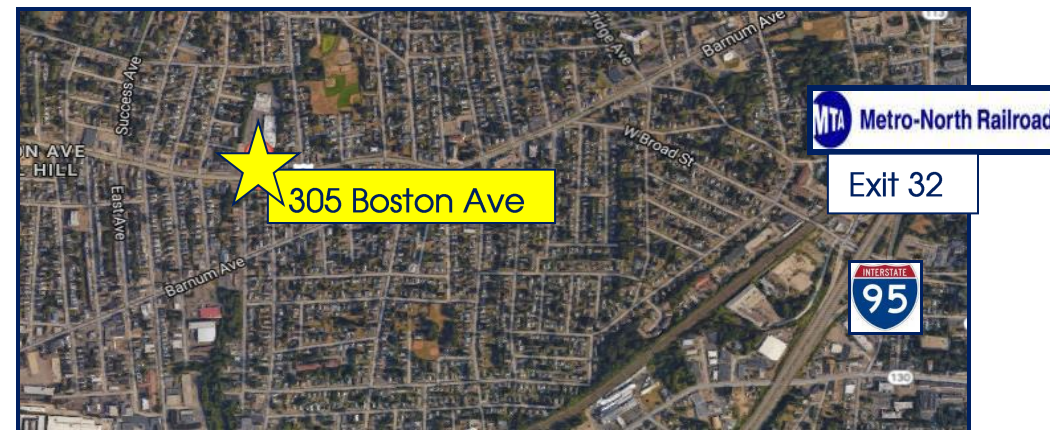
### Contact

David Fugitt, SIOR 203.226.7101 ext. 5

david@vidalwettenstein.com

Randy Vidal 203.226.7101 ext. 3

randy@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.



Individual Members  
Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880  
www.vidalwettenstein.com

# 305 Boston Avenue, Stratford, Connecticut

---

Building Type:	Professional Office
Building Construction:	Masonry and Steel
Land Area:	0.98± AC
Zoning:	CA
Building Size:	35,000± SF
Parking:	52 onsite, tremendous off site across the street. Leased from shopping center.
Year Built:	1985 / 1991 renovated
Elevator:	Yes
Stories:	Three
Sprinkler:	Yes
Electrical:	Amps-1200
Water / Sewer:	City
Heating:	Gas Hot Air
Heat Type:	Forced Air
AC Type:	Central
Roof:	Gable
Asking Price:	\$1,650,000
Tax Assessment:	Bridgeport: \$1,179,830 Stratford: \$970,000

Bus Stop at Site.  
Stratford Railroad 2.4 miles  
1.6 miles to I-95  
5.5 miles to Sikorsky Airport

## Contact:

David Fugitt, SIOR 203.226.7101 ext. 5  
david@vidalwettenstein.com  
Randy Vidal 203.226.7101 ext. 3  
randy@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.

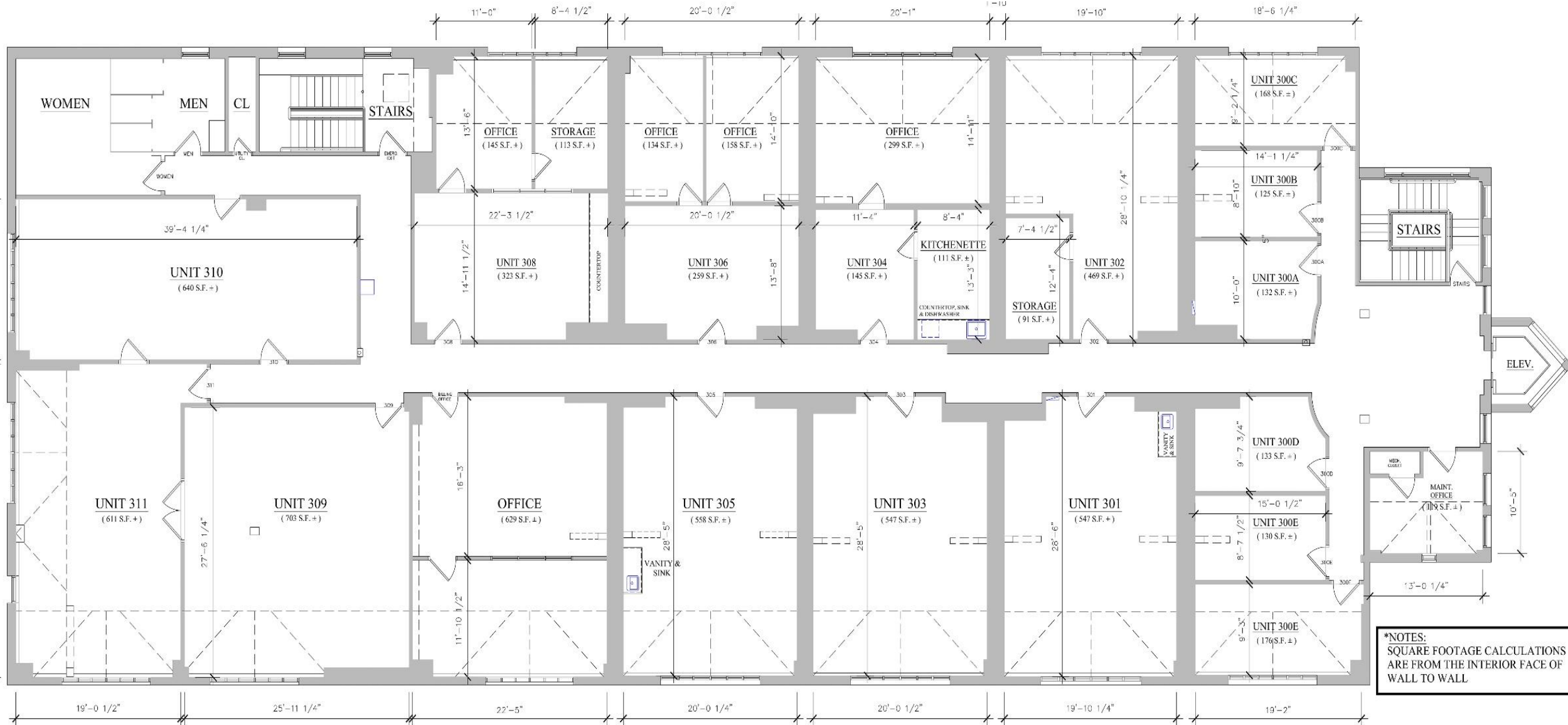


Individual Members  
Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880  
www.vidalwettenstein.com

# Typical Floor Plan



\*NOTES:  
 SQUARE FOOTAGE CALCULATIONS  
 ARE FROM THE INTERIOR FACE OF  
 WALL TO WALL