

247 Madison Terrace, Bridgeport Connecticut

AVAILABLE FOR SALE



Single story with portion in upper level

Listed for \$469,000

Contact Bruce Wettenstein, SIOR
203.226.7101 ext. 2
bruce@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.

3,452 Square Feet

- Commercial Kitchen is a possibility
- Red brick and masonry constructions
- Clear height under joist, 14'
- Zone is RB Business
- Natural gas, forced air
- Air conditioned with exception of the garage
- City water and sewer
- On demand hot water system
- Two 200 am services, 208 volts
- Roof, flat, new 2013
- Drive in door; 10 x 10 electric overhead door
- Minimal columns
- Parking 12 +/-
- Safety features: smoke and Co2 alarms, security cameras, and intercom



SIOR

Individual Members

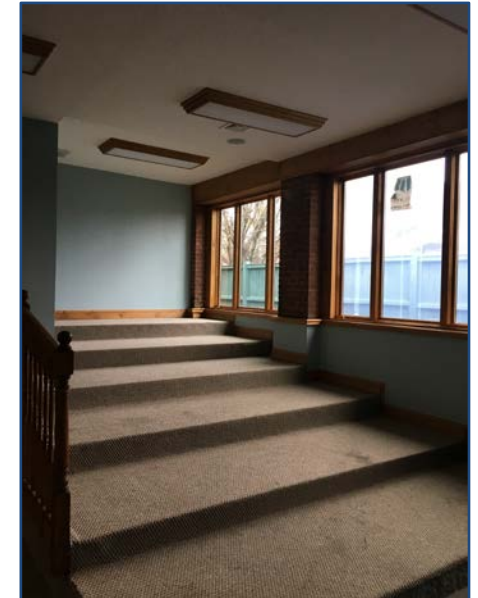
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

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FINISH CEILING E.L. 29'-2 1/2"

FINISH CEILING E.L. 8'-0"

FINISH FLOOR E.L. 0'-0"

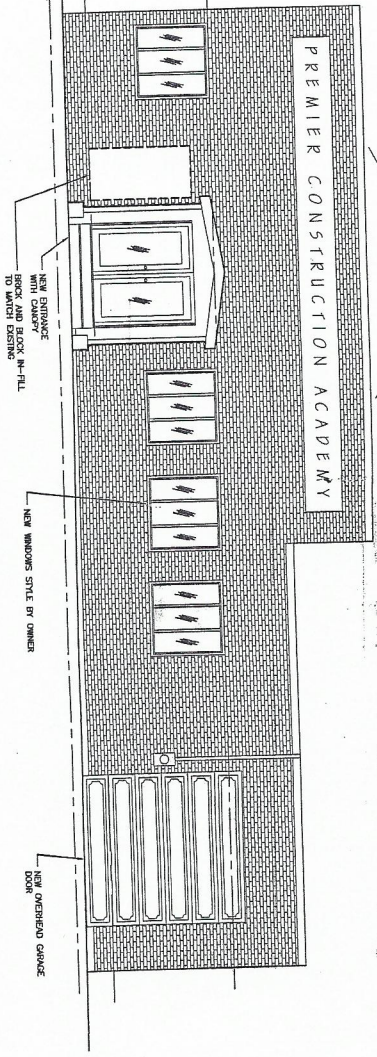
FINISH FLOOR E.L. -2'-4 1/4"

NEW ENTRANCE WITH CANTON CORNER 4" x 4" TIE TO MATCH EXISTING

NEW WINDOWS STYLE BY OWNER

NEW OVERHEAD GARAGE DOOR

PROPOSED ELEVATION - 2



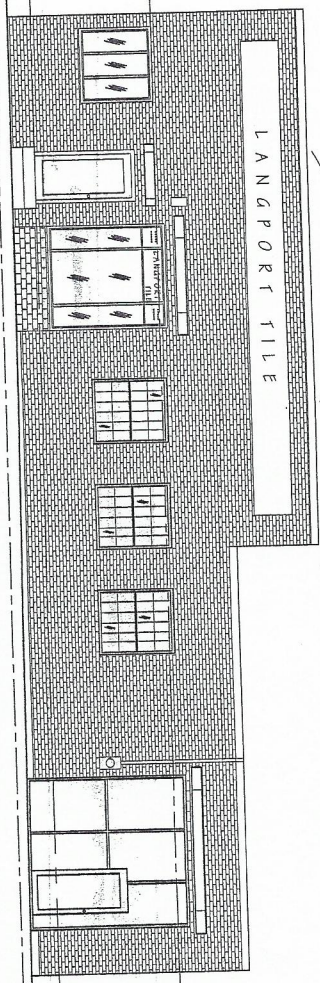
FINISH CEILING E.L. 29'-2 1/2"

FINISH CEILING E.L. 8'-0"

FINISH FLOOR E.L. 0'-0"

FINISH FLOOR E.L. -2'-4 1/4"

LANGPORT TILE



EXISTING ELEVATION - 1

CELL: (203) 953-8238
EMAIL: EDGAR_ERIC_SCHMIDT@YAHOO.COM

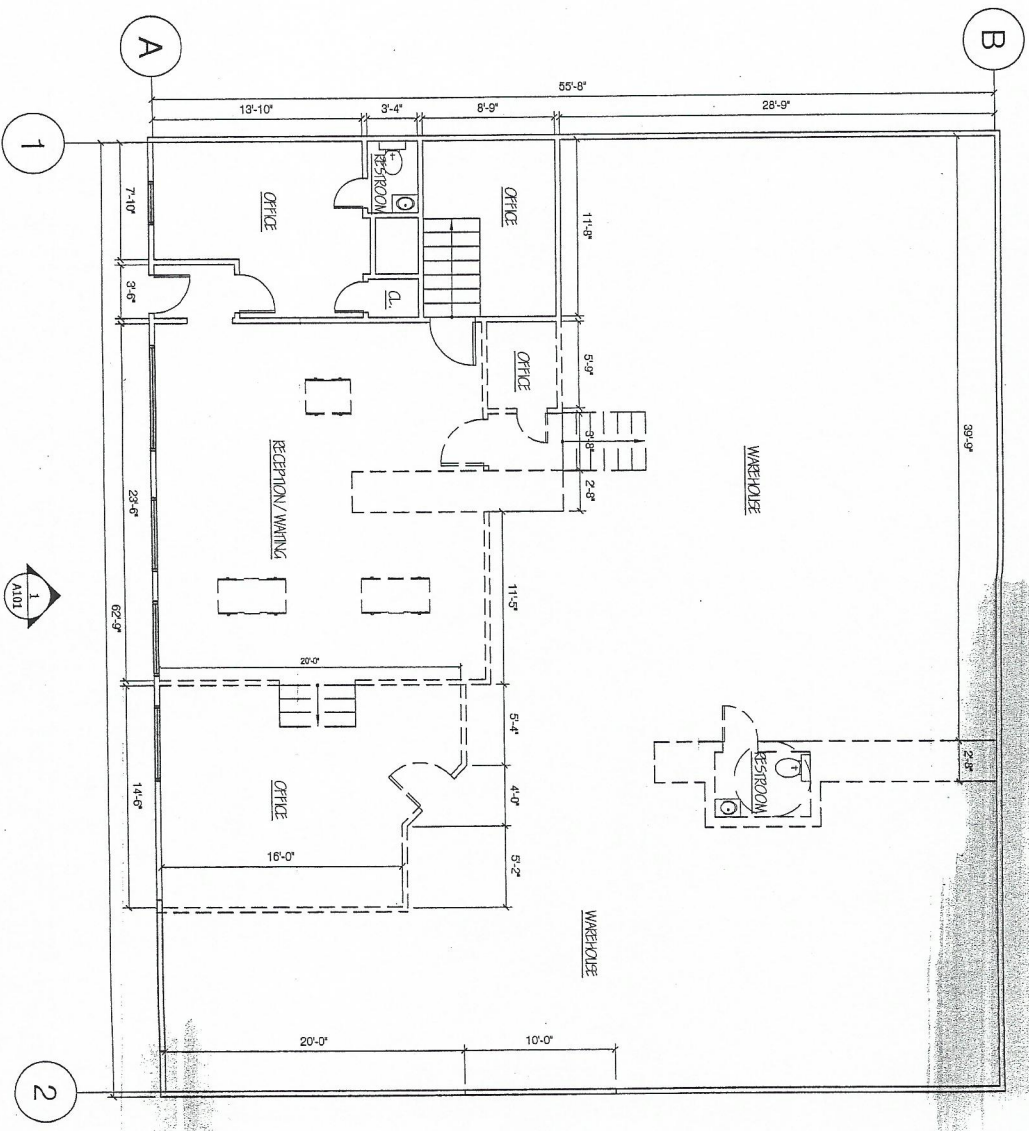
OWNER:	PREMIER CONSTRUCTION ACADEMY 279 MADISON BRIDGEVILLE, CONNECTICUT
ARCHITECT:	PREMIER CONSTRUCTION ACADEMY
DATE:	1/27/11
SCALE:	1/8" = 1'-0"
DATE:	11.25.12
DATE:	10/08/13

EXISTING AND PROPOSED ELEVATION

A-101

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED.
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT.
 NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



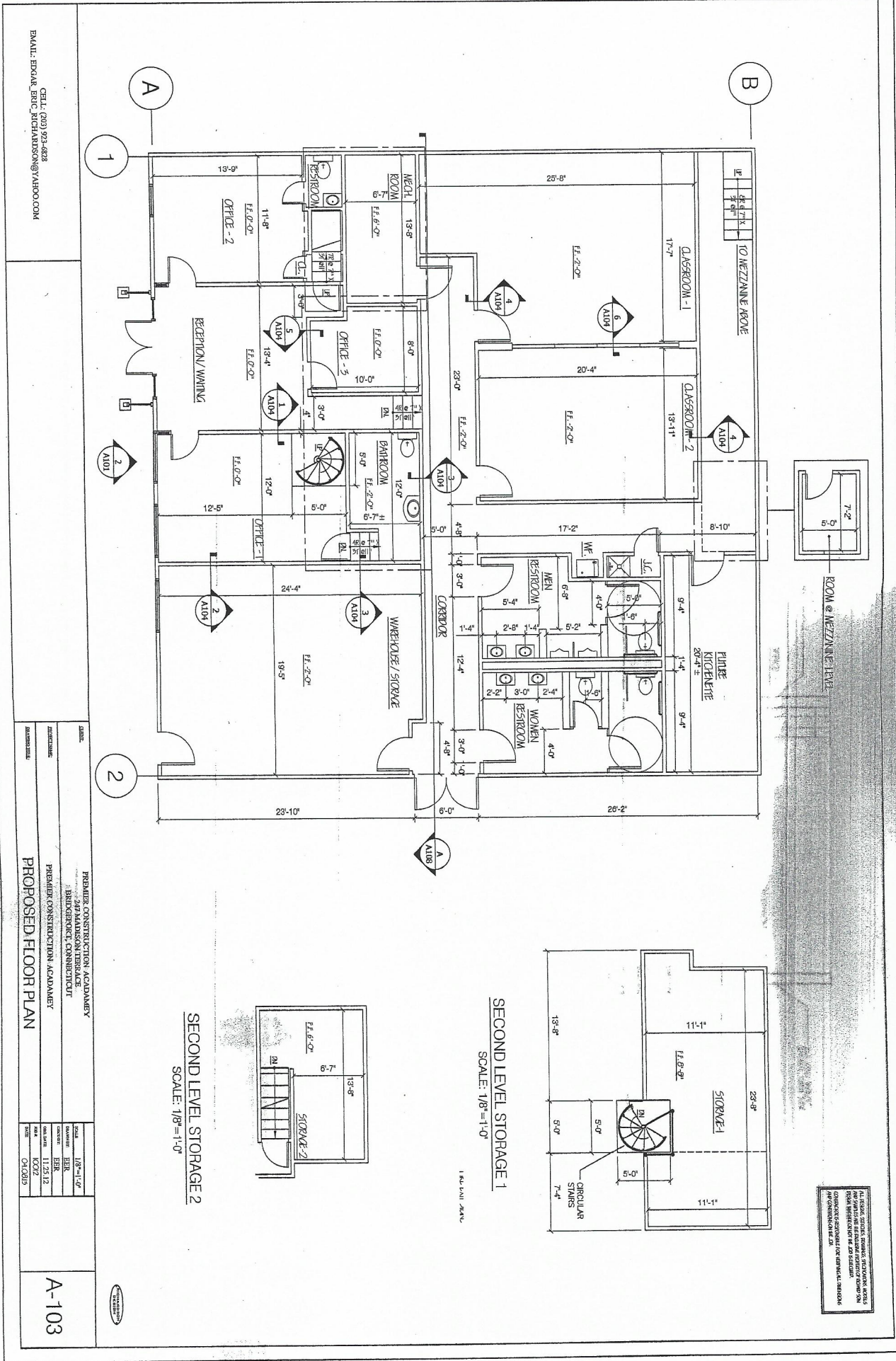
CELL: (803) 923-8878
 EMAIL: EDGAR_ENRICH@CHARPSON.COM

PREMIER CONSTRUCTION ACADEMY
 247 MADISON TERRACE
 BRIDGEWATER, CONNECTICUT
 PREMIER CONSTRUCTION ACADEMY EX

EXISTING / DEMOLITION FLOOR PLAN

DATE	1/8/11
REVISION	REV 1
DATE	11/25/12
REVISION	1022
DATE	04/02/15

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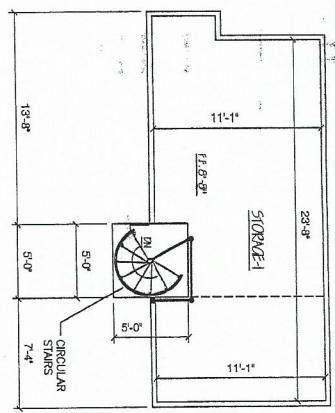


CALL: (203) 923-4828
 EMAIL: EDGAR_ERIC_RICHARDSON@YAHOO.COM

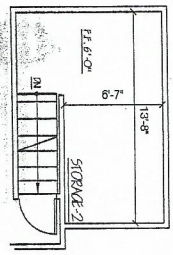
CLIENT:	PREMIER CONSTRUCTION ACADEMY
ADDRESS:	397 ANDERSON INTERCHANGE BRIDGEPORT, CONNECTICUT
ARCHITECT:	PREMIER CONSTRUCTION ACADEMY
DATE:	01/20/09
SCALE:	1/8" = 1'-0"
DESIGNER:	ER
DATE:	11/2/12
SCALE:	1/8" = 1'-0"
DATE:	01/20/09

PROPOSED FLOOR PLAN

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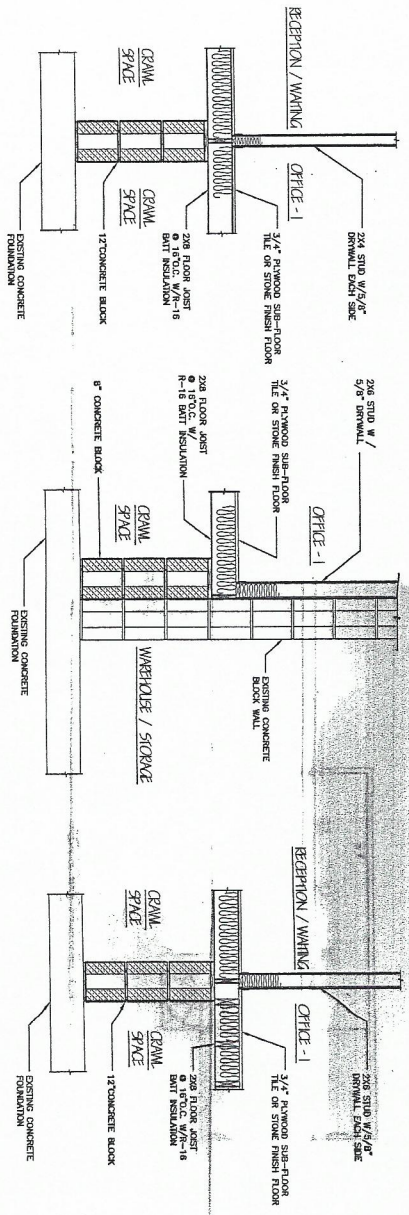
SECOND LEVEL STORAGE 1
 SCALE: 1/8" = 1'-0"



SECOND LEVEL STORAGE 2
 SCALE: 1/8" = 1'-0"

ALL ROOMS, STAIRS, ELEVATORS, MECHANICAL ROOMS, AND RESTROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINISHES SHOWN ON THE ARCHITECTURAL DRAWINGS.

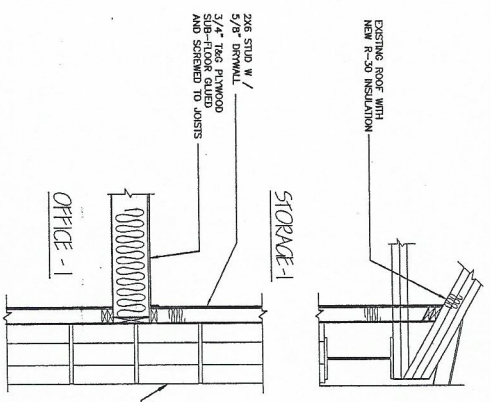
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



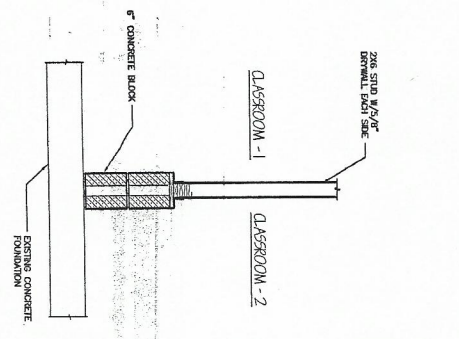
SECTION -1
SCALE: NTS

SECTION -2
SCALE: NTS

SECTION -5
SCALE: NTS



SECTION -3
SCALE: NTS

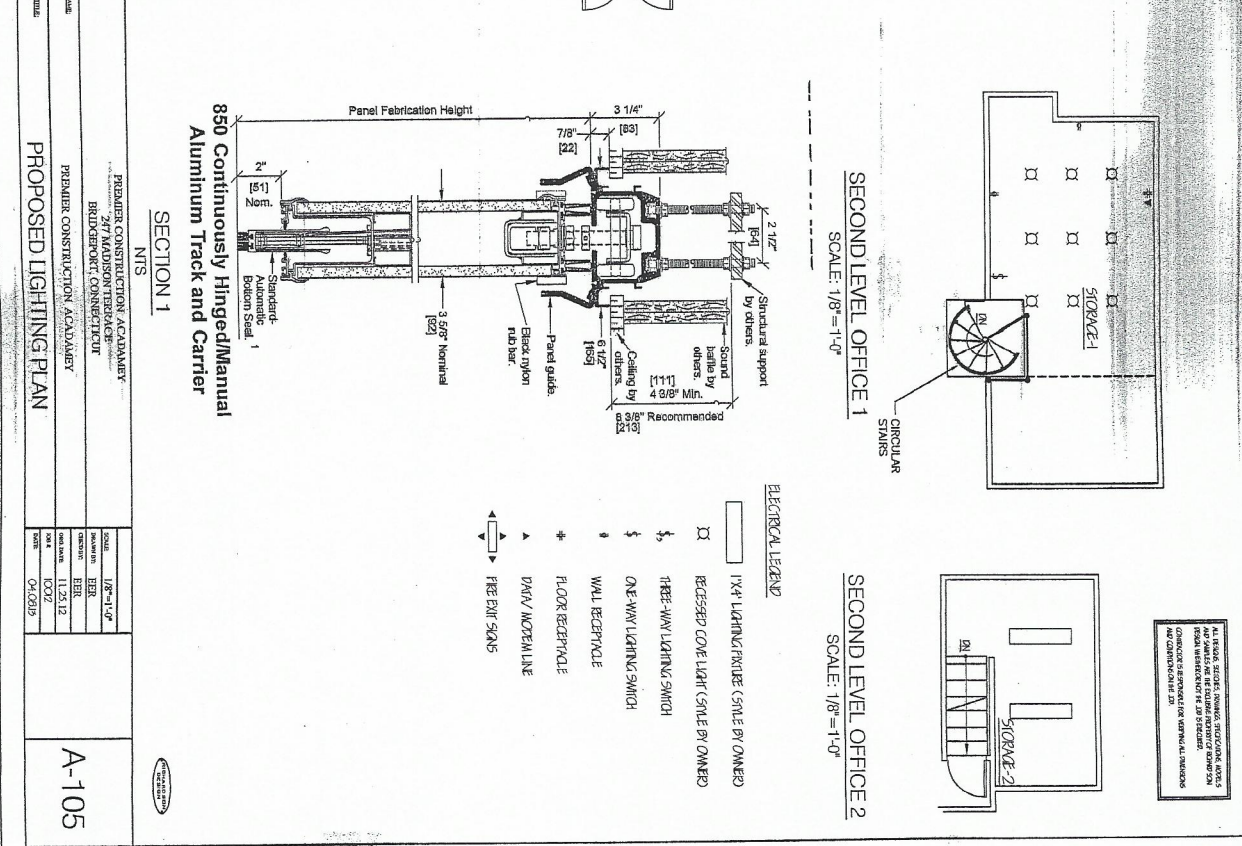
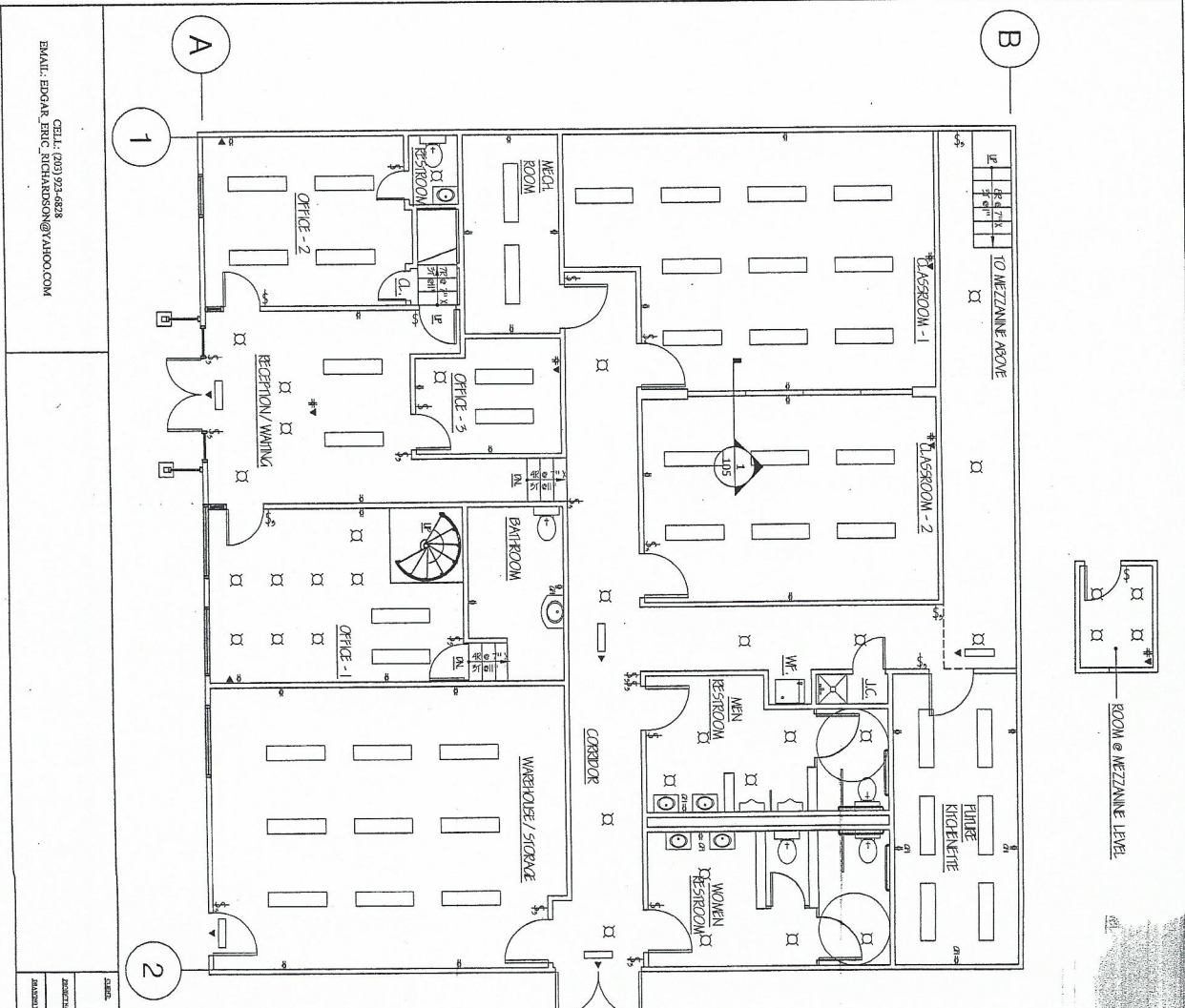


SECTION -4
SCALE: NTS

CELL: (953) 723-6628
EMAIL: EDGAR_BUC_RICHARDSON@YAHOO.COM

DATE:	PREMIER CONSTRUCTION ACADEMY
ARCHITECT:	BRIDGEPORT CONNECTICUT
CONTRACTOR:	PREMIER CONSTRUCTION ACADEMY
SCALE:	1/8" = 1'-0"
DESIGNER:	EBR
DATE:	11.25.12
PROJECT:	ICDZ
NO:	01013

SECTIONS AND DETAILS



SECOND LEVEL OFFICE 1
SCALE: 1/8"=1'-0"

SECOND LEVEL OFFICE 2
SCALE: 1/8"=1'-0"

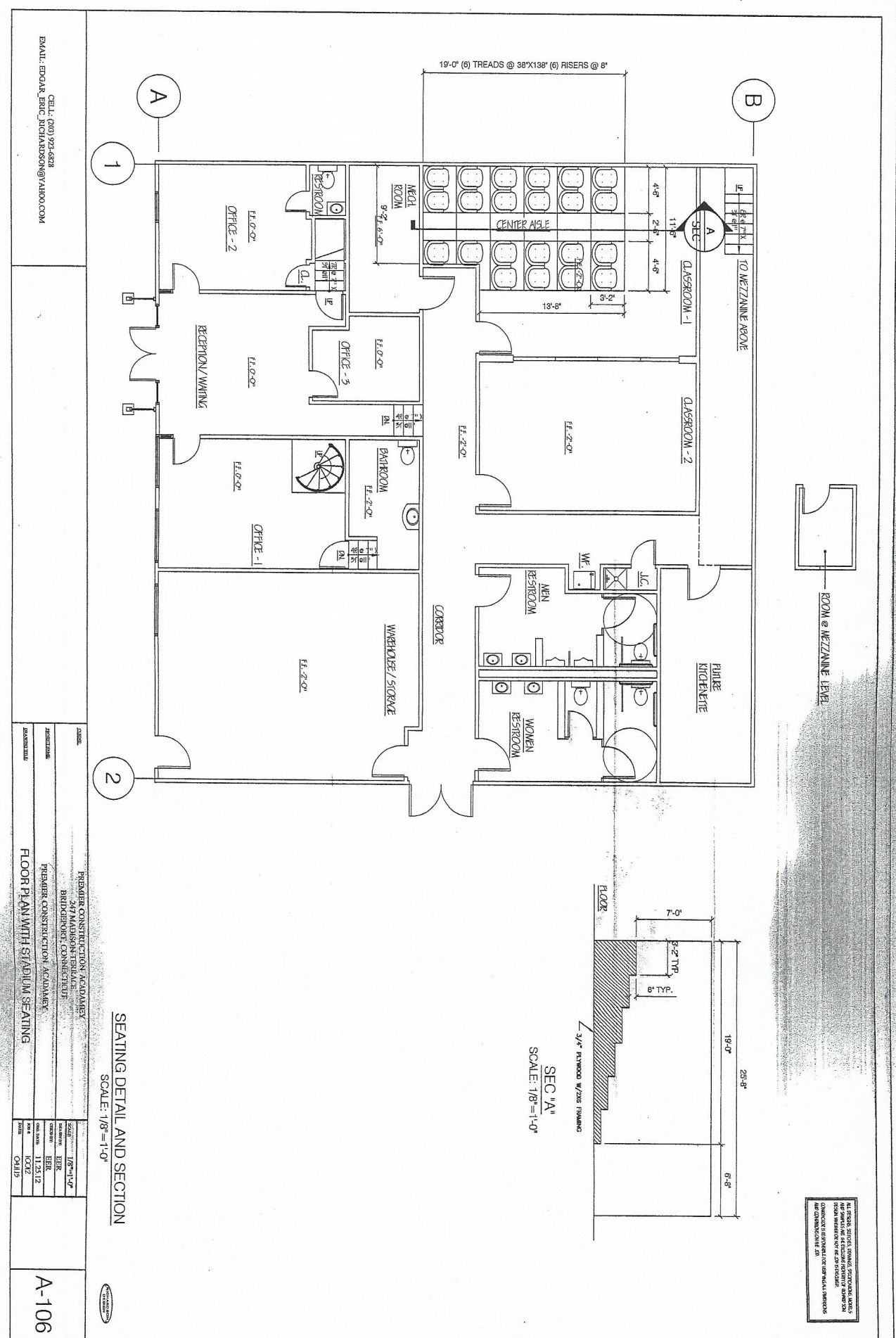
ELECTRICAL LEGEND

- 1"x4" LIGHTING FIXTURE (SMILE BY OWNER)
- RECESSED CORE LIGHT (SMILE BY OWNER)
- THREE-WAY LIGHTING SWITCH
- ONE-WAY LIGHTING SWITCH
- WALL RECEPTACLE
- FLOOR RECEPTACLE
- DATA/ACCOMLINE
- FREE EXIT SIGNS

DATE:	PREPARED BY:	PREPARED FOR:	PROJECT:
	PREMIER CONSTRUCTION / ACADEMY	PREMIER CONSTRUCTION / ACADEMY	PREMIER CONSTRUCTION / ACADEMY
	2000 WASHINGTON AVENUE	2000 WASHINGTON AVENUE	2000 WASHINGTON AVENUE
	BREWSTER, CONNECTICUT	BREWSTER, CONNECTICUT	BREWSTER, CONNECTICUT
ALUMINUM:	PROPOSED LIGHTING PLAN		
DATE:	SCALE:	PROJECT:	
04-09-15	1/8"=1'-0"	PREMIER CONSTRUCTION / ACADEMY	
		2000 WASHINGTON AVENUE	
		BREWSTER, CONNECTICUT	
		PROJECT:	
		PREMIER CONSTRUCTION / ACADEMY	
		2000 WASHINGTON AVENUE	
		BREWSTER, CONNECTICUT	

A-105

ALL TRADES SHOULD VERIFY PROVISIONS AND CONDITIONS OF CONTRACT BEFORE COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK.



CELL: (203) 923-8233
 EMAIL: EDGAR_EMC@CHICKASSON.COM

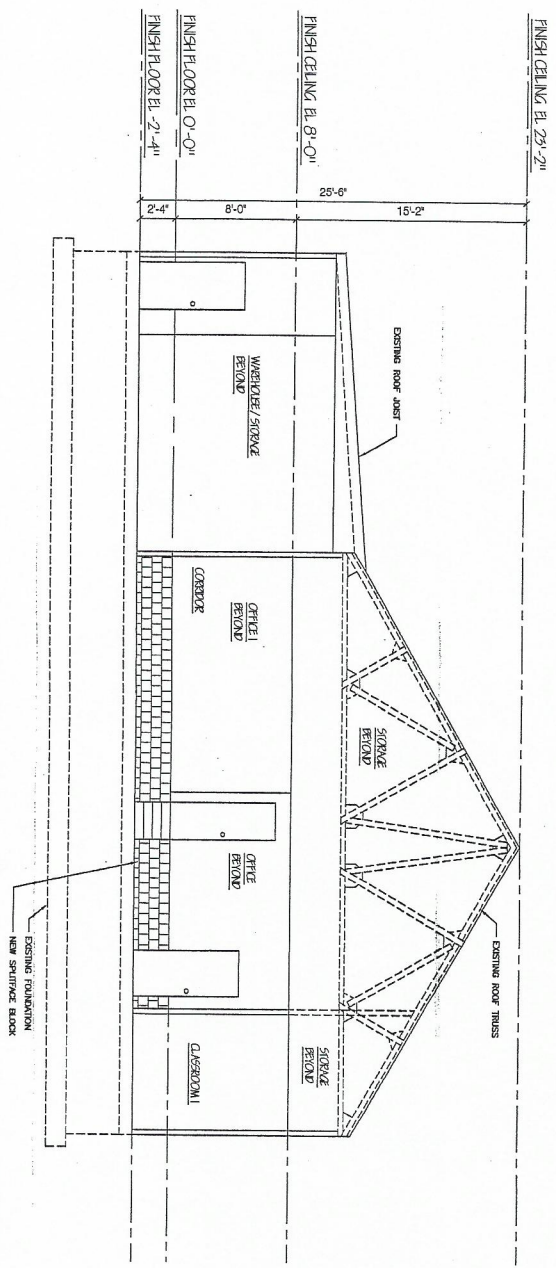
PREMIER CONSTRUCTION ACADAMEY
 247 MADISON HIGHWAY
 BRIDGEPORT, CONNECTICUT 06605
 PREMIER CONSTRUCTION ACADAMEY

PROJECT: FLOOR PLAN WITH STADIUM SEATING
 DATE: 11/25/12
 DRAWN BY: HER
 CHECKED BY: HER
 DATE: 11/25/12
 SCALE: 1/8" = 1'-0"

A-106

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS OF FINISHES OR MATERIALS ARE TO BE DETERMINED BY THE CONTRACTOR.
 SEE GENERAL NOTES FOR MORE INFORMATION.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULES OF VALUES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULES OF VALUES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULES OF VALUES.



BUILDING SECTION "A-A"
SCALE: 1/8"=1'-0"

CELL: (860) 924-6378 EMAIL: EDGAR_FRIC_RICHARDSON@YAFHOO.COM		CLASS: PREMIER CONSTRUCTION ACADAMAY 247 MANDSON TERRACE BRIDGEPORT, CONNECTICUT		SCALE: 1/8"=1'-0" DRAWN: EER CHECKED: EER DATE: 11.25.12	A-107
PROJECT: BUILDING SECTIONS		DRAWN BY: EER CHECKED BY: EER DATE: 11.25.12		DATE: 11.25.12 DRAWN BY: EER CHECKED BY: EER DATE: 11.25.12	

