

Modern Professional/Medical Building for Sale



2595 Main Street, Stratford, CT

7,551 Square Feet on Two Floors

1st Floor: 3,761± SF with long term lease to credit tenant.

2nd Floor: 3,790± SF available with layout ideal for medical or professional

- Private Entrance to each floor with elevator
- Located within close proximity to Bridgeport, St. Vincent's and Milford Hospitals
- Walking distance to Railroad, business center and located on a bus route.
- Offered for Sale: \$949,500

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



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Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

2595 Main Street, Stratford, Connecticut

Property Information

FOR SALE IDEAL PROFESSIONAL/ MEDICAL BUILDING

Building Info:

Total Bldg. Sq FT: 7551
1st Floor: 3,338 RBA
2nd Floor: 3364 RBA
Number of floors: 2
Asking Sale: \$949,500
Acres: 0.16
Zoning: E-13
Parking: 13+off street *

Sprinkler: No
Heating Type: Gas, warm air
AC Main Bldg.: Yes
AC Office: Yes
Construction Type: Frame
Roof: Hip roof. Asphalt shingle
Year Built: 1946
Year Renovated: 1998
Parking: 13+off street*
Elevator: Yes
Fiber Optic: Yes

Utilities:

Volts: 208/120 3 phase
Amps: 1200
Water: City
Sewer: City
Gas: yes
2017
Tax Assessment: \$817,670
Taxes: \$32,932

Transportation:

Distance to Hwy:
Nearest Hwy: I-95 1/4 mile
Public Transportation at site
Walking distance to RR, banks and restaurants

* Additional parking can be leased from neighbor at \$50. per car, per month.

1st floor leased to Bridgeport Hospital expires 12/2027. Walking distance to transportation, restaurants. 2nd floor space has 7 exam rooms, 2 doctors' offices, staff lounge, lavatory, storage closets, reception and administration room.

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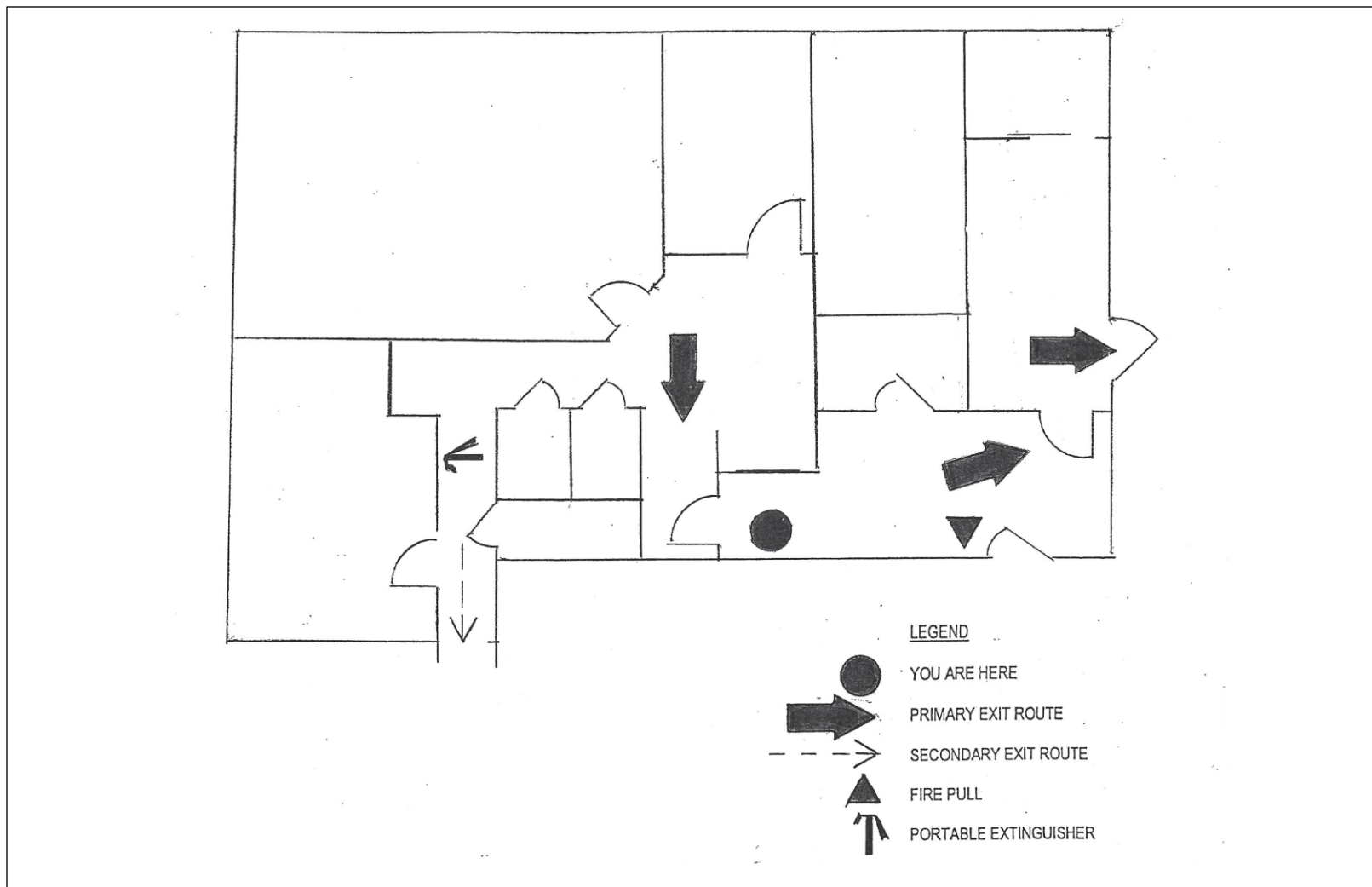
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1st Floor Rendering



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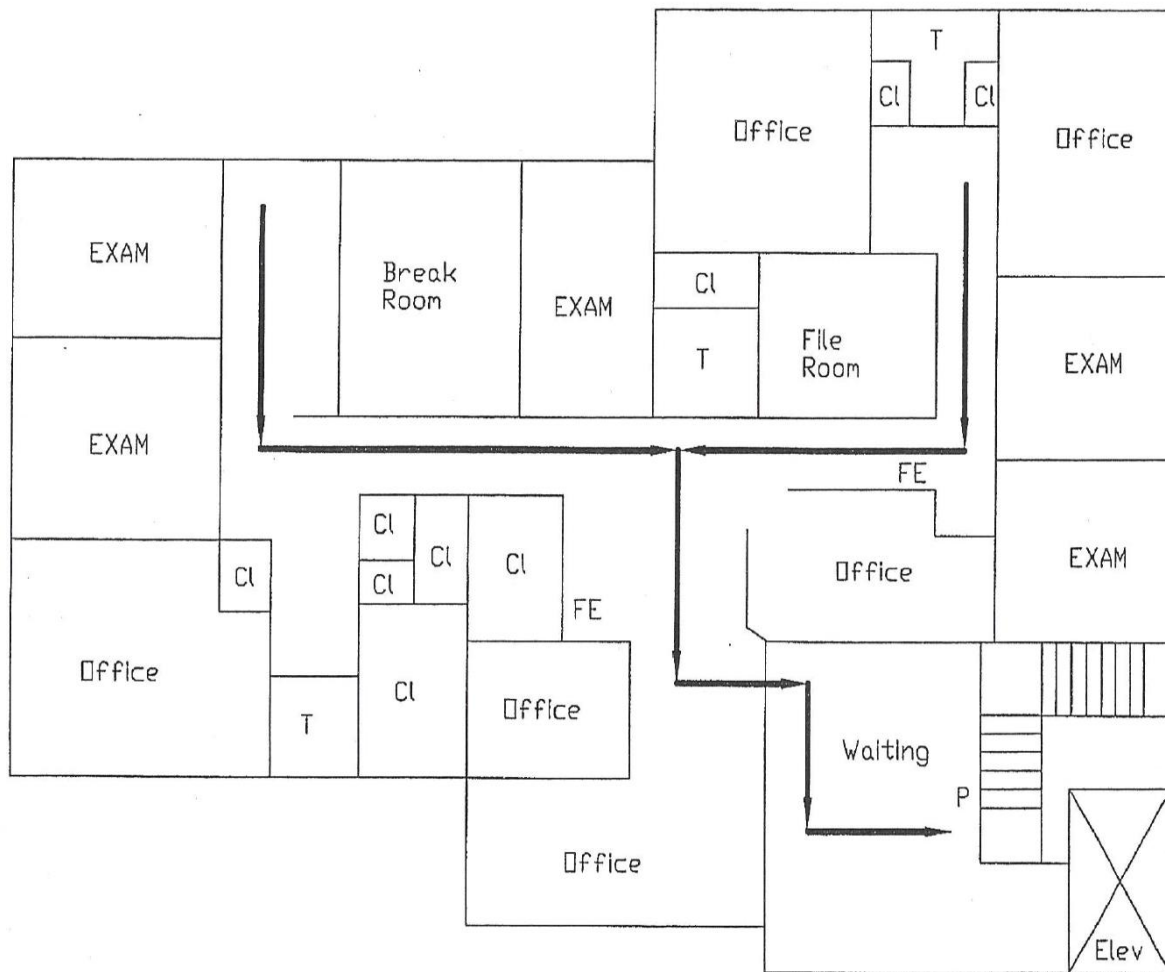
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2nd Floor Rendering



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