

# Modern Professional/Medical Building for Sale



**2595 Main Street, Stratford, CT**

**7,551 Square Feet on Two Floors**

**1<sup>st</sup> Floor: 3,761± SF with long term lease to credit tenant.**

**2<sup>nd</sup> 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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**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://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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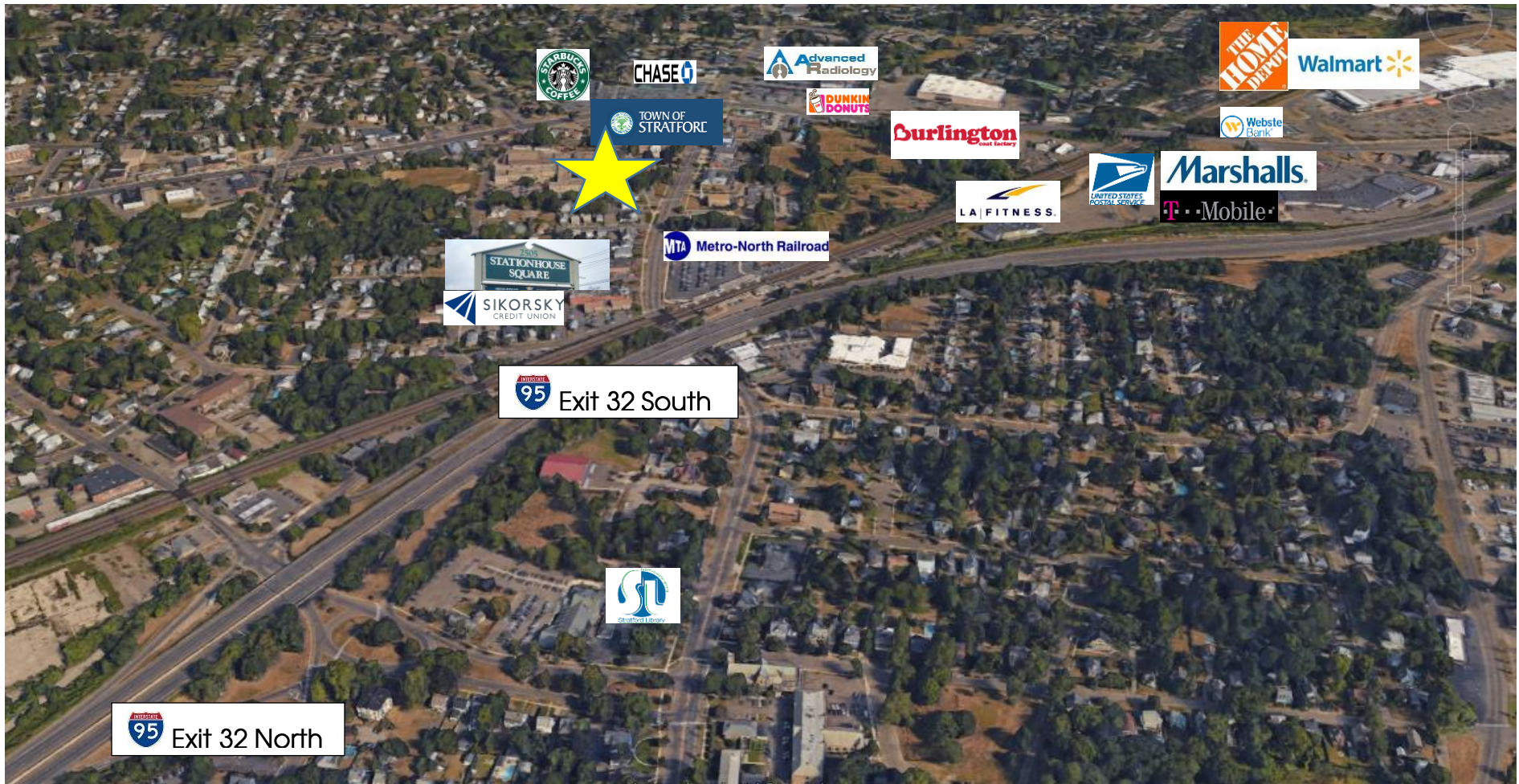
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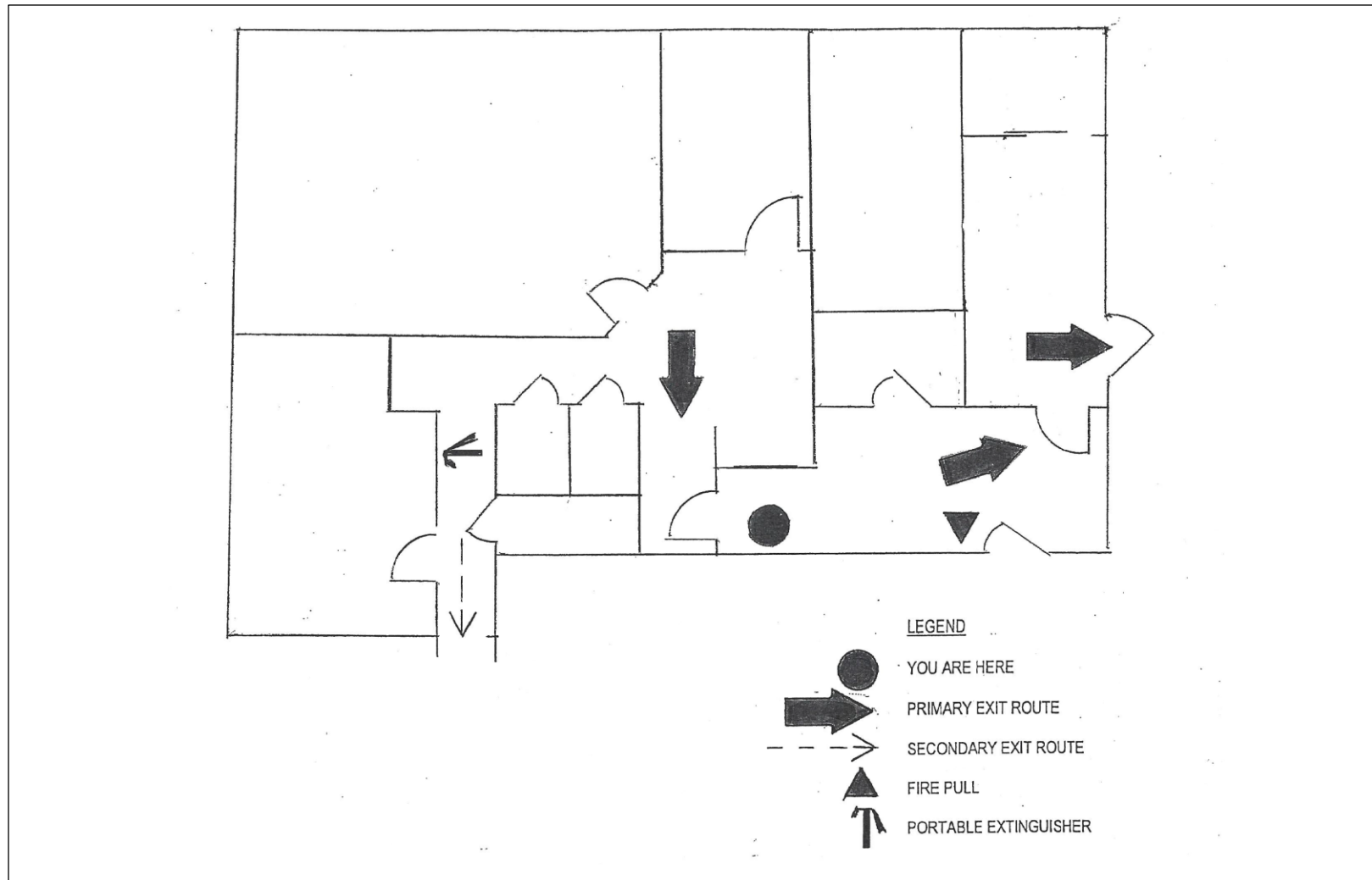
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# 2595 Main Street, Stratford, Connecticut

## 1<sup>st</sup> Floor Rendering



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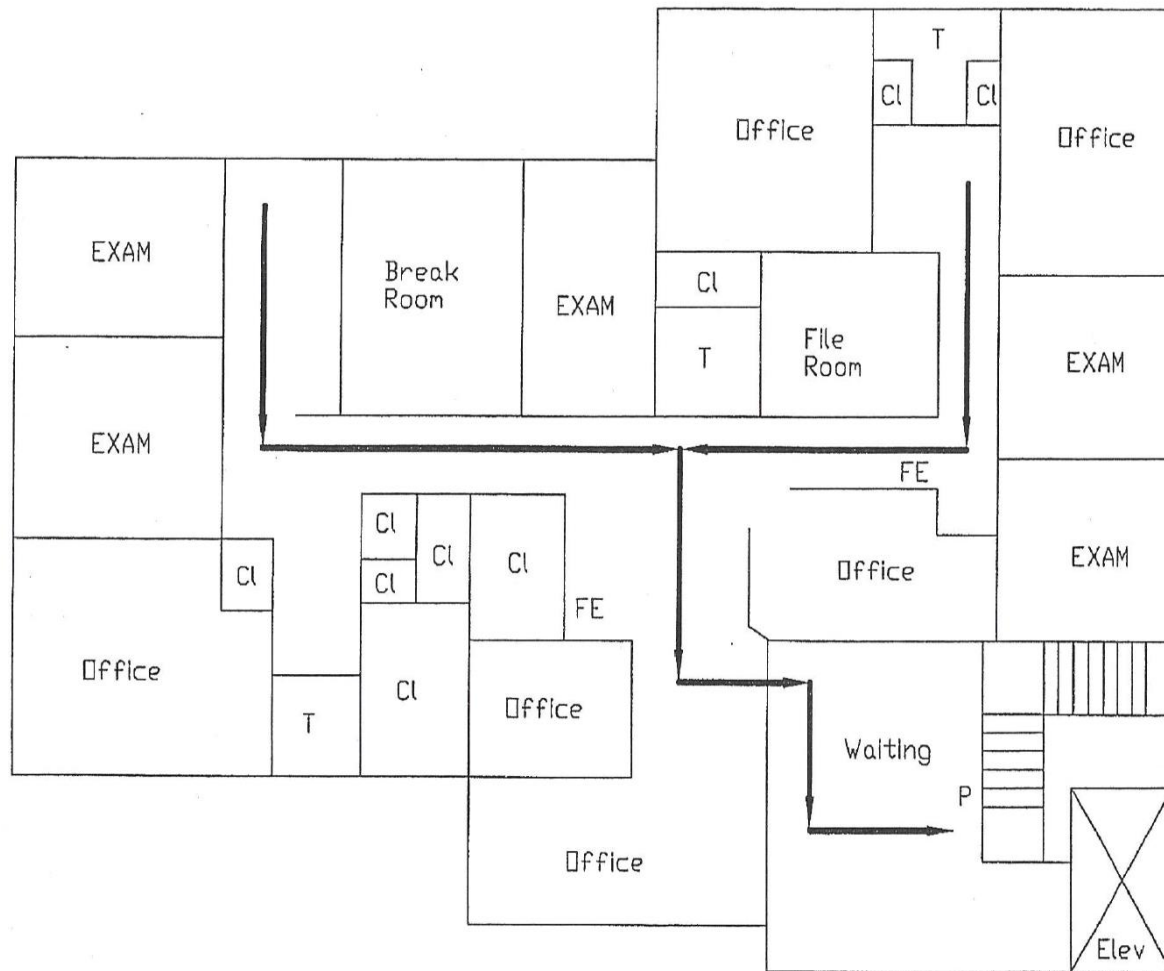
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# 2595 Main Street, Stratford, Connecticut

## 2nd Floor Rendering



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