

# 2909 Main Street, Stratford Connecticut

## **NEW PRICING!**



### ***AVAILABLE FOR SALE / LEASE***

For further information please contact: Randy Vidal  
203-226-7101 ext. 3 ~ [randy@vidalwettenstein.com](mailto: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](http://www.vidalwettenstein.com)

# 2909 Main Street, Stratford Connecticut

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Established medical facility.

Three story modern medical building comprised of 21,462 total square feet on 1.04 acres of land.

18,900± cars pass daily.

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

Located on a bus route and within walking distance to restaurants, banking and the train station.

The property is an ideal opportunity for medical and professional office uses.

This Medical building was built in 1998 and well maintained.

Easy access with prominent visibility on Main Street Stratford.

Generous parking and signage.

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## Office Property Information

### Building Info

Total Bldg. Sq FT: 21,462 sft  
Available sq ft: 14,485 sft  
1st Floor: Leased  
2nd Floor SF Avail.: 6,148 sft  
3rd Floor SF Avail.: 8,337 sft  
Number of floors: 3  
Roof: Built Up  
Fiber Optic: Yes  
Asking Sale Price: \$4,990,000  
Asking Lease Rate: \$18.50 psf  
Lease Terms: NNN  
Occupancy: 12/1/2019

Sprinkler: Yes. Wet system  
Heating Type: Gas Hot Air  
AC Main Bldg: Yes  
AC Office: Yes  
Construction Type: Masonry  
Year Built: 1998  
Elevator: Yes  
Parking: 77  
Acres: 1.04  
Zoning: CA

### Utilities:

Volts: 480  
Amps: 800  
Water: City  
Sewer: City  
Gas: SCG  
Taxes: \$115,000  
Taxes Psf: \$5.35  
Transportation:  
Distance to Hwy: 1/2 mile  
Nearest Hwy: I-95  
Public Transportation  
On Bus Route  
Stratford Rail Station within walking distance

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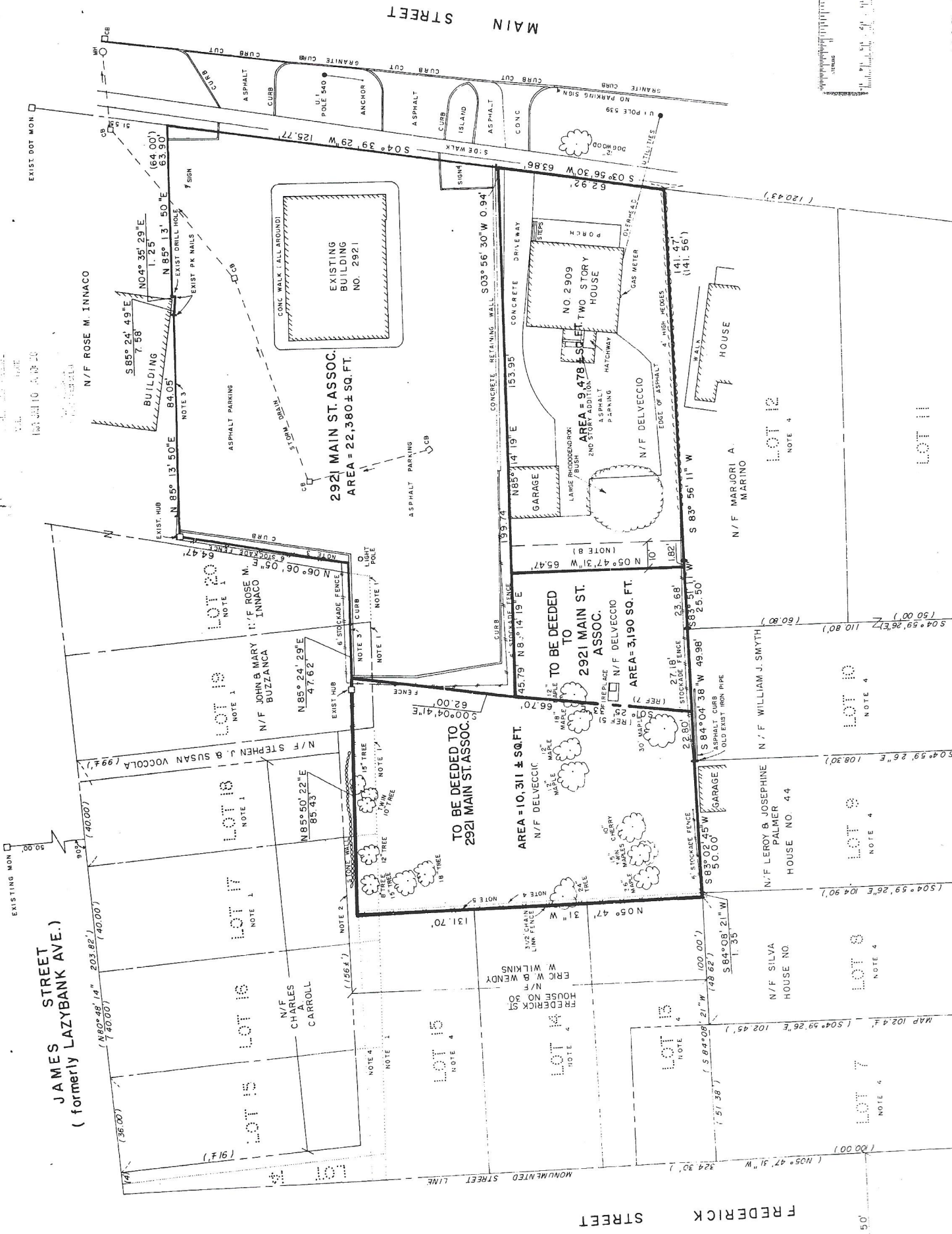
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#2739

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, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, DATED JUNE 20, 1903
  3. MAP FOR MATTHEW VETRO BY FULLER & CO DATED OCT 22, 1974, S.L.R. NO. 1906
  4. MAP "CURTIS AND LILLINGSTON" DATED SEPTEMBER 1905, S.L.R. NO. 175
  5. DEED: FALCONI TO DELVECCHIO, VOL. 420, P. 61, DATED DEC 13, 1965
  6. SURVEY MAP FOR FRANK DELVECCHIO, DATED 1965
  7. DEED: HEMMENT TO DELVECCHIO, VOL. 232, PG. 41
  8. AREA RESERVED FOR POSSIBLE FUTURE CONVEYANCE FROM DELVECCHIO TO 2921 MAIN ST



50'

FREDERICK STREET

LOT 11

LOT 12

N/F MARJORI A. MARINO

LOT 10

N/F LEROY & JOSEPHINE PALMER

N/F SILVA

LOT 9

LOT 8

LOT 7

TO BE DEEDED TO 2921 MAIN ST. ASSOC.

AREA = 10,311 ± SQ. FT. N/F DELVECCHIO

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AREA = 10,311 ± SQ. FT. N/F DELVECCHIO

2921 MAIN ST. ASSOC. AREA = 22,380 ± SQ. FT.

TO BE DEEDED TO 2921 MAIN ST. ASSOC.

AREA = 10,311 ± SQ. FT. N/F DELVECCHIO

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AREA = 10,311 ± SQ. FT. N/F DELVECCHIO

MAIN STREET

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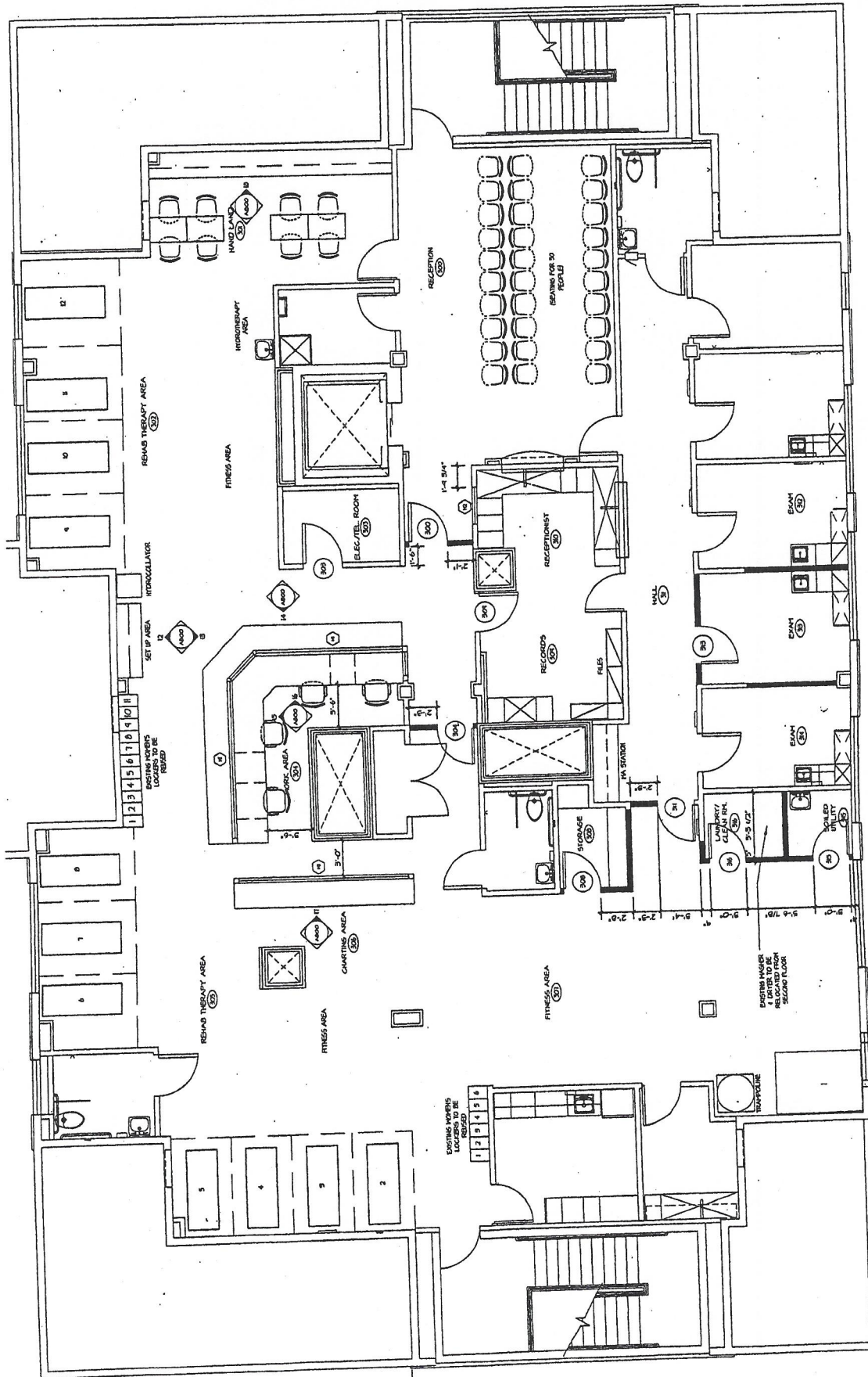
EXIST. DOT MON.

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

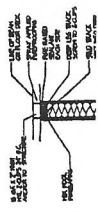
8337 59 ft



# EXHIBIT A



- GENERAL NOTES**
1. FOR ADDITIONAL LEGENDS, ABBREVIATIONS, SYMBOLS, NOTES, AND FINISH REQUIREMENTS AND ACCESSORY FINISHING REQUIREMENTS REFER TO SHEET 600.
  2. ALL DIMENSIONS ARE SHOWN AS ROOM SIZES DIMENSIONS.
  3. FOR WALL TYPES AND PARTITION NOTES REFER TO SHEET 602.
  4. HALL SIB AND OTT TO HALL.
  5. EXISTING WALL.



1 THIRD FLOOR PLAN

1/4" = 1'-0"

6148 59 ft



# 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

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION







## Town of Stratford

## 2909 Main



### Legend

Streetname
Roadways
Local
Collector
Minor Collector
Minor Arterial
Major Collector
PA Other
PA Other Expwy
PA Interstate

283.9 0 141.95 283.9 Feet

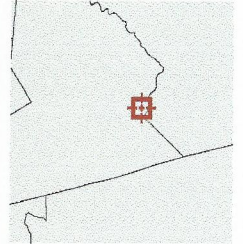
WGS 1984 Web\_Mercator\_Auxiliary\_Sphere  
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#### Overview



#### 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