

2909 Main Street, Stratford Connecticut

AVAILABLE FOR SALE / LEASE



For further information please contact: 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.

VIDAL/WETTENSTEIN, LLC



SIOR

Individual Members
Society of Industrial and Office Realtors

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

2909 Main Street, Stratford Connecticut

Established medical facility.

Three story modern medical building comprised of on 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 gives an opportunity for medical and professional office uses.

This Medical building was built in 1998 and built from masonry construction, with concrete and glass exterior.

Easy access and with excellent visibility and frontage on Main Street Stratford.

Ample parking and signage.

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Office Property Information

Building Info

Total Bldg. SF: 21,462 sf
Available SF: 14,485 sf
Min. Avail. SF: 6,148 sf
Max. Avail. SF: 8,337 sf
Number of floors: 3
Roof: Built Up
Fiber Optic: Yes
Asking Sale Price: \$6,800,000
Asking Lease Rate: \$18.50 psf
Lease Terms: NNN
2018 Nets: \$9.80 psf
TI Allowance: Yes
Occupancy: 7/1/2019

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
Tax Assessment: \$2,880,150
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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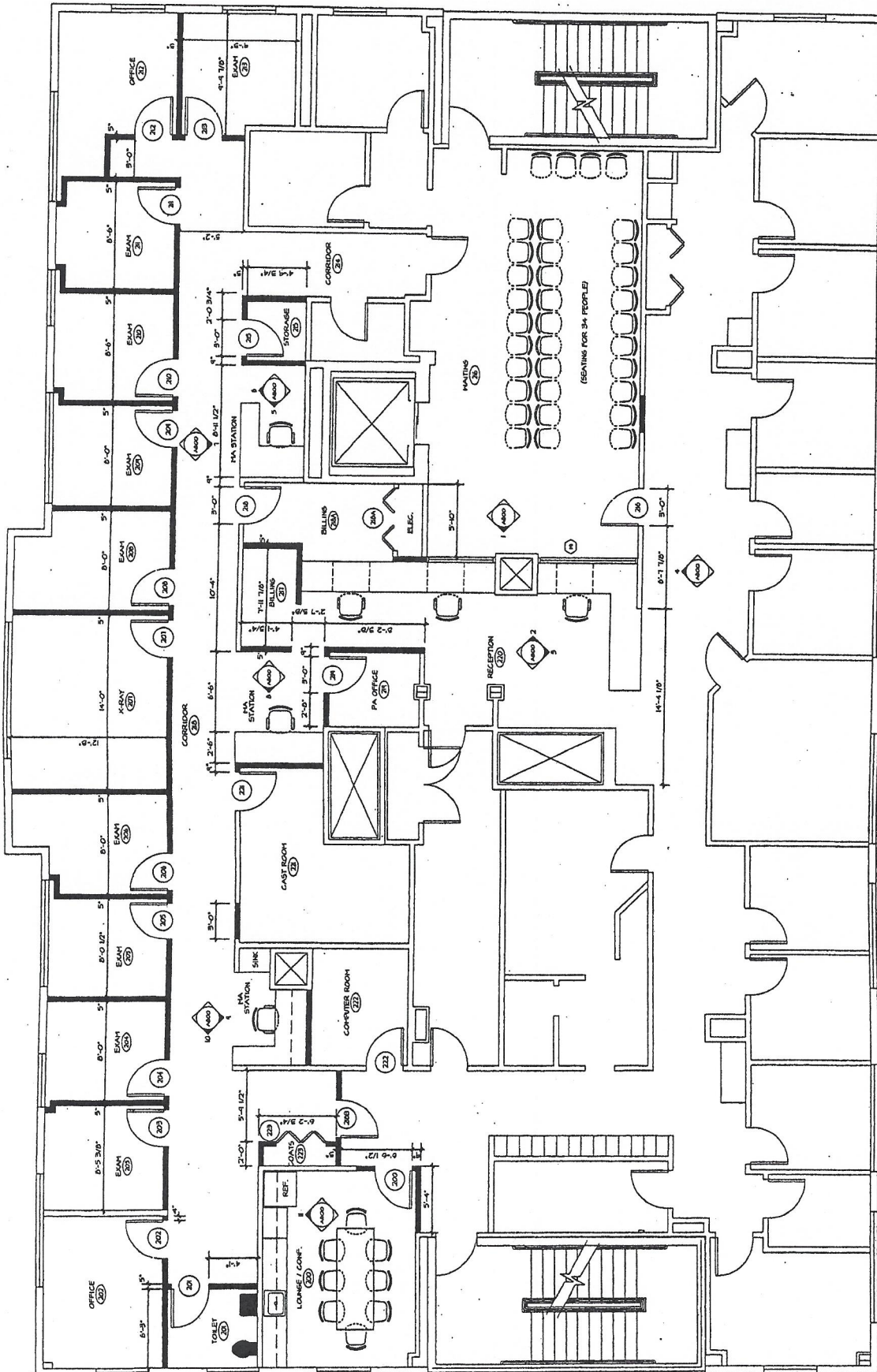


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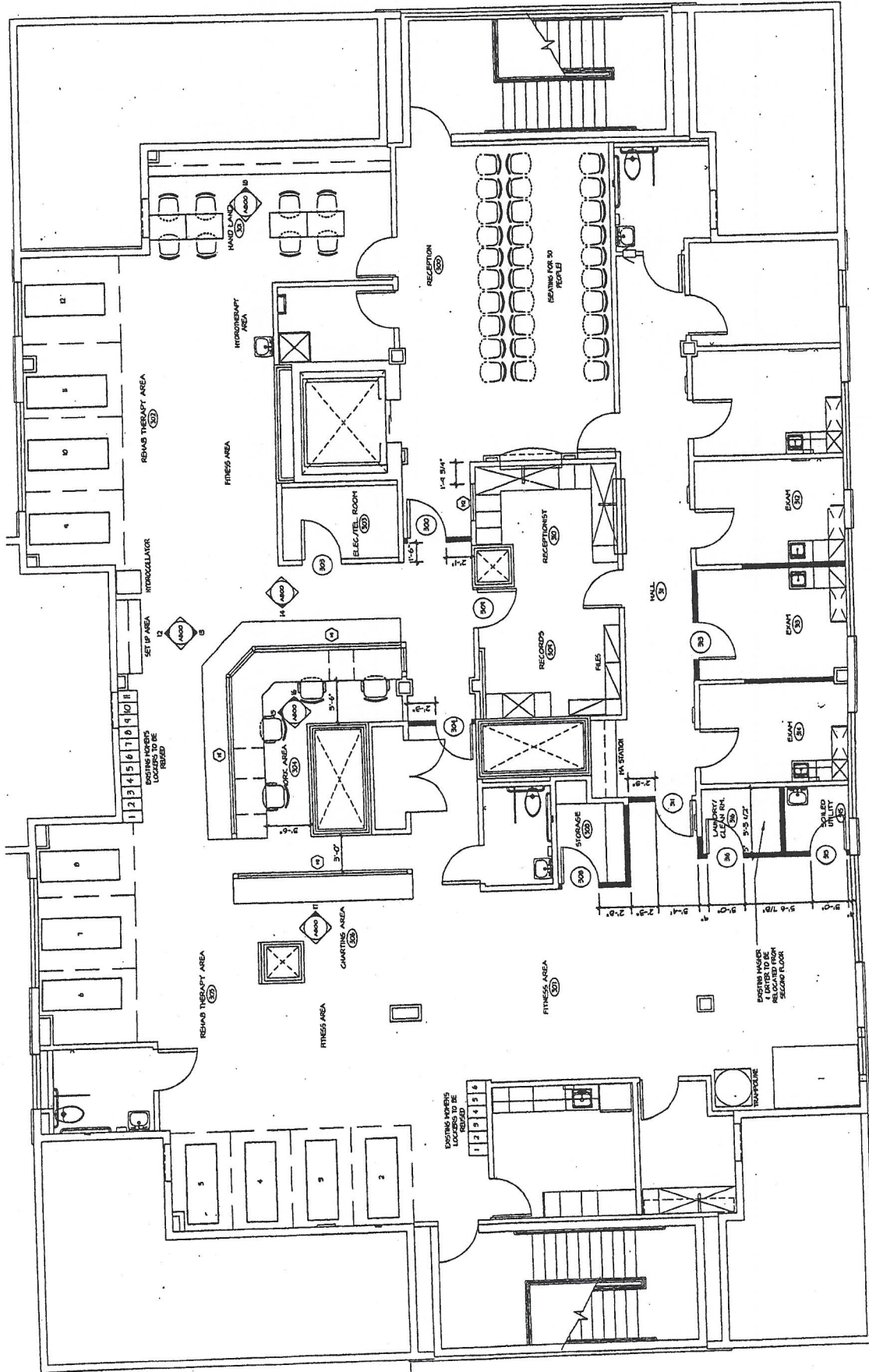
EXHIBIT A



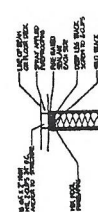
(1) SECOND FLOOR PLAN
1/4" = 1'-0"

8337 59 ft

EXHIBIT A



- GENERAL NOTES**
1. SEE ARCHITECTURAL LEGENDS, APPENDICES, SYMBOLS, NOTES AND FINISH SCHEDULES FOR ALL FINISHES AND ACCESSORY FINISHING REQUIREMENTS REFER TO SHEET A02.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. FOR WALL TYPES AND PARTITION NOTES REFER TO SHEET A02.
 4. NEW WALL AND GYP SO WALL.
 5. EXISTING WALL.



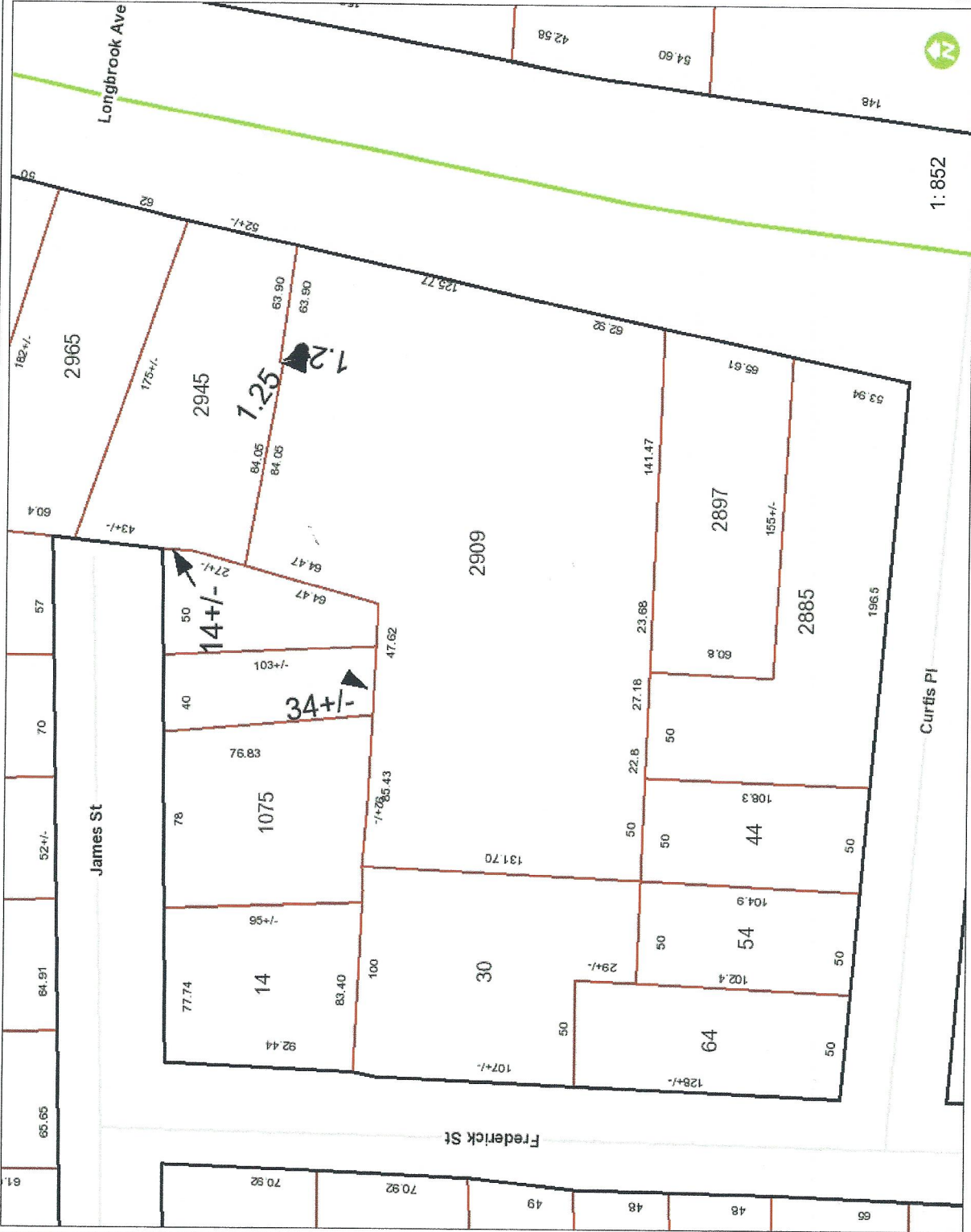
1 THIRD FLOOR PLAN
 1/4" = 1'-0"
 6148 59 ft



Town of Stratford

2909

- Legend**
- Streetname**
- Local
 - Collector
 - Minor Collector
 - Minor Arterial
 - Major Collector
 - PA Other
 - PA Other Expwy
 - PA Interstate



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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 Expy	—
PA Interstate	—

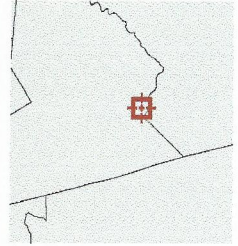


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Overview



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