

# Medical/Professional Building for Sale

## 2909 Main Street, Stratford, Connecticut



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.



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## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# Building Available for Sale

- 18,900± cars pass daily.
- Located on a bus route.
- Stratford Rail Station within walking distance
- **Sale Price Reduced: \$3,750,000.**

## Transportation:

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



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## Property Highlights

- Three story modern professional building.
- 21,462 total square feet on 1.04 acres of land.
- Generous parking and signage.
- Within walking distance to restaurants, banking and the train station.
- The property is an ideal opportunity for medical and professional office uses.
- This professional building was built in 1998 and well maintained.
- Easy access with prominent visibility on Main Street Stratford.

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Building Info:				Utilities:
Total Bldg. Sq Ft:	21,462 sft	Sprinkler:	Yes. Wet system	Volts: 480
Available Sq Ft:	14,485 sft	Heating Type:	Gas Hot Air	Amps: 800
Min. Avail. Sq Ft:	6,148 sft	AC Main Bldg:	Yes	Water: City
Max. Avail. Sq Ft:	8,337 sft	AC Office:	Yes	Sewer: City
Number of floors:	3	Construction Type:	Masonry	Gas: SCG
Roof:	Built Up	Year Built:	1998	
Fiber Optic:	Yes	Elevator:	Yes	
Asking Sale Price:	\$3,750,000	Parking:	77	
Tax Assessment:	\$3,032,000	Acres:	1.04	
Taxes:	\$115,000	Zoning:	CA	
Asking Lease Rate:	\$20.50 psf + utilities			
Lease Terms:	Gross plus utilities			
Occupancy:	Immediate			
TI Allowance:	Yes			



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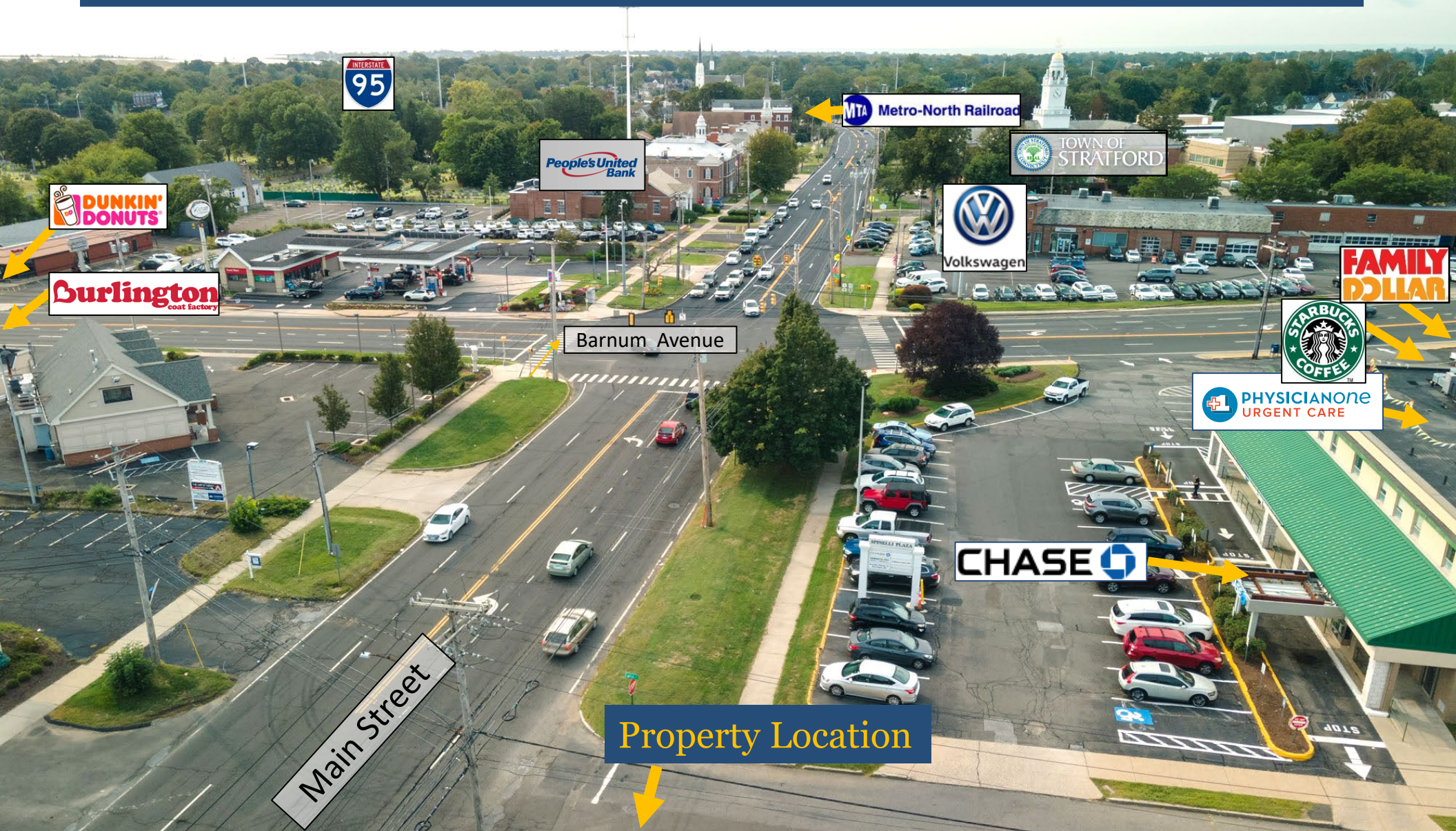


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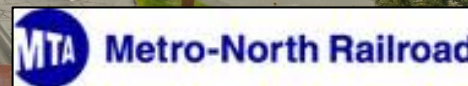
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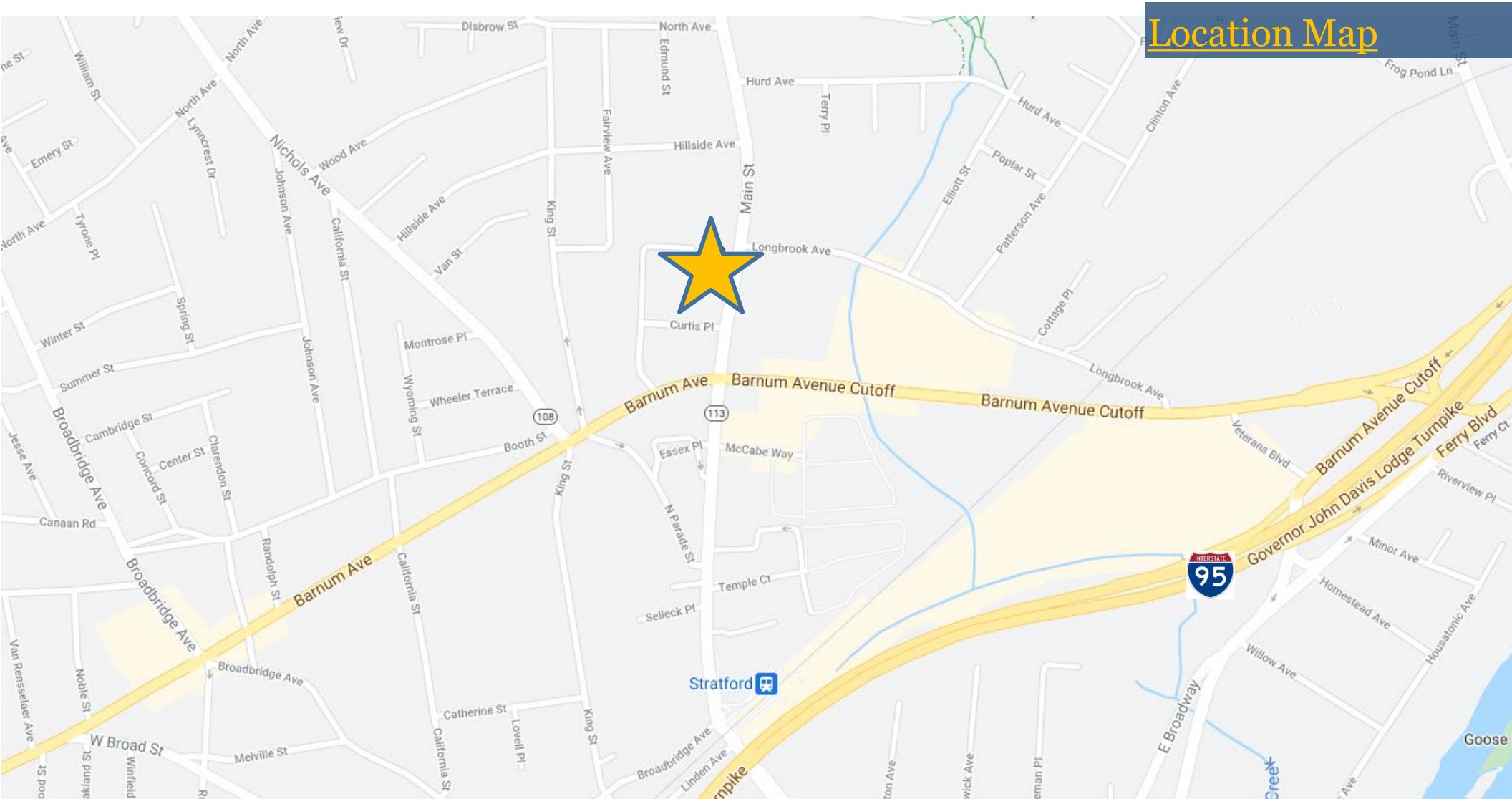
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## Location Map



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1. MAP "LAZYBANK" CURTISS THOMPSON ESTATE  
DATED JUNE 1905
2. DEED OF REDELL TO CARROLL, LOTS 16, 17, 18  
OF LOT 15 - MAP "LAZYBANK", VOL 6,  
PG 704, DATED JUNE 20, 1983
3. MAP FOR MATTHEW VETRO BY FULLER & CO  
DATED OCT 22, 1974, S.L.R. NO. 1906
4. MAP "CURTIS AND LILLINGSTON" DATED SEP  
S.L.R. NO. 173
5. DEED: FALCIONI TO DELVECCHIO, VOL. 420, PG.  
DATED DEC. 13, 1965
6. SURVEY MAP FOR FRANK DELVECCHIO, DATED
7. DEED - HEMMENT TO DELVECCHIO, VOL 232, PG 4
8. AREA RESERVED FOR POSSIBLE FUTURE CONVEYANCE  
FROM DELVECCHIO TO 2921 MAIN ST



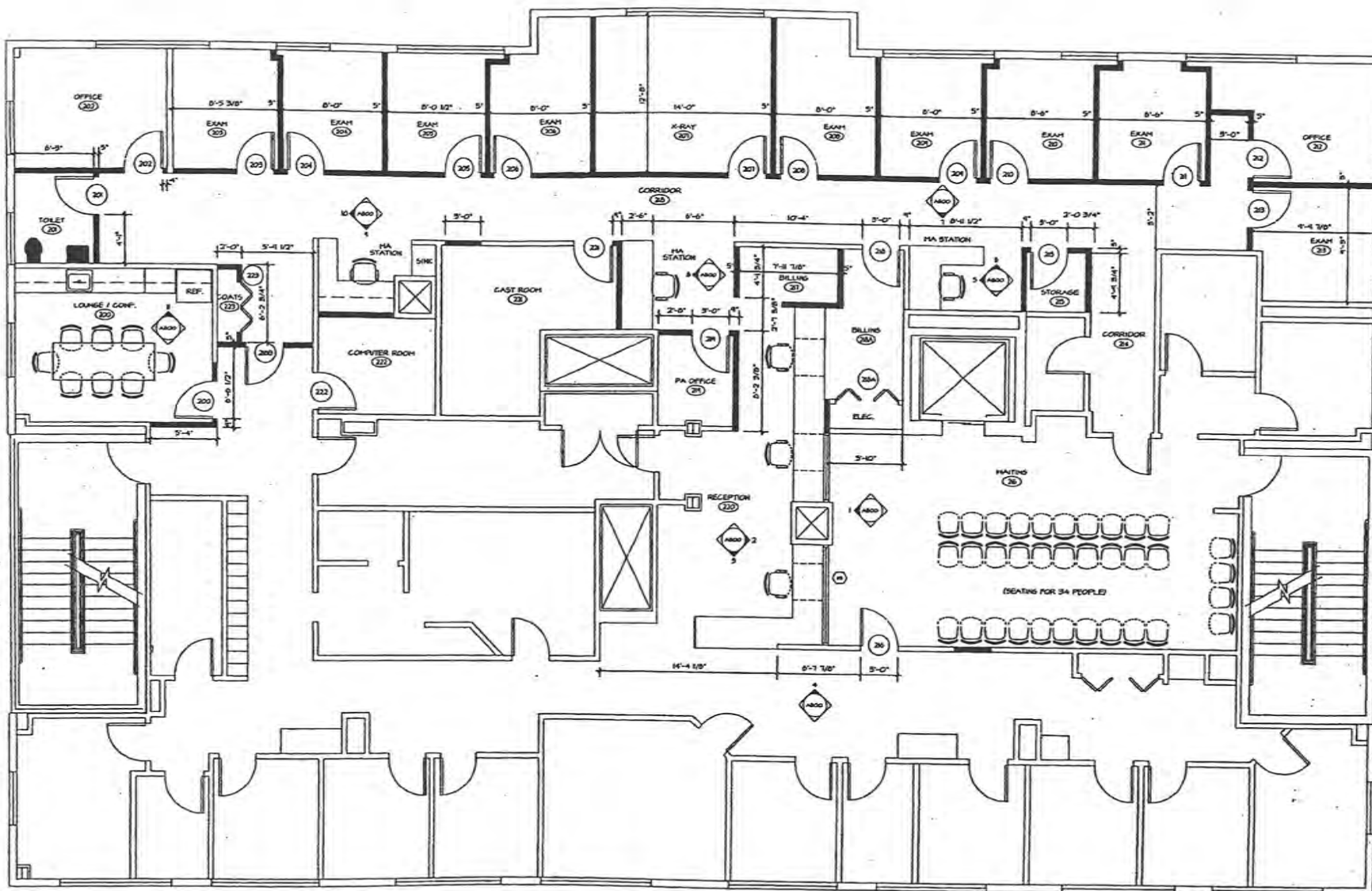
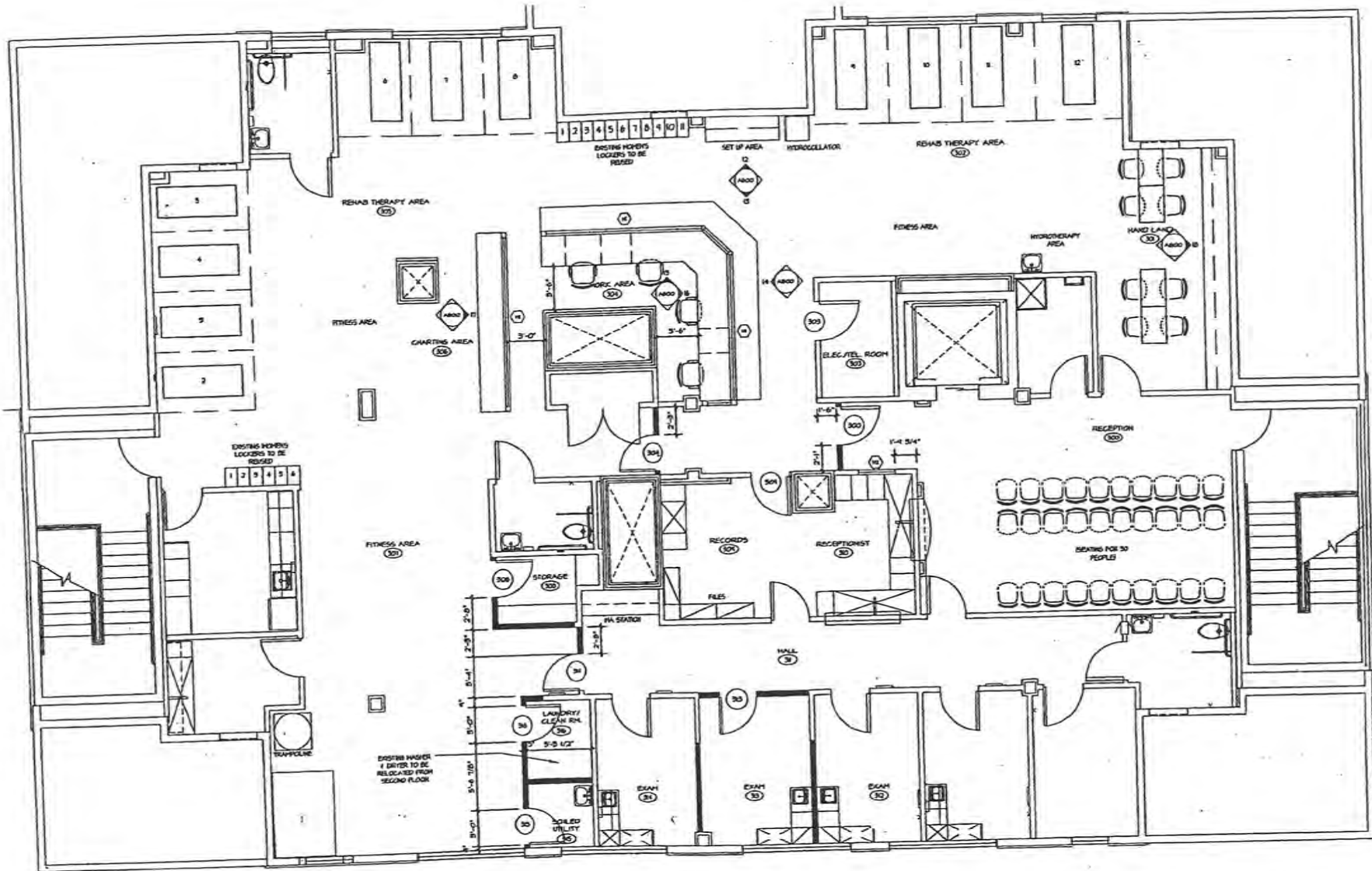


EXHIBIT A

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

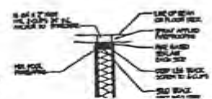
8337 sq ft

EXHIBIT A



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

6148 59 ft



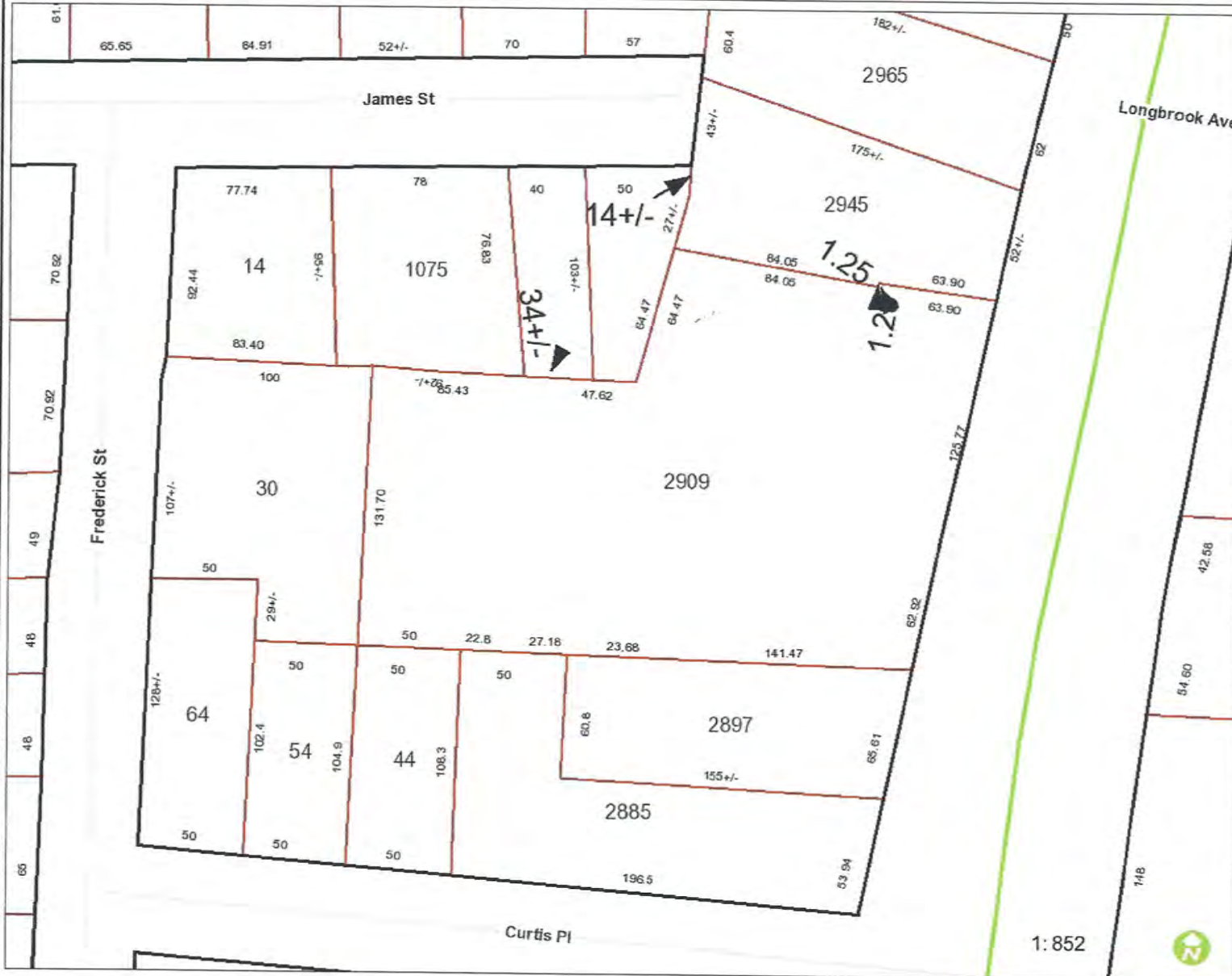
GENERAL NOTES

1. FOR ARCHITECTURAL LEGENDS, ABBREVIATIONS, SYMBOLS, NOTES AND FINISH REQUIREMENTS AND ACCESSORY FINISHING REQUIREMENTS REFER TO SHEET 6000.
2. ALL GRD HALLS ARE SHOWN AS ROOM 500.
3. FOR HALL TYPES AND FINISHING NOTES REFER TO SHEET 6002.
4. HALL 500 AND 600 50 HALL.
5. EXISTING HALL.



# 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

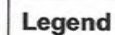
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THIS MAP IS NOT TO BE USED FOR NAVIGATION





**2909 Main**



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
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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Created by Greater Bridgeport Regional Council

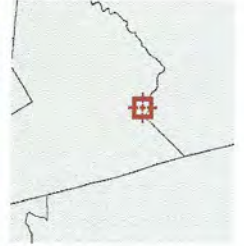
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#### Overview



#### 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