

Professional Building for Sale

2909 Main Street, Stratford, Connecticut



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.



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VIDAL/WETTENSTEIN, LLC

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

2909 Main Street, Stratford, Connecticut

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:	Upon request	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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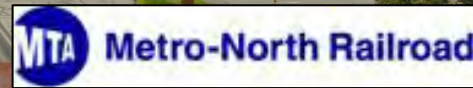
2909 Main Street, Stratford, Connecticut



- 18,900± cars pass daily.
- Located on a bus route.
- Easy access from I-95 exit 32 & within seven minutes to Merritt Parkway.

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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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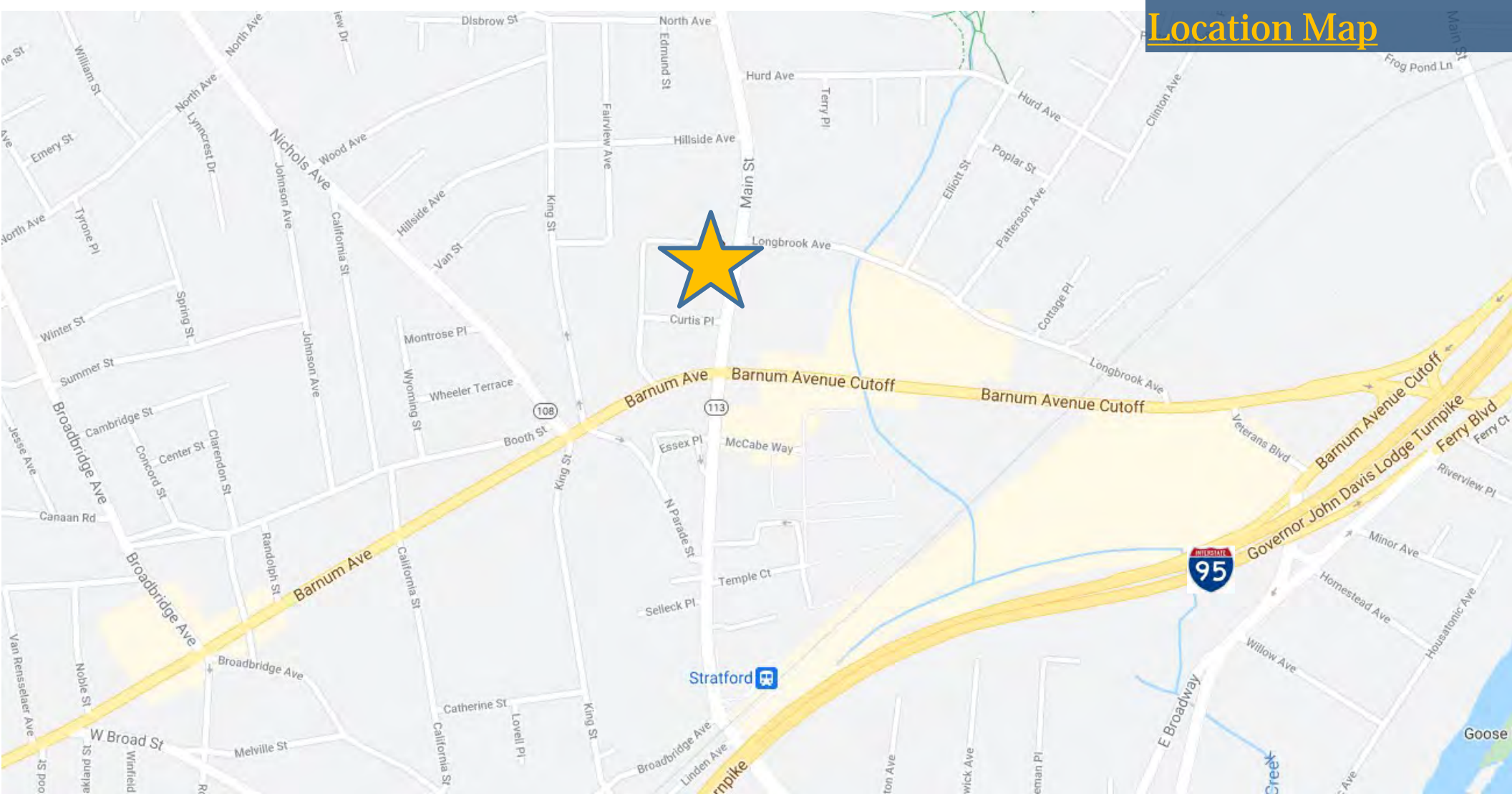
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Location Map



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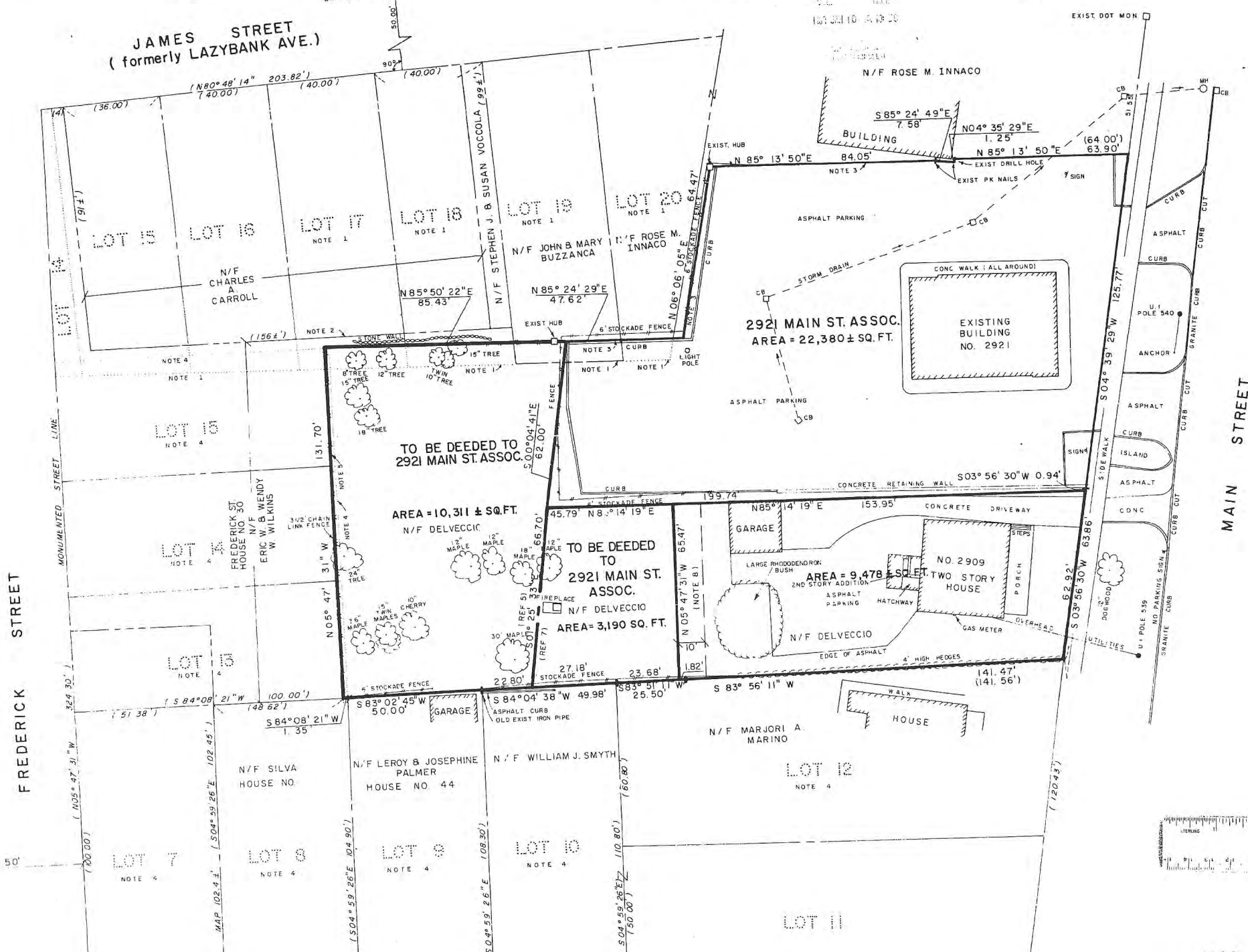
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#2739

JAMES STREET
(formerly LAZYBANK AVE.)



- REF.
- MAP "LAZYBANK" CURTISS THOMPSON ESTATE DATED JUNE 1905
 - DEED OF BEDELL TO CARROLL, LOTS 16, 17, 18 EAST 36' OF LOT 15 - MAP LAZYBANK, VOL. 54 PG. 704, DATED JUNE 20, 1903
 - MAP FOR MATTHEW VETRO BY FULLER & CO. DATED OCT 22, 1974, S.L.R. NO. 1906
 - MAP "CURTIS AND LILLINGSTON" DATED SEP. S.L.R. NO. 173
 - DEED FALCONI TO DELVECCHIO, VOL. 420, PG. 1 DATED DEC 13, 1965
 - SURVEY MAP FOR FRANK DELVECCHIO, DATED
 - DEED - HEMMENT TO DELVECCHIO, VOL. 232, PG. 1
 - AREA RESERVED FOR POSSIBLE FUTURE CONVEY FROM DELVECCHIO TO 2921 MAIN ST



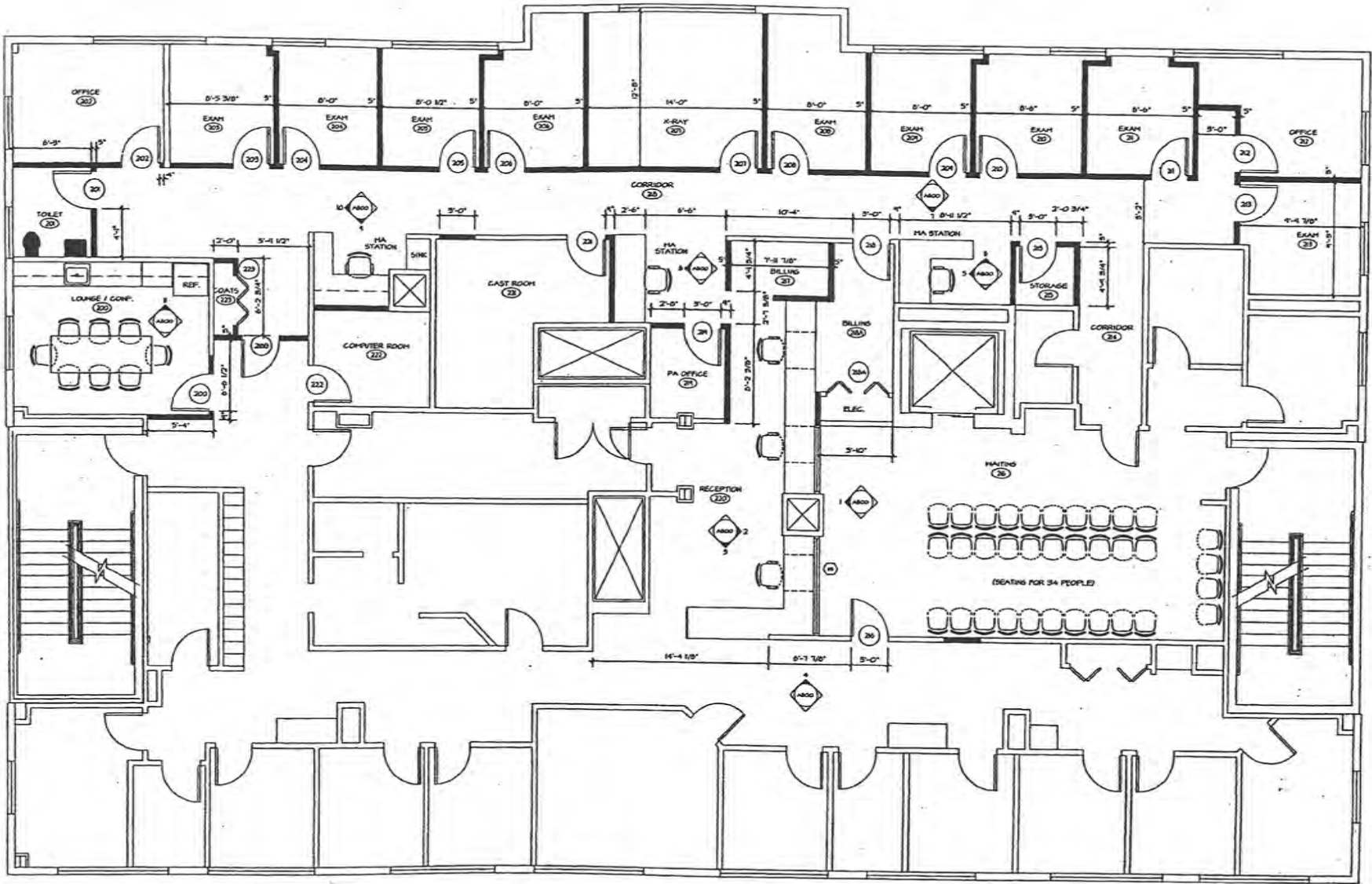
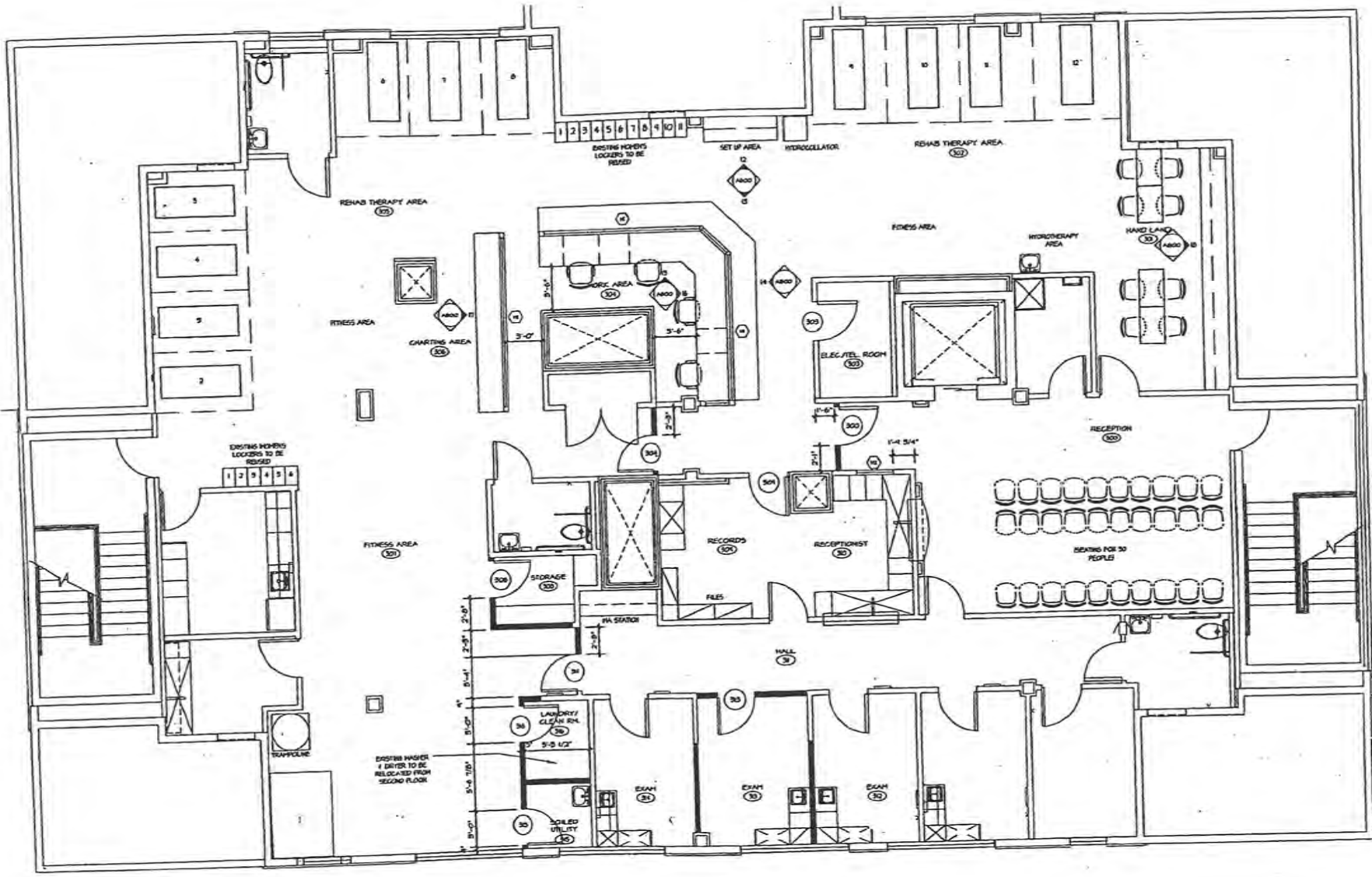


EXHIBIT A

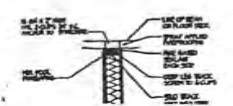
1 SECOND FLOOR PLAN
1/4" = 1'-0"

8337 sq ft

EXHIBIT A



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

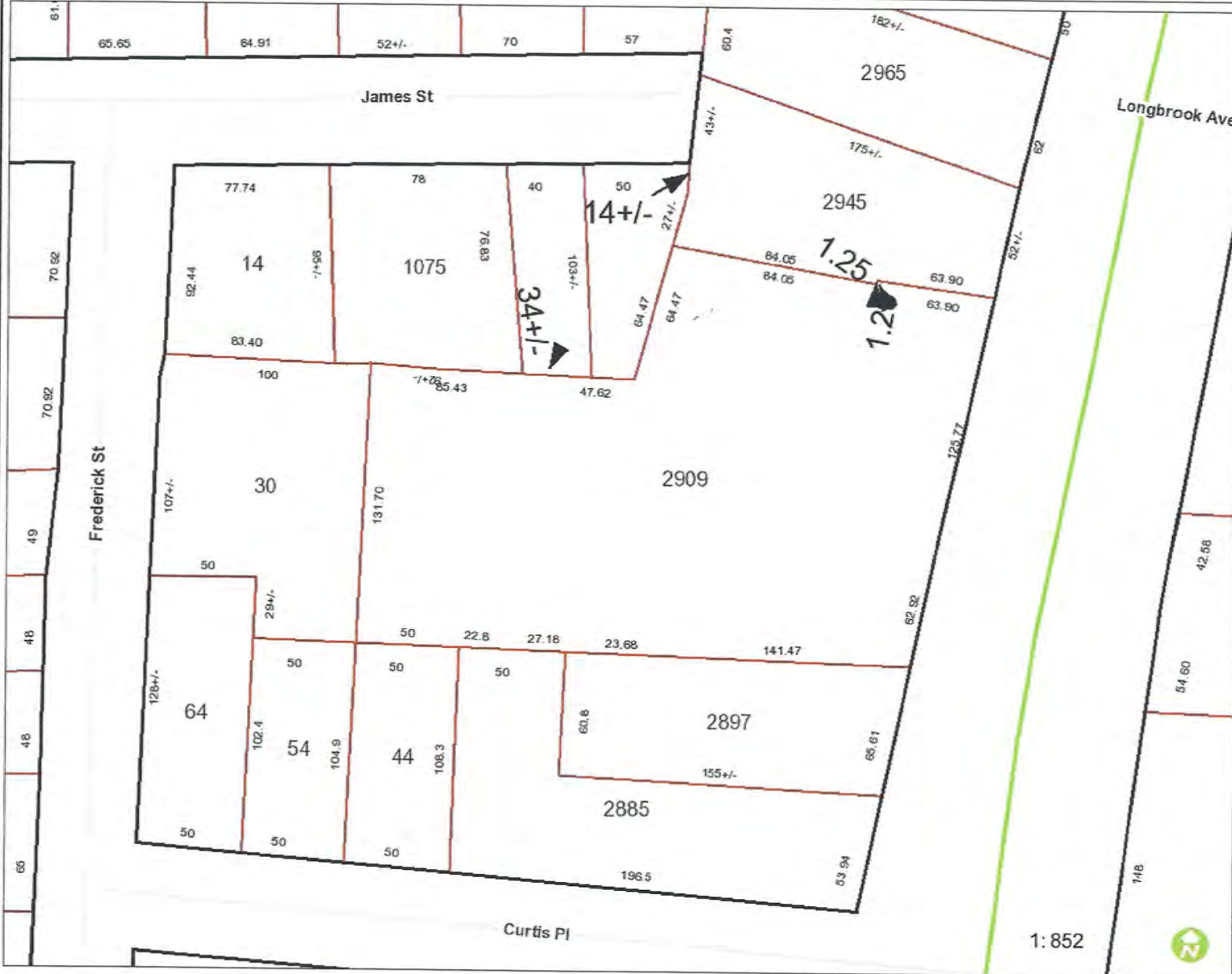


- GENERAL NOTES**
- FOR ARCHITECTURAL LEGENDS, ABBREVIATIONS, SYMBOLS, NOTES, AND FINISHES, REVISIONS AND ACCESSORY FINISHES, REQUIREMENTS REFER TO SHEET 6000.
 - ALL GRID WALLS ARE SHOWN AS ROUGH SIZED DIMENSIONS (NO FINISHES NOTED).
 - FOR HALL TYPES AND PARTITION NOTES REFER TO SHEET A002.
 - HALL, STED AND 60" DO HALL
 - 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





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

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- Legend**
-  Parcels
 - Yearly Sales**
 -  2015
 -  2016
 -  2017
 -  2018
 -  Roads
 -  City Labels

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Developed by  **Schneider**
GEOSPATIAL