

# 2909 Main Street, Stratford, Connecticut



***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.



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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  
Min. Avail. SF: 6,148 sft  
Max. Avail. SF: 8,337 sft  
Number of floors: 3  
Roof: Built Up  
Fiber Optic: Yes  
Asking Sale Price: \$4,790,000  
Asking Lease Rate: \$20.50 psf + utilities  
Lease Terms: Gross plus utilities  
Occupancy: Immediate  
TI Allowance: Yes

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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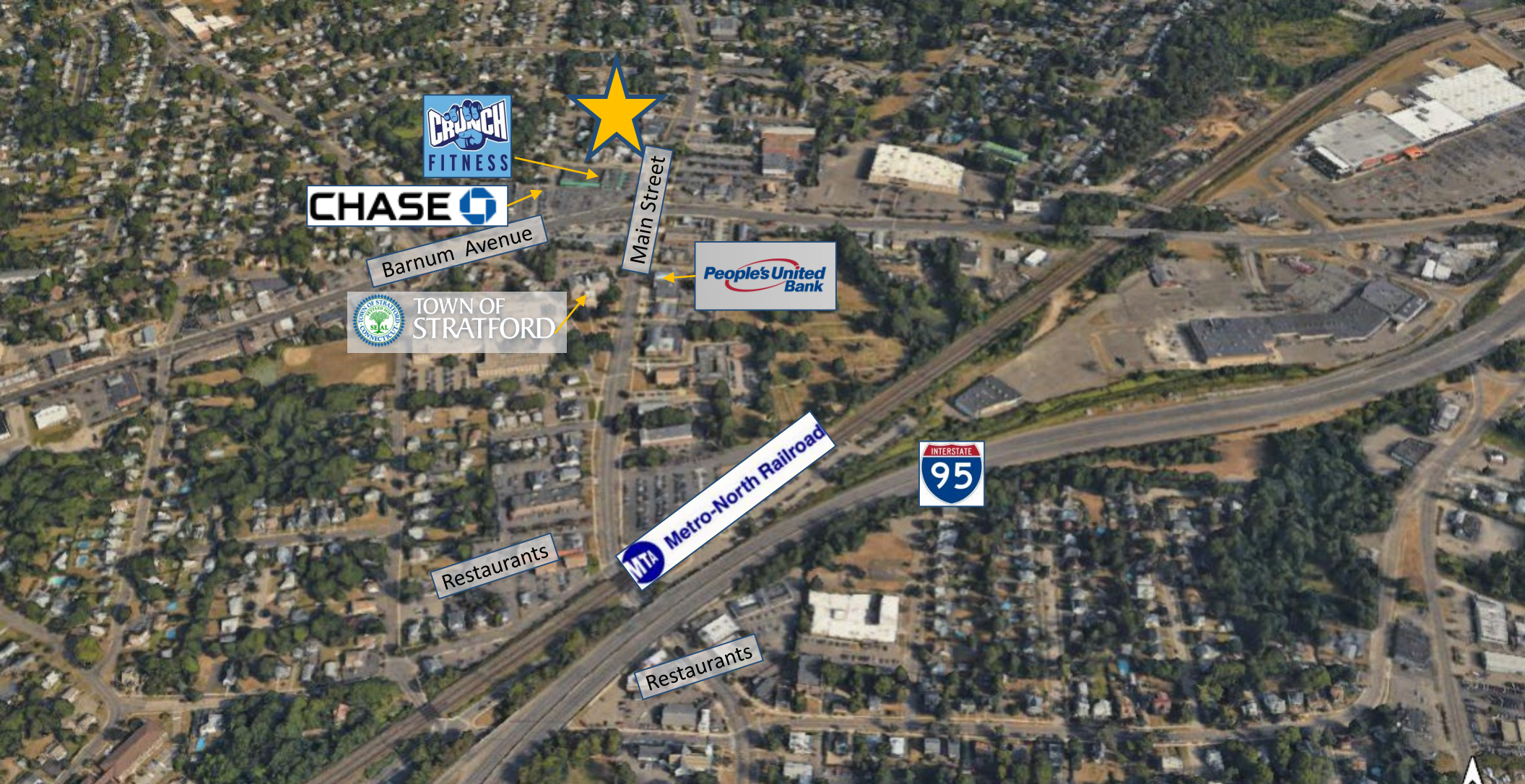


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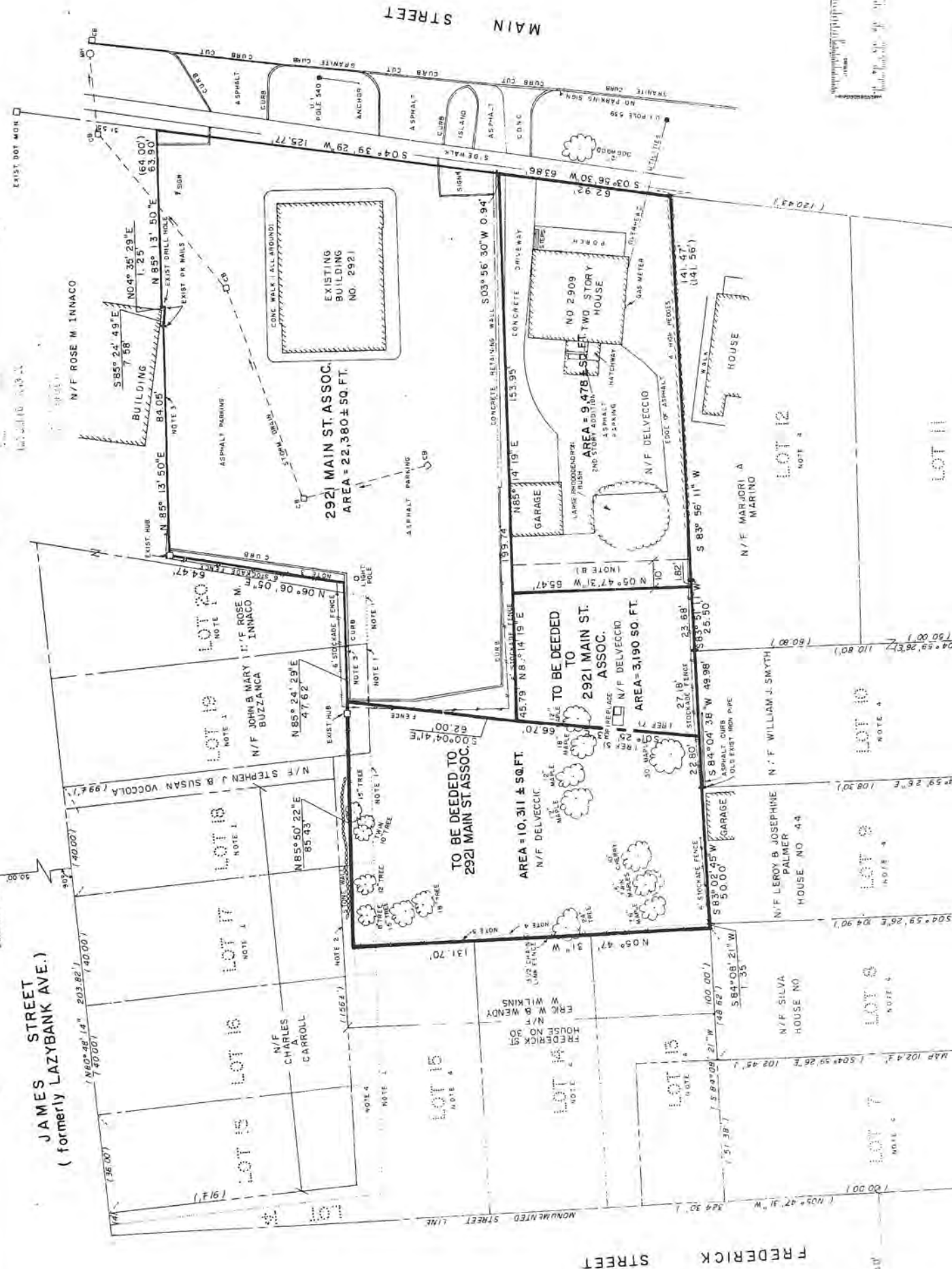
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**JAMES STREET**  
(formerly LAZYBANK AVE.)

#2739

- REF
- 1. MAP "LAZYBANK" CURTISS THOMPSON ESTABLISHED, DATED JUNE 1900.
  - 2. DEED OF REBELLY 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, DATED JUNE 20, 1983.
  - 3. MAP FOR MATTHEW VETRO BY FULLER & CO. DATED OCT 22, 1974, S.L.R. NO. 1906.
  - 4. MAP "CURTISS AND LILLINGSSTON" DATED SEPTEMBER 1900, S.L.R. NO. 175.
  - 5. DEED: FALCONI TO DELVECCHIO, VOL. 420, P. 10, DATED DEC 13, 1965.
  - 6. SURVEY MAP FOR FRANK DELVECCHIO, DATED DEC 13, 1965.
  - 7. DEED: HEMENT TO DELVECCHIO, VOL. 232, P. 9, DATED OCT 22, 1974, S.L.R. NO. 1906.
  - 8. AREA RESERVED FOR POSSIBLE FUTURE CONVEYANCE FROM DELVECCHIO TO 2921 MAIN ST.



**MAIN STREET**

**FREDERICK STREET**

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

**TO BE DEEDED TO 2921 MAIN ST. ASSOC.**  
AREA = 10,311 ± SQ. FT.

**TO BE DEEDED TO 2921 MAIN ST. ASSOC.**  
AREA = 3,190 SQ. FT.

**NO. 2909**  
TWO STORY HOUSE

LOT 20  
NOTE 1

LOT 19  
NOTE 1

LOT 18  
NOTE 1

LOT 17  
NOTE 1

LOT 16  
NOTE 1

LOT 15  
NOTE 1

LOT 12  
NOTE 2

LOT 10  
NOTE 4

LOT 9  
NOTE 4

LOT 8  
NOTE 4

LOT 7  
NOTE 4

LOT 6  
NOTE 4

LOT 5  
NOTE 4

LOT 4  
NOTE 4

LOT 3  
NOTE 4

LOT 2  
NOTE 4

LOT 1  
NOTE 4

EXISTING MONUMENTED STREET LINE

EXISTING MONUMENTED STREET LINE

EXISTING MONUMENTED STREET LINE

EXISTING MONUMENTED STREET LINE

EXISTING MONUMENTED STREET LINE

N/F JOHN & MARY I. F. ROSE M. BUZZANCA

N/F STEPHEN J. & SUSAN VACCOLA

N/F CHARLES A. CARROLL

N/F FREDERICK S. WILKINS & WENDY E. WILKINS

N/F LEROY B. JOSEPHINE PALMER

N/F SILVA

N/F WILLIAM J. SMYTH

N/F ROSE M. INNACIO

N/F ERIC W. MENDY

N/F MARIORI A. MARINO

N/F N/A

N/F N/A

N/F N/A

N/F N/A

N/F DELVECCHIO

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N/F DELVECCHIO

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MAR 20 1984

APR 10 1984

MAY 20 1984

JUN 20 1984

JUL 20 1984

AUG 20 1984

SEPT 20 1984

OCT 20 1984

NOV 20 1984

DEC 20 1984

JAN 20 1985

FEB 20 1985

MAR 20 1985

APR 20 1985

MAY 20 1985

JUN 20 1985

JUL 20 1985

AUG 20 1985

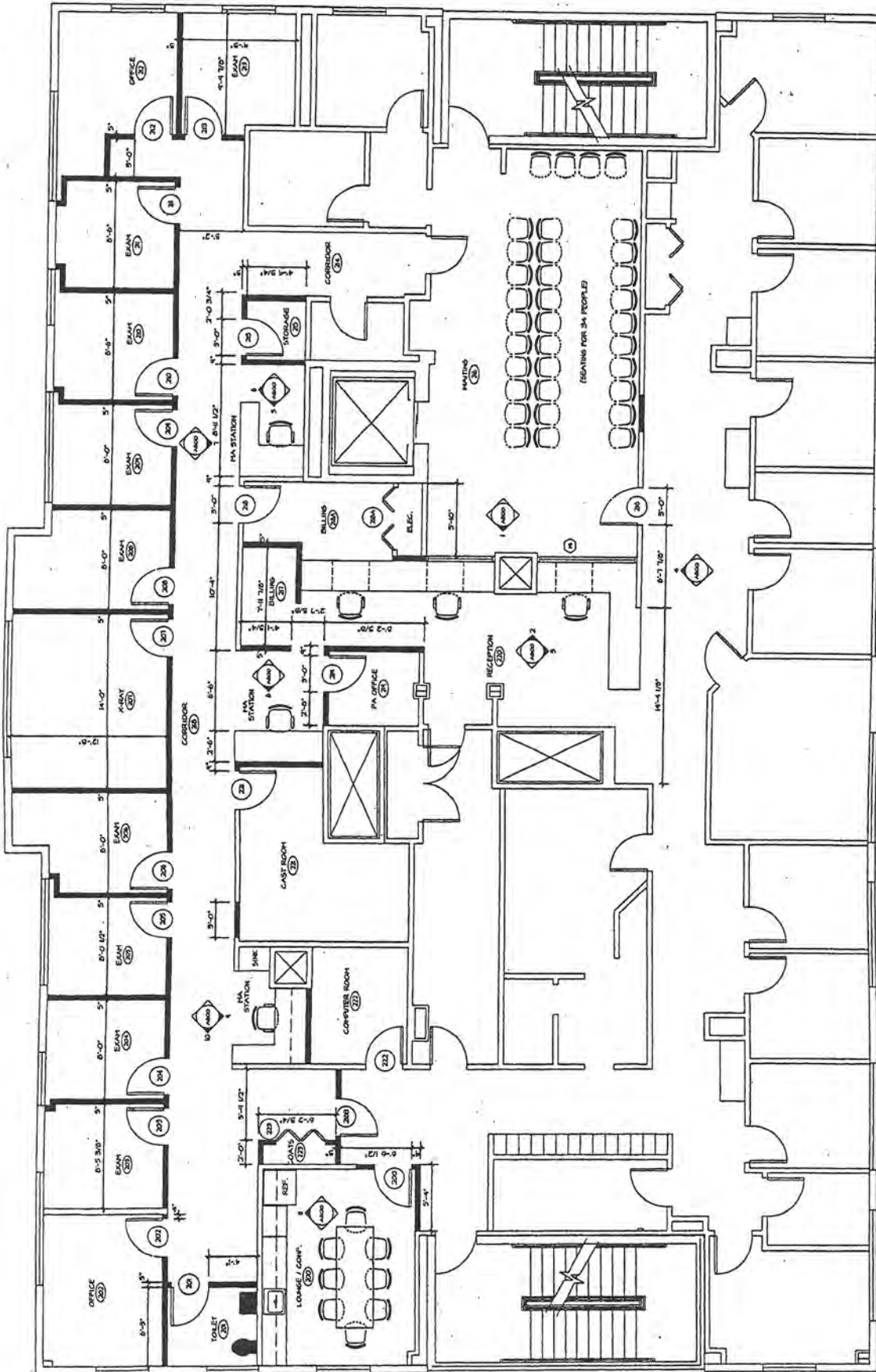
SEP 20 1985

OCT 20 1985

NOV 20 1985

DEC 20 1985

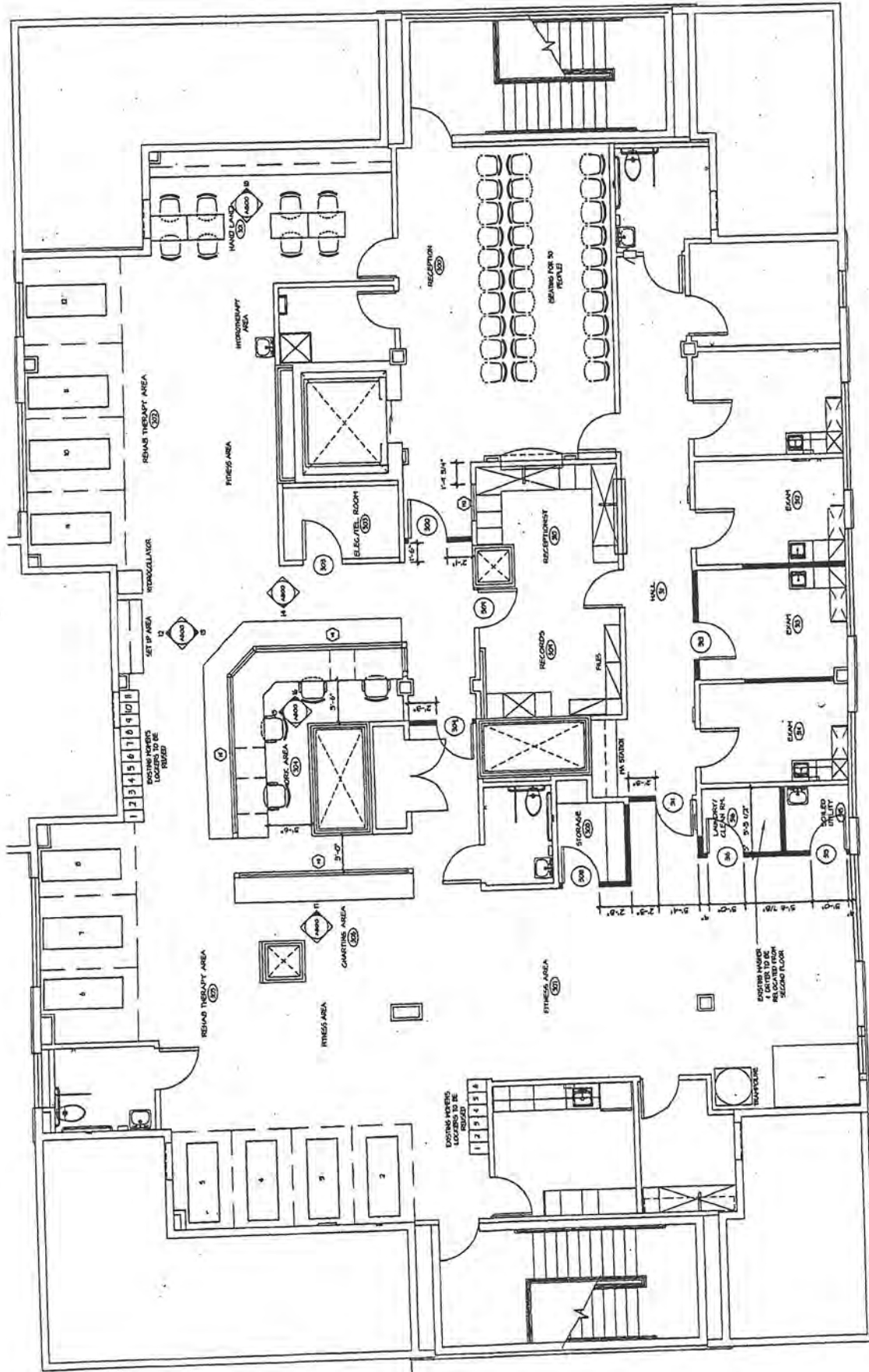
EXHIBIT A



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

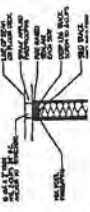
8337 59 ft

EXHIBIT A



GENERAL NOTES

1. FOR MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AND FINISH REQUIREMENTS AND ACCESSORY FINISHING REQUIREMENTS REFER TO SHEET 600.
2. ALL GRAB BARS ARE SHOWN AS ROOM 3100 EMPLOYING 1-1/2" DIA. BARS.
3. FOR HALL TYPES AND FINISHING NOTES REFER TO SHEET 602.
4. HALL 3100 AND OFF 30 HALL
5. CONFERENCE HALL



1 THIRD FLOOR PLAN

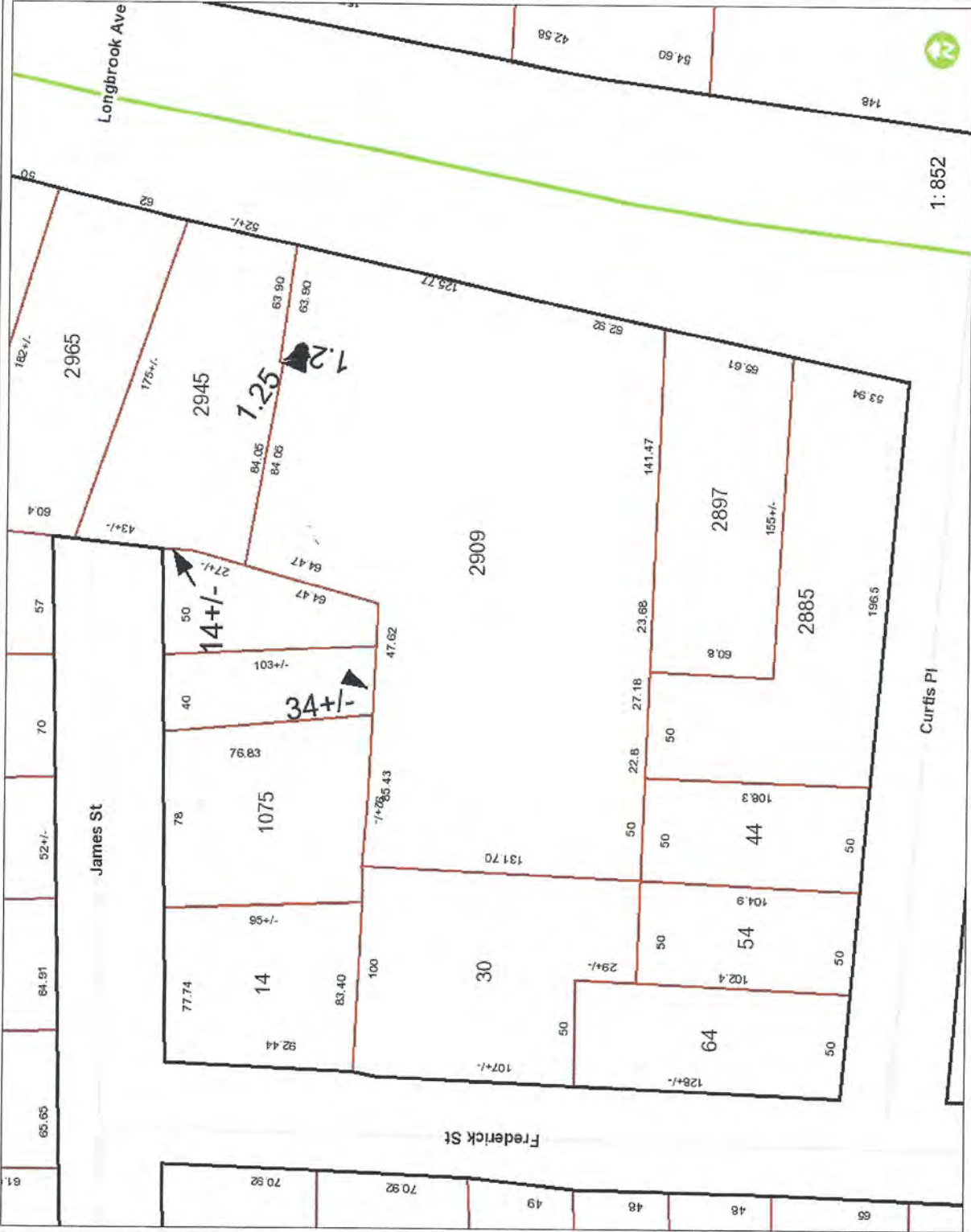
1/4" = 1'-0"

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

1: 852



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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



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





# Town of Stratford

# 2909 Main



**Legend**

**Streetname**

**Roadways**

Local	Collector	Minor Collector	Minor Arterial	Major Collector	PA Other	PA Other Expywy	PA Interstate
(thin black line)	(medium black line)	(thick black line)	(dashed black line)	(thick black line)	(green line)	(blue line)	(red line)



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- 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