

2909 Main Street, Stratford Connecticut

**SALE PRICE REDUCED!!!**



**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.

**VIDAL/WETTENSTEIN, LLC**



Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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: \$6,100,000  
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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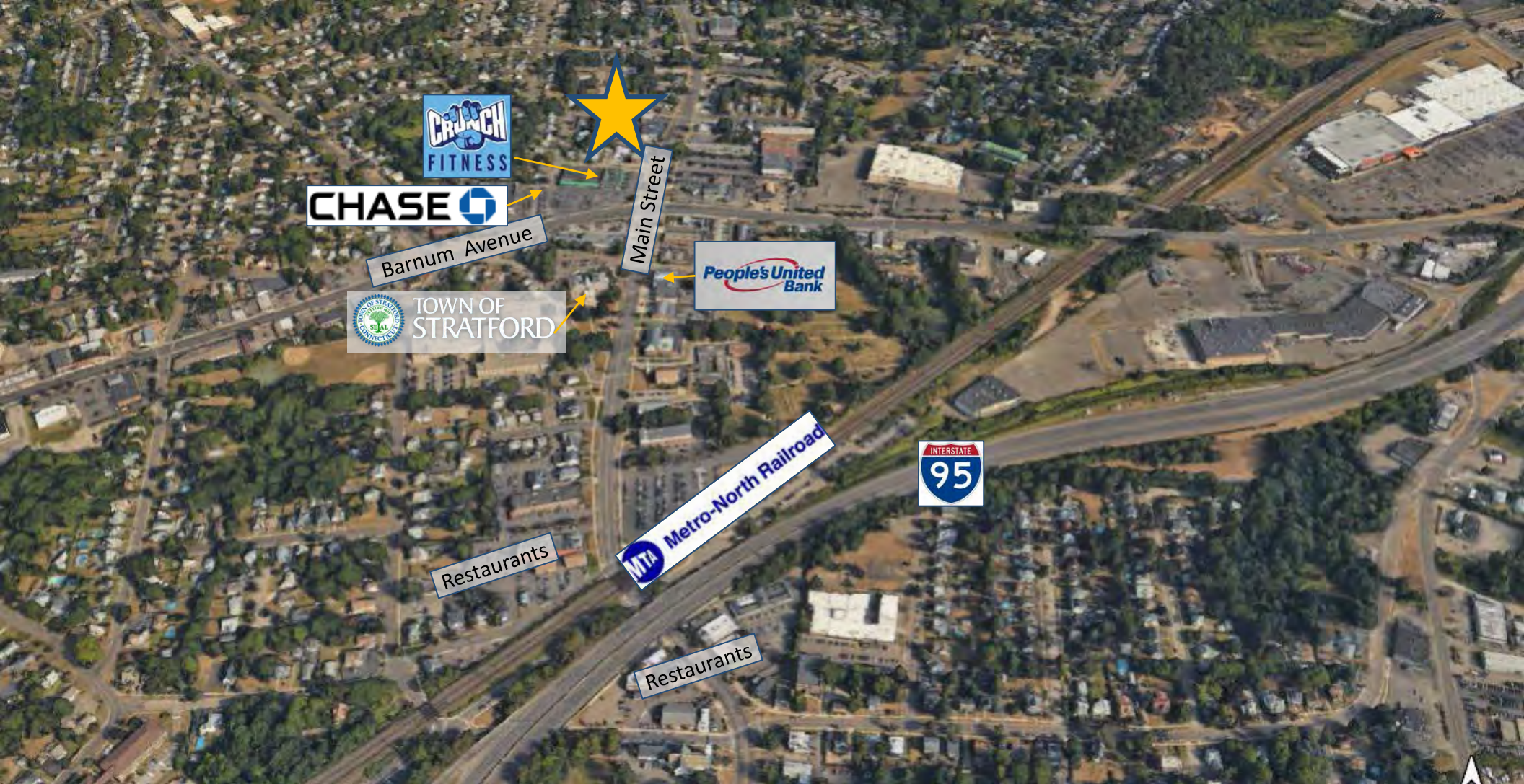
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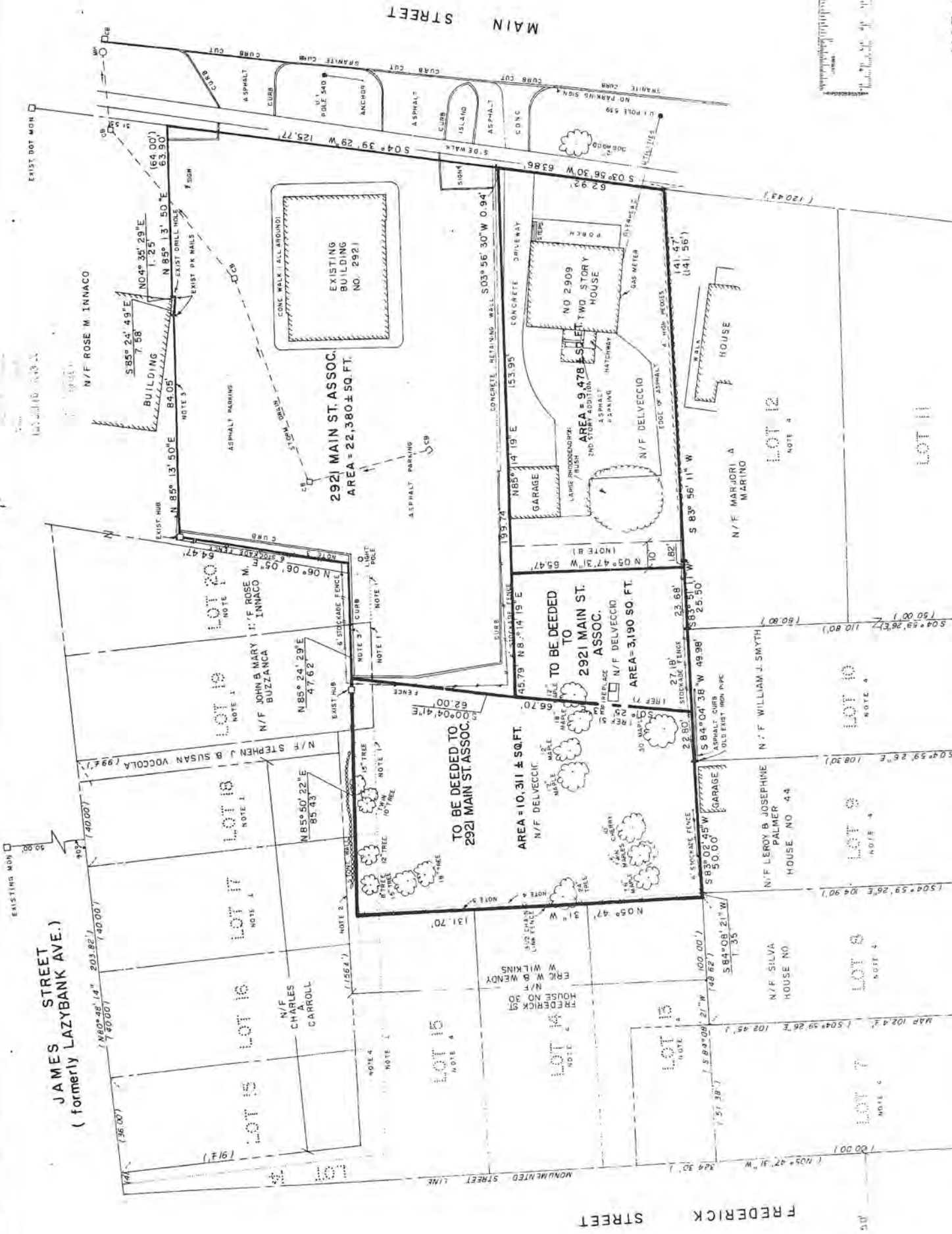
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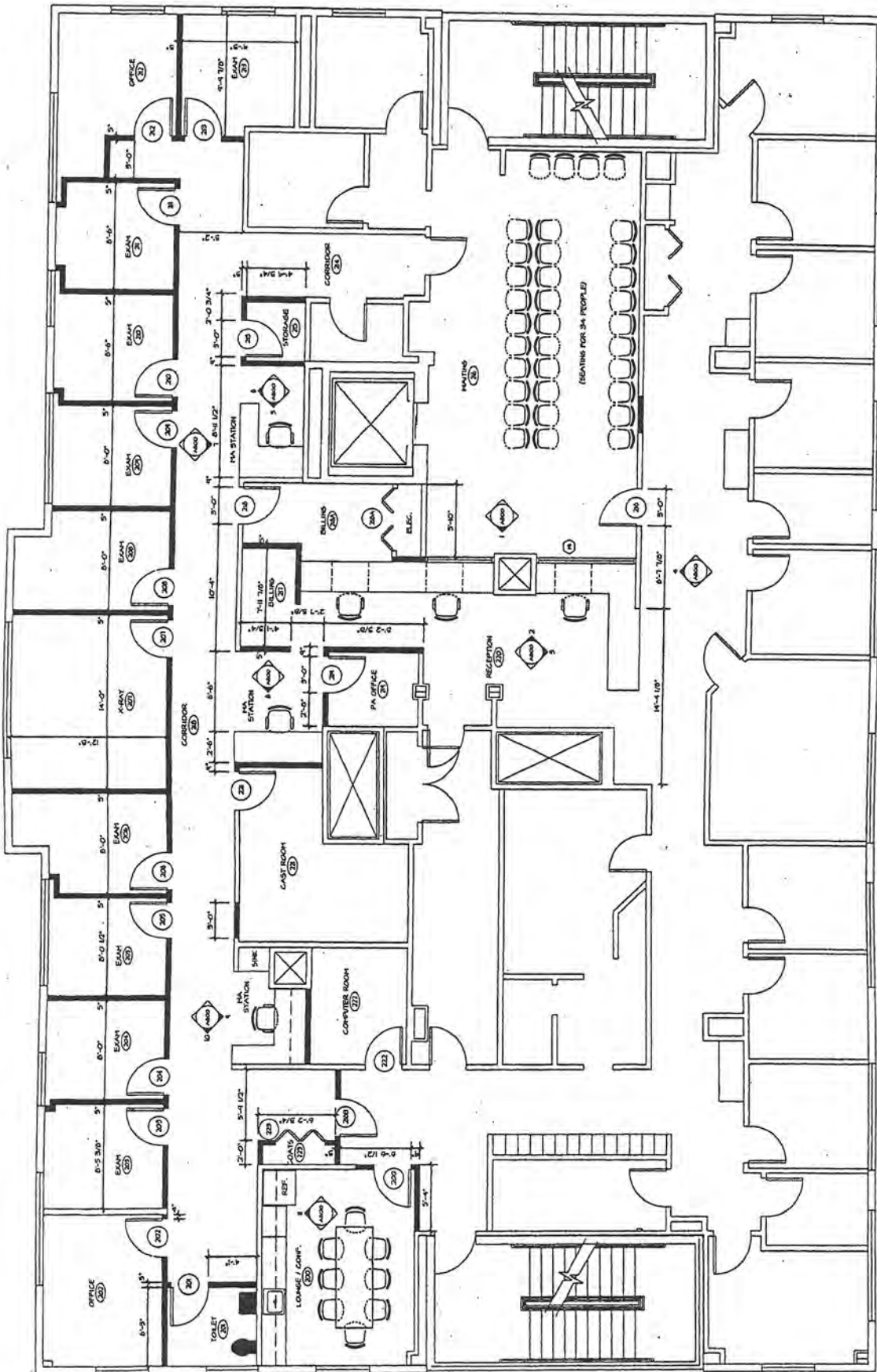
JAMES STREET  
(formerly LAZYBANK AVE.)

- REF
- 1. MAP "LAZYBANK" CURTISS THOMPSON ESTABLISHED JUNE 1906
  - 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, 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, 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 SEPTEMBER 1906, S.L.R. NO. 175
  - 5. DEED FALCONI TO DELVECCIO, VOL. 420, P. 10, DATED DEC 13, 1966
  - 6. SURVEY MAP FOR FRANK DELVECCIO, DATED 1906
  - 7. DEED HEMMENT TO DELVECCIO, VOL. 232, P. 9, DATED 1906
  - 8. AREA RESERVED FOR POSSIBLE FUTURE CONVEYANCE FROM DELVECCIO TO 2921 MAIN ST.



MAP SHOWING

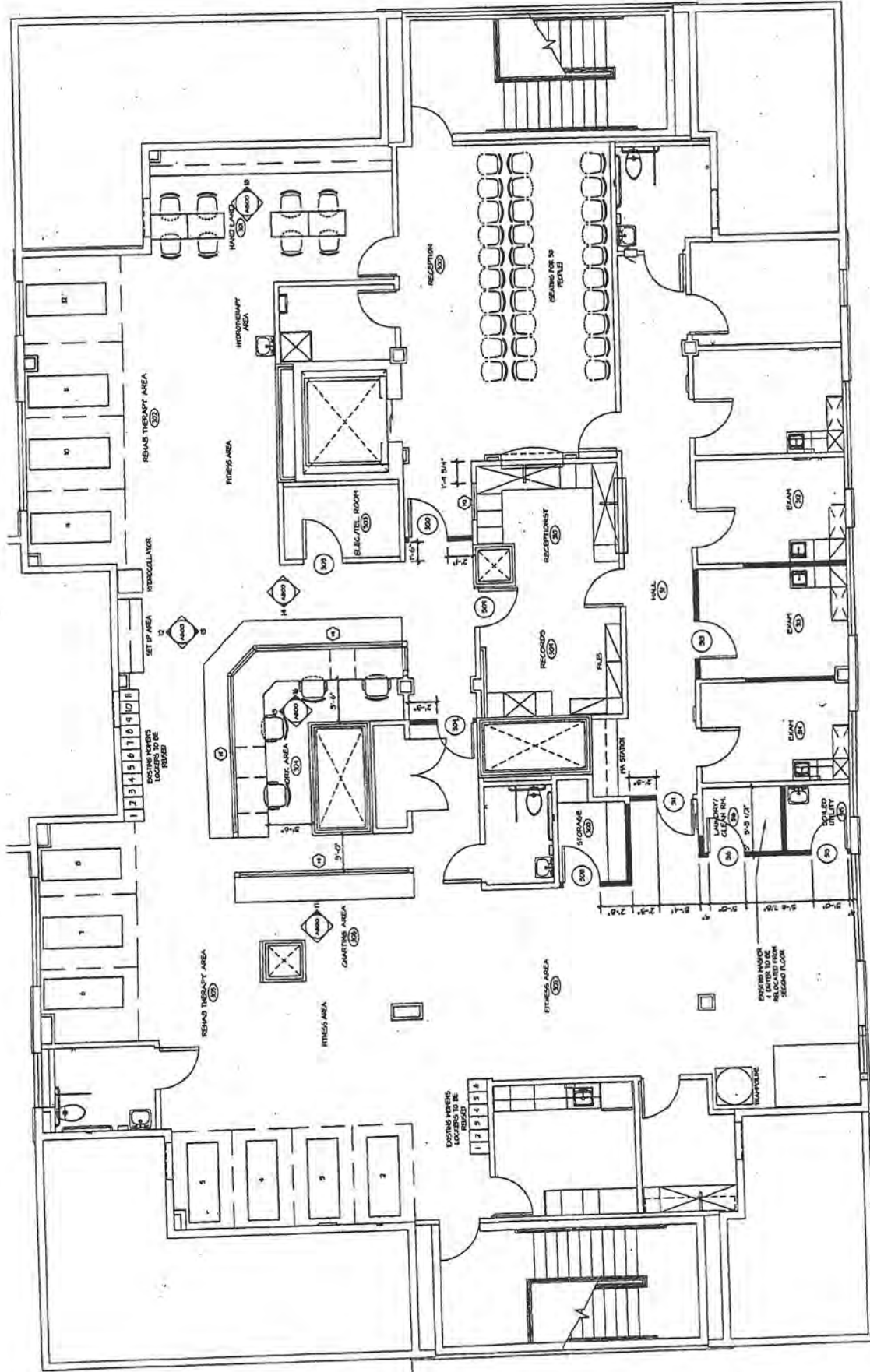
EXHIBIT A



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

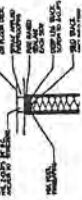
8337 59 ft

# EXHIBIT A



**GENERAL NOTES**

1. FOR MECHANICAL, LEADERS, APPROXIMATIONS, SYMBOLS, NOTES AND FINISHES, REFER TO ARCHITECTURAL DRAWINGS AND ACCESSORY DRAWINGS.
2. ALL GRAB BARS ARE TO BE 1/2" DIA. STAINLESS STEEL.
3. FOR HALL TYPES AND PARTITION NOTES REFER TO SHEET A022.
4. HALL, STAIR AND OFFICE HALL.
5. GROUND FLOOR.

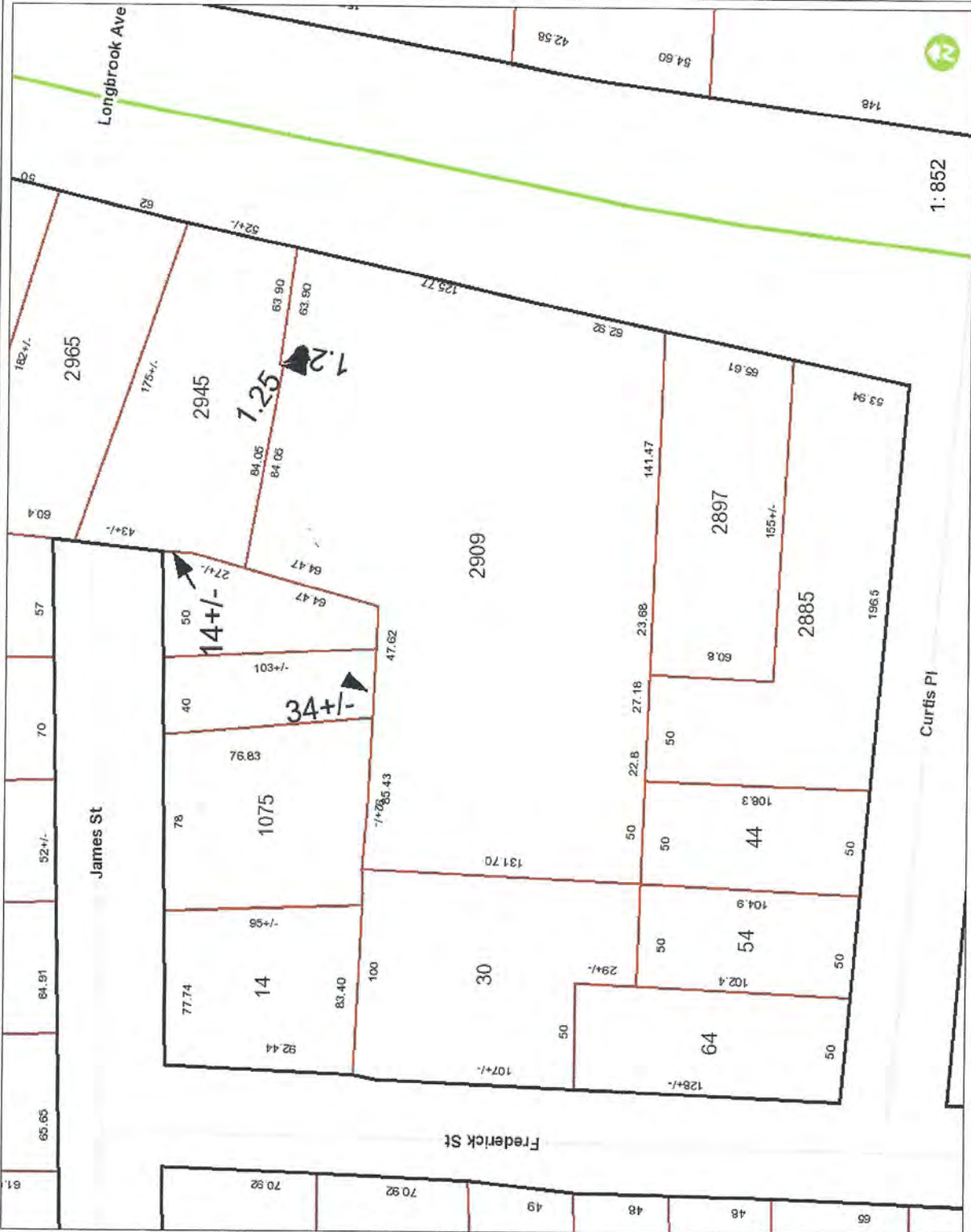


THIRD FLOOR PLAN  
 1/4" = 1'-0"  
 614859 ft



# Town of Stratford

## 2909



### Legend

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

141.9

70.97 141.9 Feet



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.

Created by Greater Bridgeport Regional Council

1:852

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

283.9 0 141.95 283.9 Feet

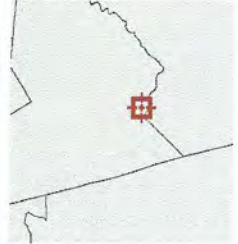
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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Created by Greater Bridgeport Regional Council





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