

# MEDICAL/PROFESSIONAL BUILDING FOR SALE

2909 Main Street, Stratford, CT



To arrange a tour contact:  
Randy Vidal | 203-226-7101 Ext 3  
[randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)



# 2909 Main Street, Stratford, CT

## FABULOUS OPPORTUNITY *Building Available for Sale*



### PROPERTY DETAILS

**Building Area: 21,462± SF**

**18,900± cars pass daily.**

**Located on a bus route.**

**Stratford Rail Station within walking distance**

**Sale Price: \$2,700,000.**



**Location:** Easy access from I-95 exit 32 and within seven minutes to Merritt Parkway.



**SIOR** Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC



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

## 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.



# 2909 Main Street, Stratford, CT

| <b>Building Info:</b>       |                         |                      |                 | <b>Utilities:</b>  |
|-----------------------------|-------------------------|----------------------|-----------------|--------------------|
| <b>Total Bldg. Sq. Ft.:</b> | 21,462 sft              | <b>Sprinkler:</b>    | Yes. Wet system | <b>Volts:</b> 480  |
| <b>Available Sq. Ft.:</b>   | 14,485 sft              | <b>Heating Type:</b> | Gas Hot Air     | <b>Amps:</b> 800   |
| <b>Min. Avail. Sq. Ft.:</b> | 6,148 sft               | <b>AC Main Bldg:</b> | Yes             | <b>Water:</b> City |
| <b>Max. Avail. Sq. Ft.:</b> | 8,337 sft               | <b>AC Office:</b>    | Yes             | <b>Sewer:</b> City |
| <b>Number of floors:</b>    | 3                       | <b>Construction:</b> | Masonry         | <b>Gas:</b> SCG    |
| <b>Roof:</b>                | Built Up                | <b>Year Built:</b>   | 1998            |                    |
| <b>Fiber Optic:</b>         | Yes                     | <b>Elevator:</b>     | Yes             |                    |
| <b>Asking Sale Price:</b>   | \$2,700,000             | <b>Parking:</b>      | 77              |                    |
| <b>Tax Assessment:</b>      | \$3,032,000             | <b>Acres:</b>        | 1.04            |                    |
| <b>Taxes:</b>               | \$120,698               | <b>Zoning:</b>       | CA              |                    |
| <b>Asking Lease Rate:</b>   | \$20.50 psf + utilities |                      |                 |                    |
| <b>Lease Terms:</b>         | Gross plus utilities    |                      |                 |                    |
| <b>Occupancy:</b>           | Immediate               |                      |                 |                    |
| <b>TI Allowance:</b>        | Yes                     |                      |                 |                    |





# 2909 Main Street, Stratford, CT





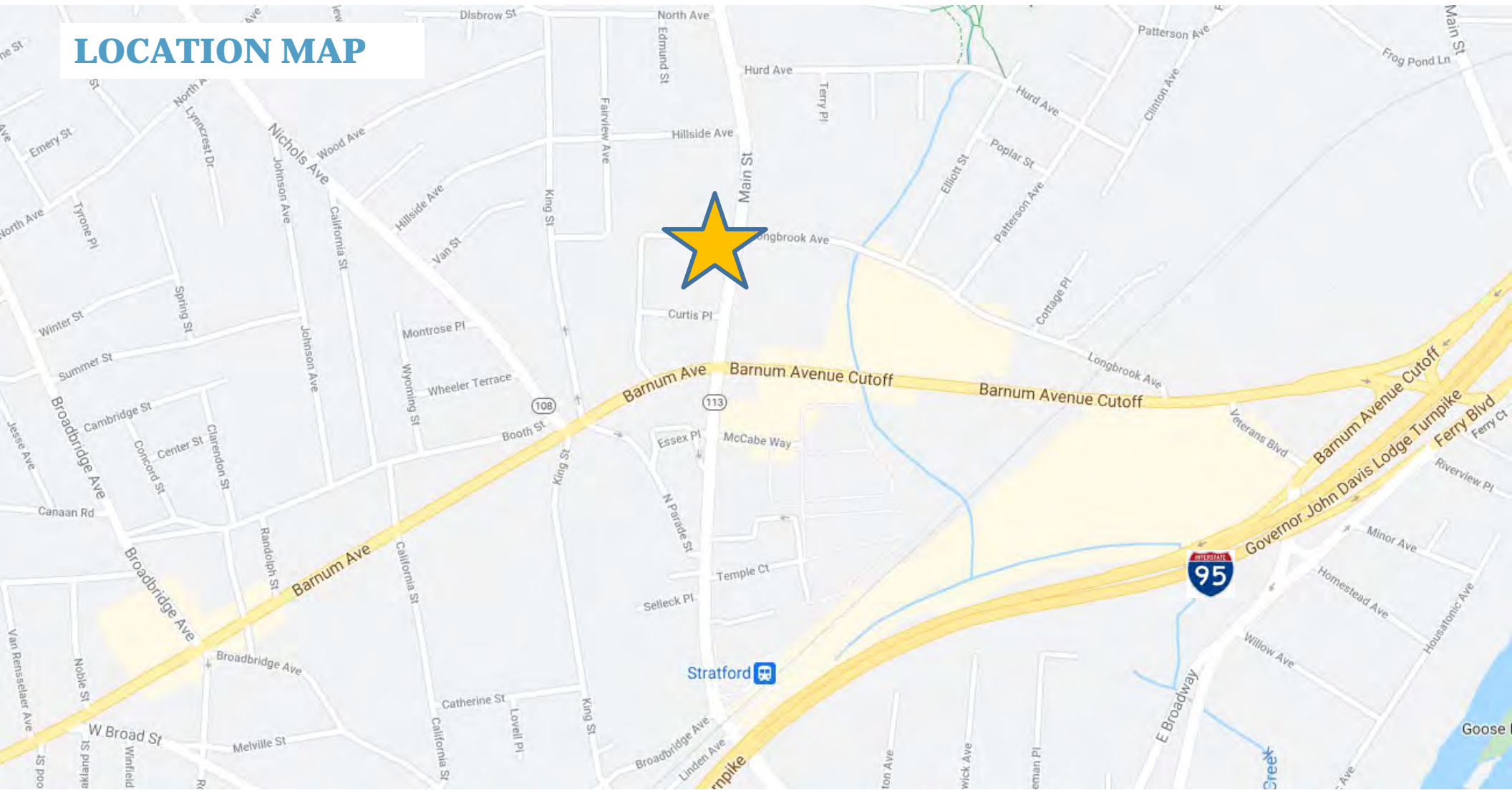
# 2909 Main Street, Stratford, CT





# 2909 Main Street, Stratford, CT

## LOCATION MAP



**SIOR** Individual Members  
Society of Industrial & Office Realtors

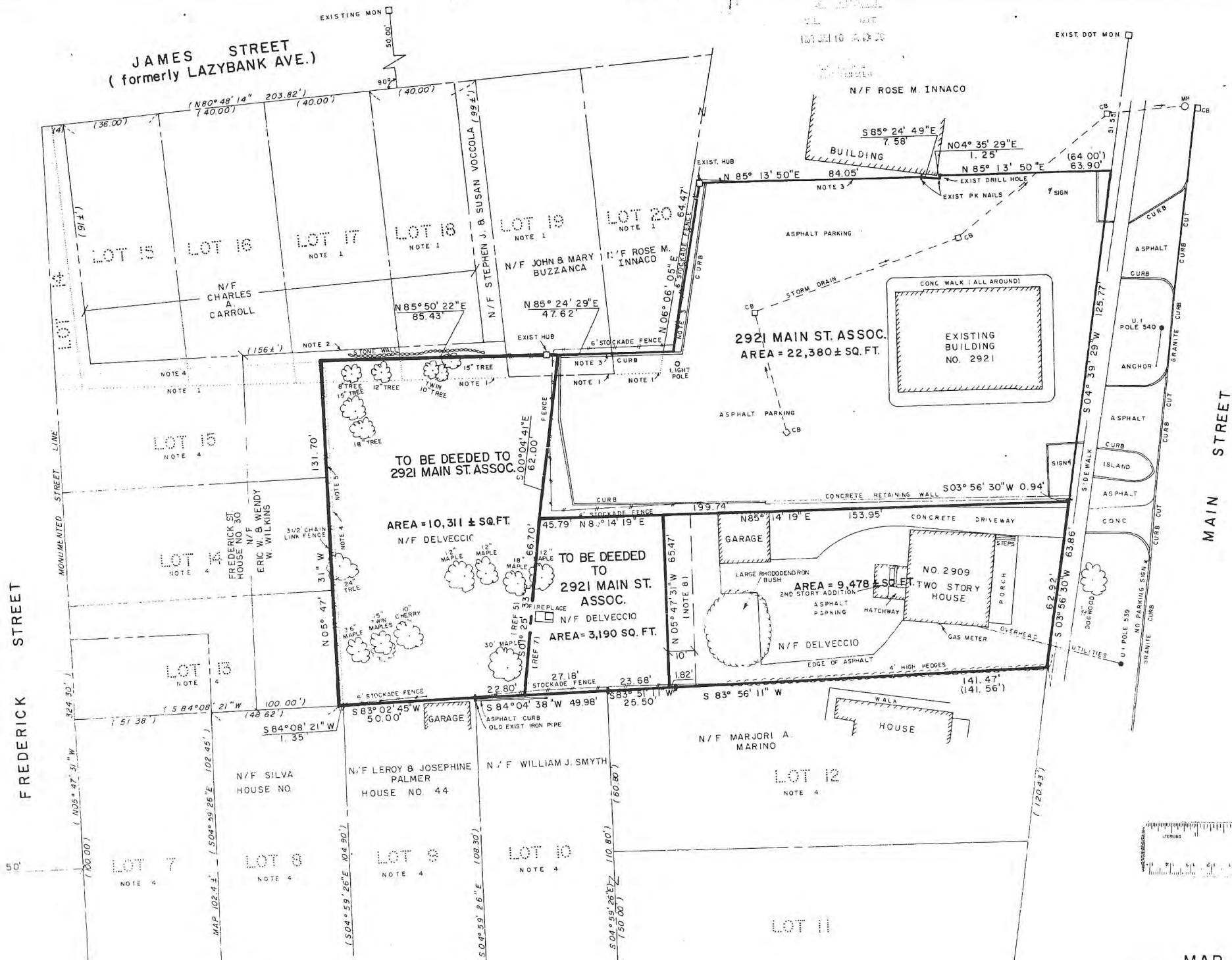
## VIDAL/WETTENSTEIN, LLC



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

JAMES STREET  
(formerly LAZYBANK AVE.)



- REF.
1. MAP "LAZYBANK" CURTISS THOMPSON ESTATE  
DATED JUNE 1905
2. DEED OF BEDELL TO CARROLL, LOTS 15, 17, 18  
EAST 36 OF LOT 15 - MAP LAZYBANK, VOL. 64  
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 SEPT  
S.L.R. NO. 173
5. DEED: FALCONI TO DELVECCIO, VOL. 420, PG. 1  
DATED DEC. 13, 1965
6. SURVEY MAP FOR FRANK DELVECCIO, DATED  
1965
7. DEED - HEMMENT TO DELVECCIO, VOL. 232, PG. 4
8. AREA RESERVED FOR POSSIBLE FUTURE CONVI  
FROM DELVECCIO TO 2921 MAIN ST

MAIN STREET

MAD SHOWING



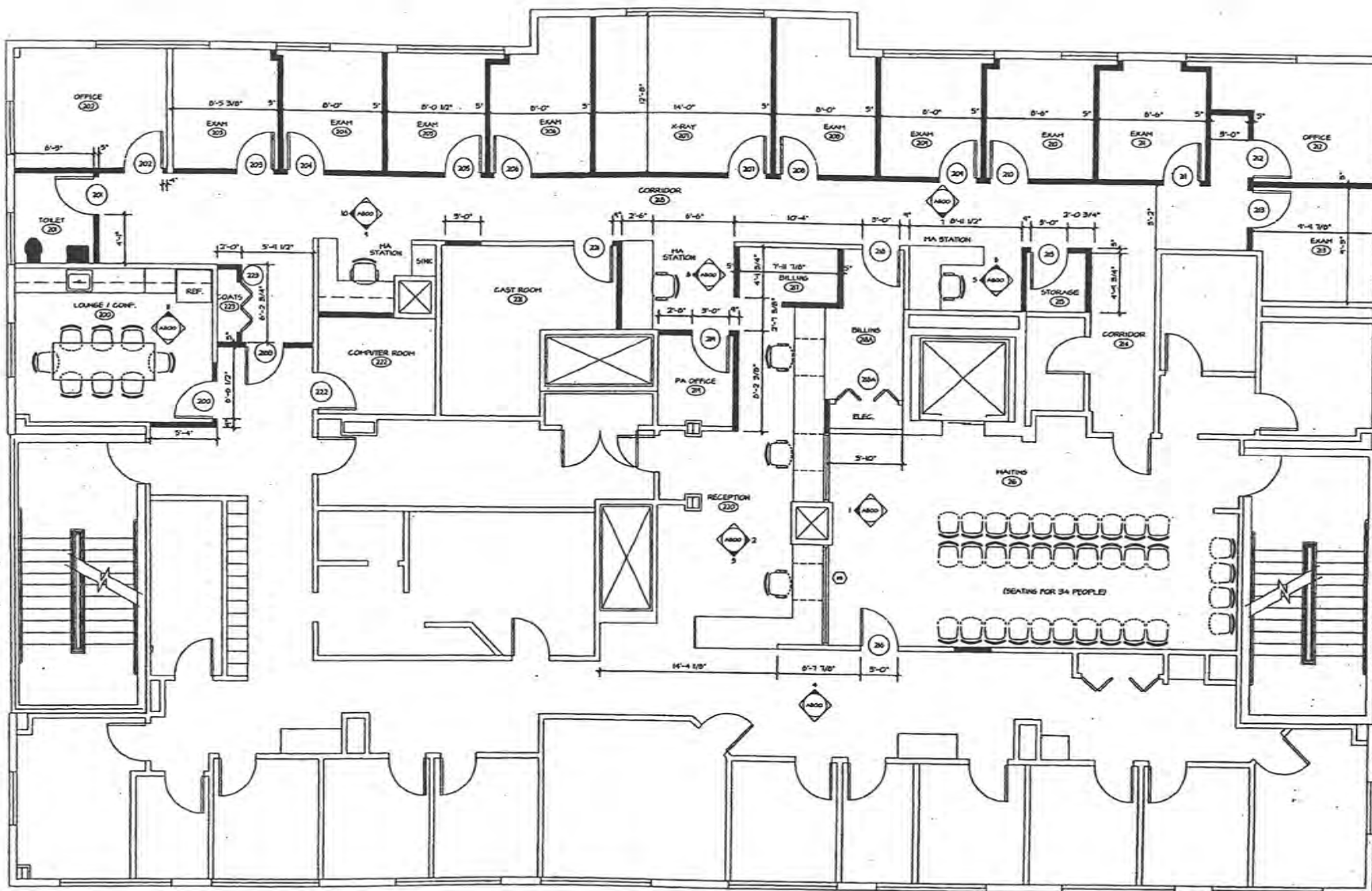


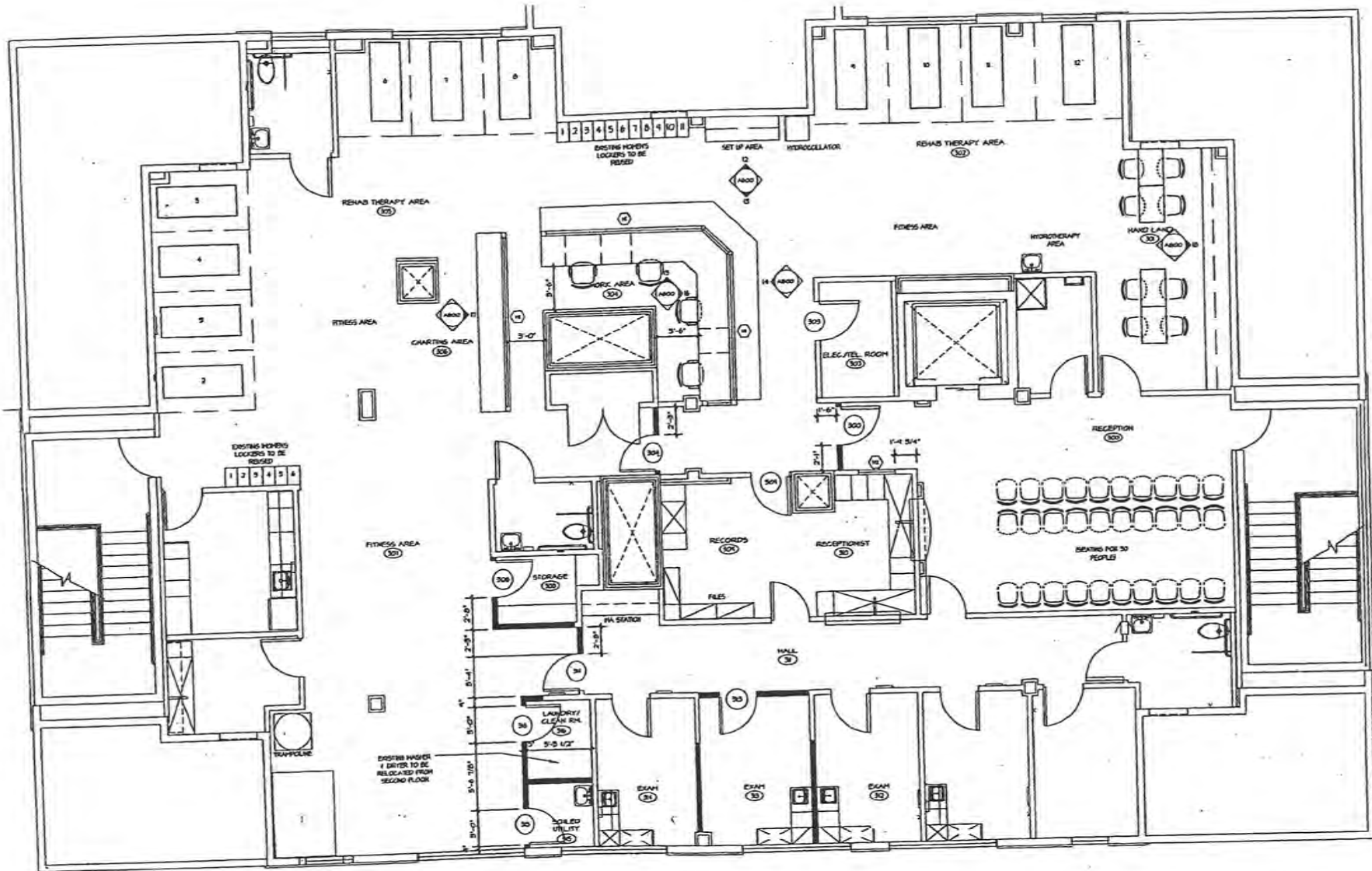
EXHIBIT A

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

8337 sq ft

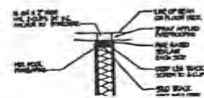


EXHIBIT A



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.





### Legend

## Roadways

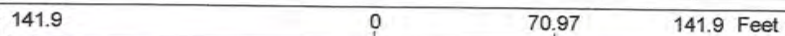
— Collector

— Minor Arterial

PA Other

 PA Interstate

PA Interstate



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.  
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 Expwy

PA Interstate

283.9 0 141.95 283.9 Feet

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

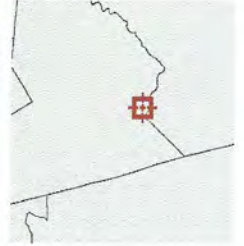
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**







#### 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