

2909 Main Street, Stratford, Connecticut

Competitively Repositioned at \$4,790,000!



AVAILABLE FOR SALE / LEASE

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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Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

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

2909 Main Street, Stratford Connecticut

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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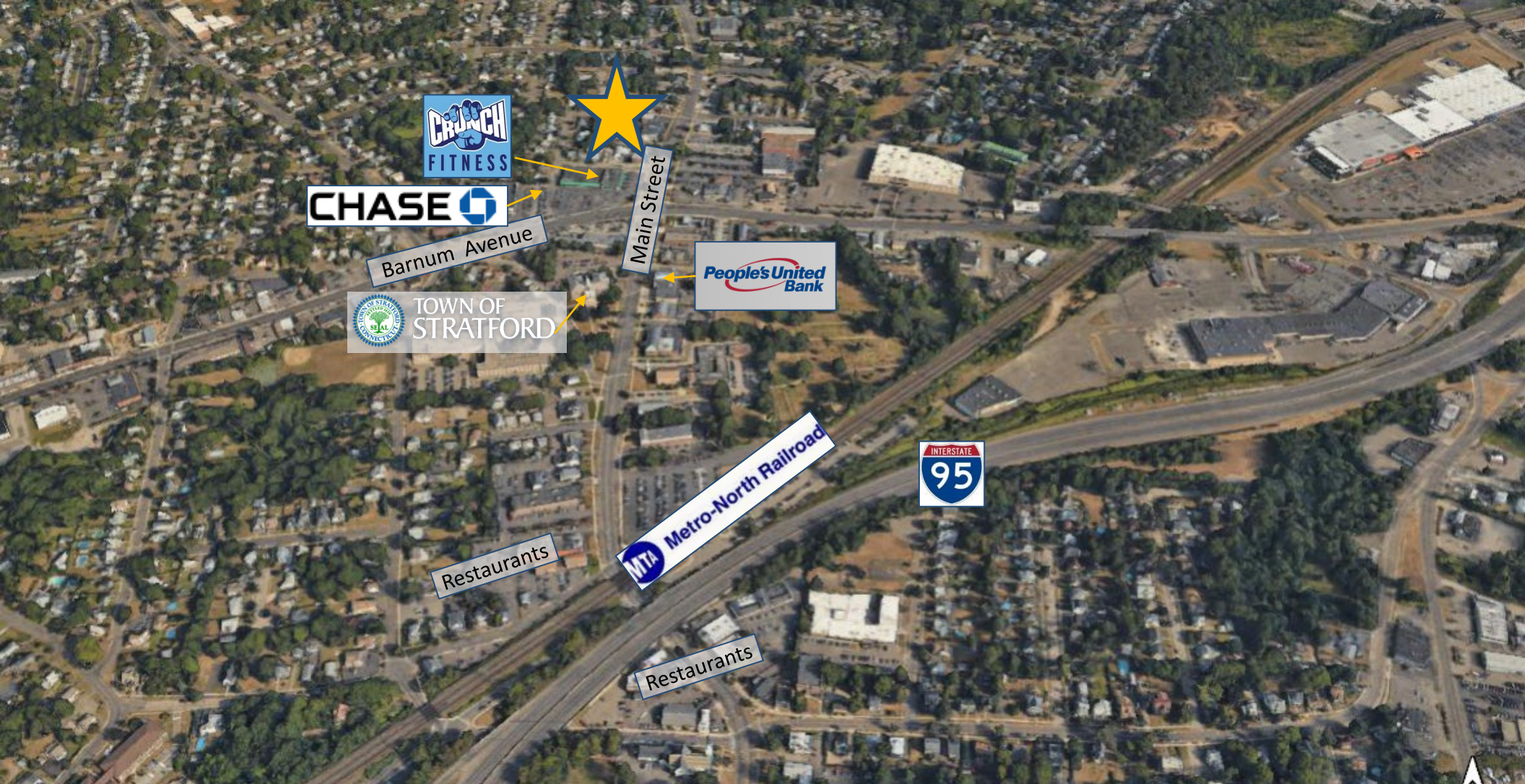
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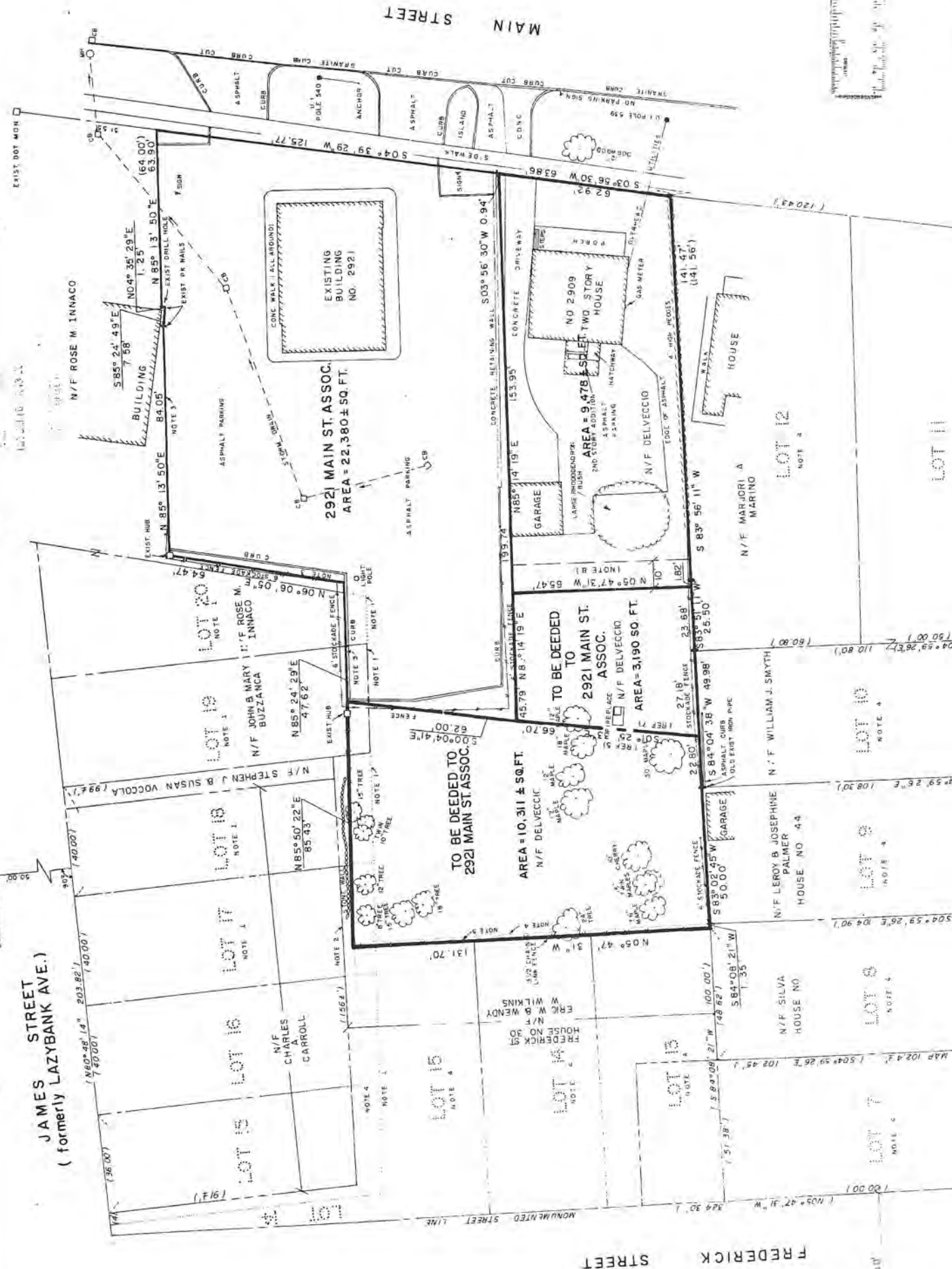
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#2739

JAMES STREET
(formerly LAZYBANK AVE.)

- REF
1. MAP "LAZYBANK" CURTISS THOMPSON ESTABLISHED DATED JUNE 1960.
 2. DEED OF REBELLS TO CARROLL LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, DATED JUNE 20, 1963.
 3. MAP FOR MATTHEW VETRO BY FULLER & CO DATED OCT 22, 1974, S.L.R. NO. 1906.
 4. MAP "CURTISS AND LILLINGSTON" DATED SEPT 1960, S.L.R. NO. 175.
 5. DEED: FALCONI TO DELVECCHIO, VOL. 420, P. 1, DATED DEC 13, 1965.
 6. SURVEY MAP FOR FRANK DELVECCHIO, DATED OCT 22, 1974, S.L.R. NO. 1906.
 7. DEED: HEMMENT TO DELVECCHIO, VOL. 232, P. 1, DATED OCT 22, 1974, S.L.R. NO. 1906.
 8. AREA RESERVED FOR POSSIBLE FUTURE CONVEYANCE FROM DELVECCHIO TO 2921 MAIN ST.

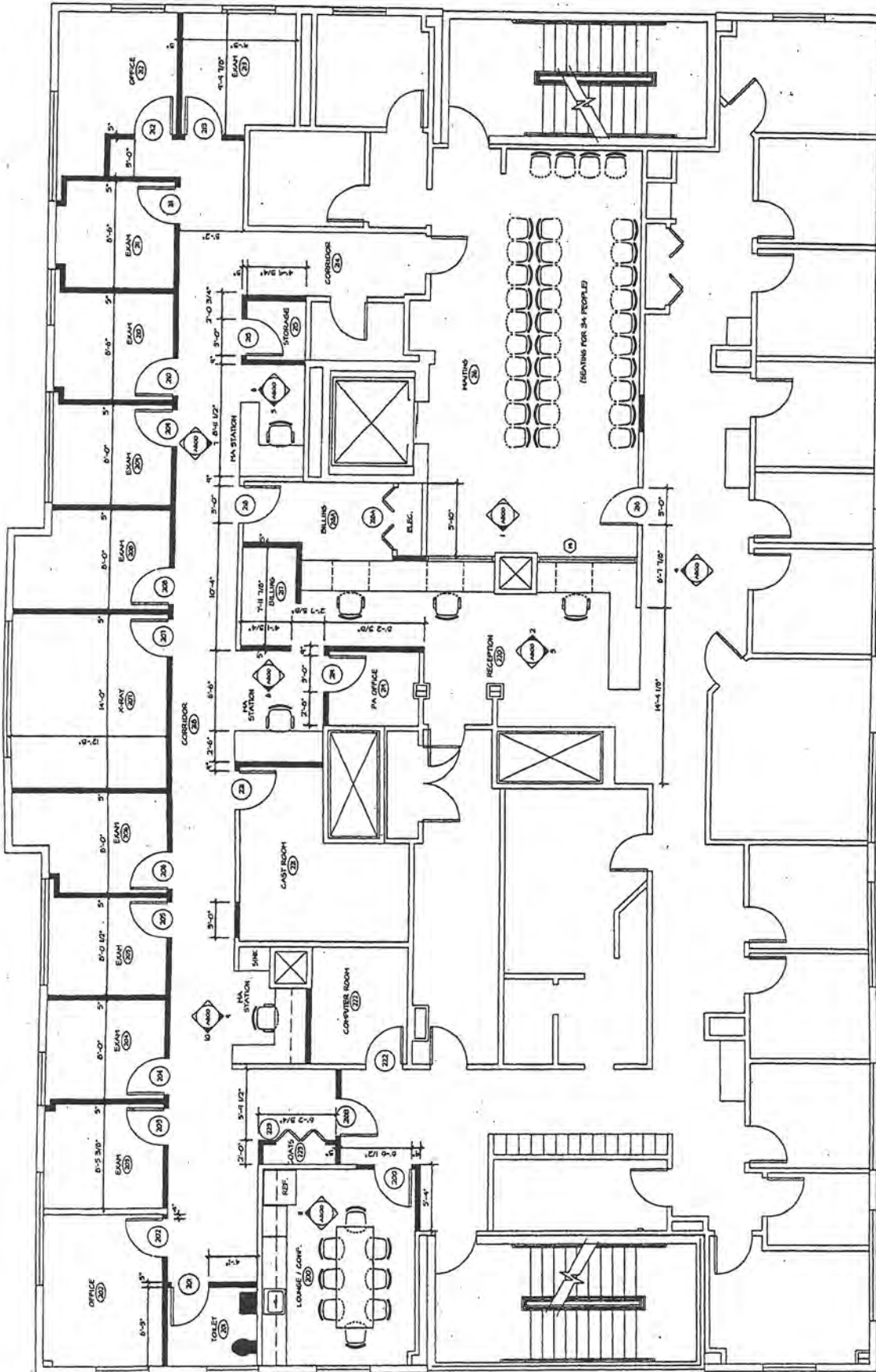


50'

FREDERICK STREET

50'

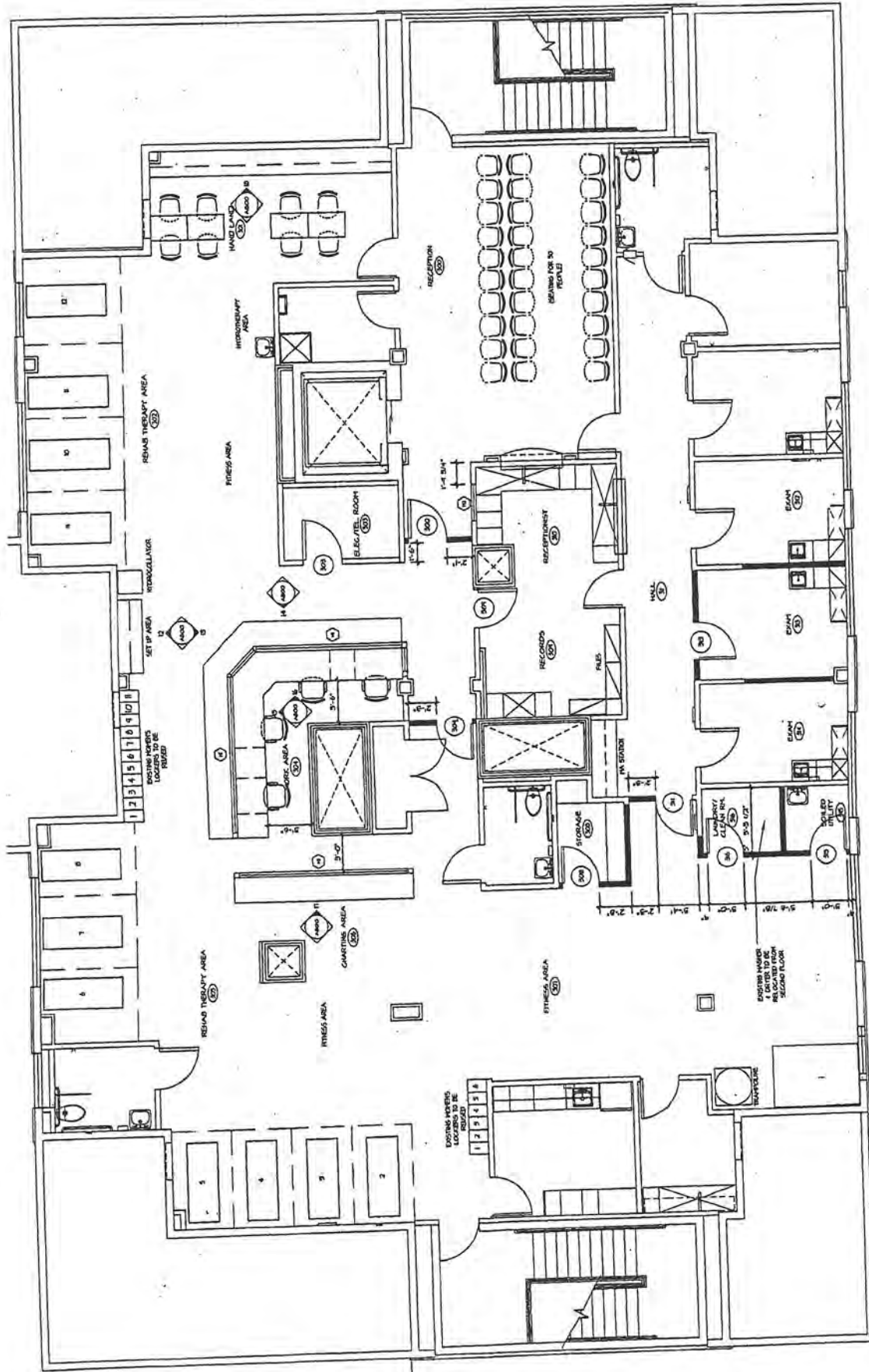
EXHIBIT A



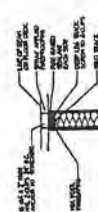
(1) SECOND FLOOR PLAN
1/4" = 1'-0"

8337 59 ft

EXHIBIT A



- GENERAL NOTES**
1. SEE ARCHITECTURAL LEGEND, APPENDICES, SYMBOLS, NOTES AND FINISH SCHEDULES AND ACCESSORY FINISHING REQUIREMENTS REFER TO SHEET 600.
 2. ALL GRAB BARS ARE SHOWN AS 100% SLID OPENINGS.
 3. FOR HALL TYPES AND FINISHING NOTES REFER TO SHEET 602.
 4. HALL, STAIR AND OFFICE HALL.
 5. ELEVATOR HALL.

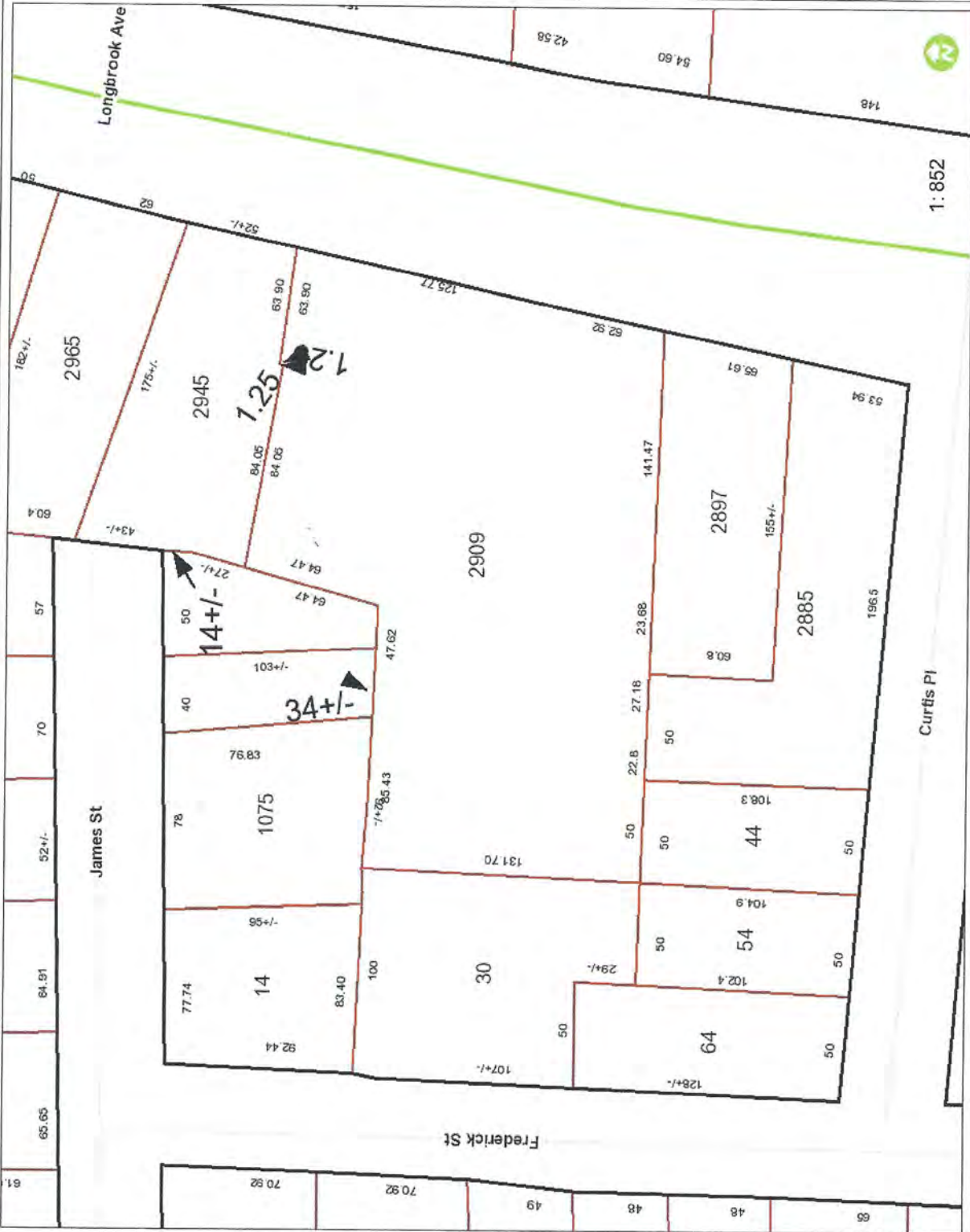


1 THIRD FLOOR PLAN
1/4" = 1'-0"
6148 59 ft



Town of Stratford

2909



Legend

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

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





Town of Stratford

2909 Main



Legend

Streetname	Roadways
Local	—
Collector	—
Minor Collector	—
Minor Arterial	—
Major Collector	—
PA Other	—
PA Other Expy	—
PA Interstate	—



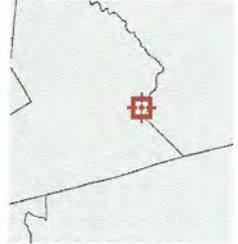
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WGS_1984_Web_Mercator_Auxiliary_Sphere
 Created by Greater Bridgeport Regional Council



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