

# Plug & Play Medical Building for Sale

## 2909 Main Street, Stratford, Connecticut



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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# VIDAL/WETTENSTEIN, LLC

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

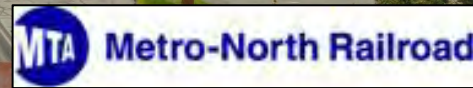
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## Transportation:

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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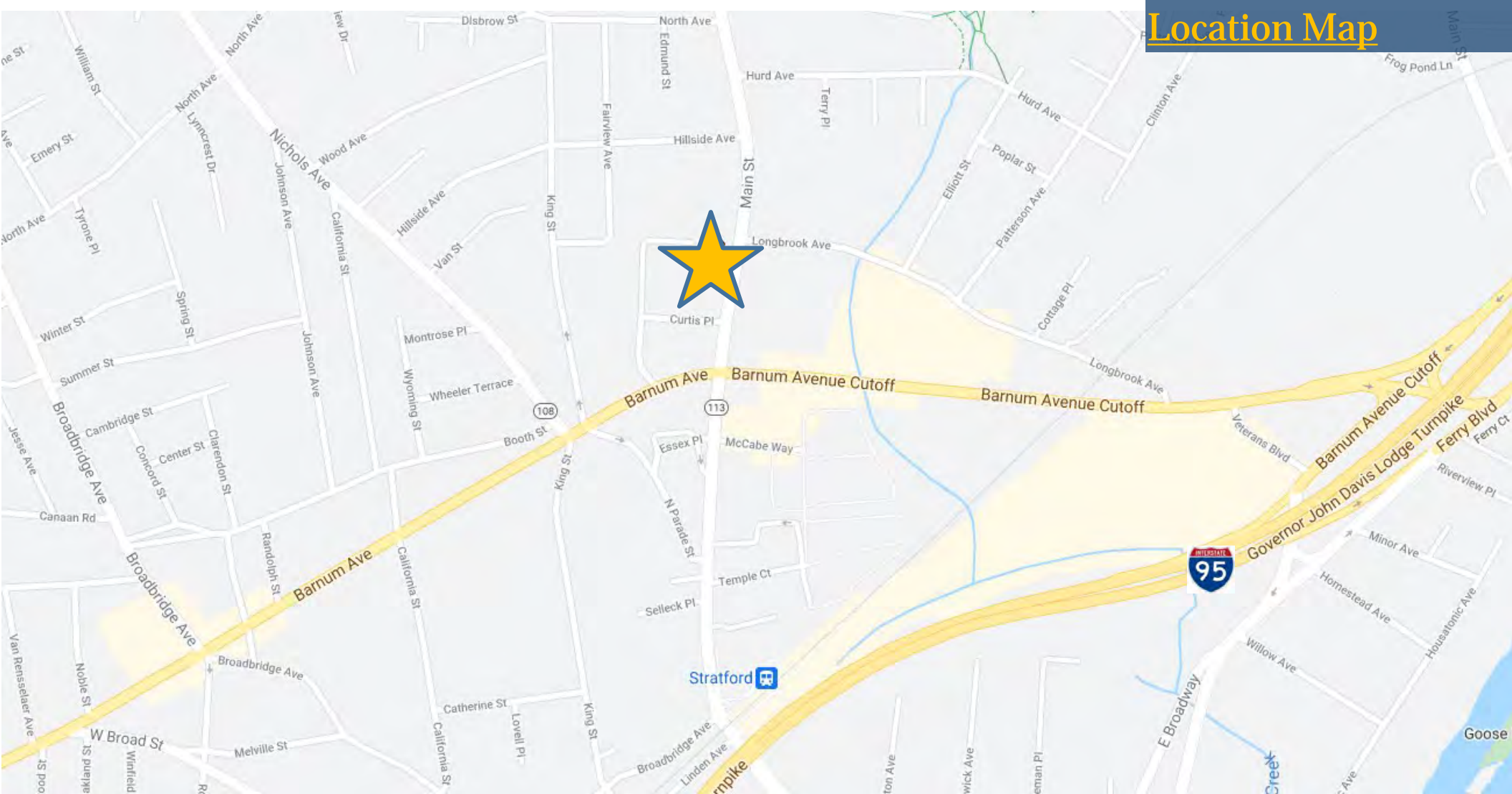
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# 2909 Main Street, Stratford Connecticut

## Location Map



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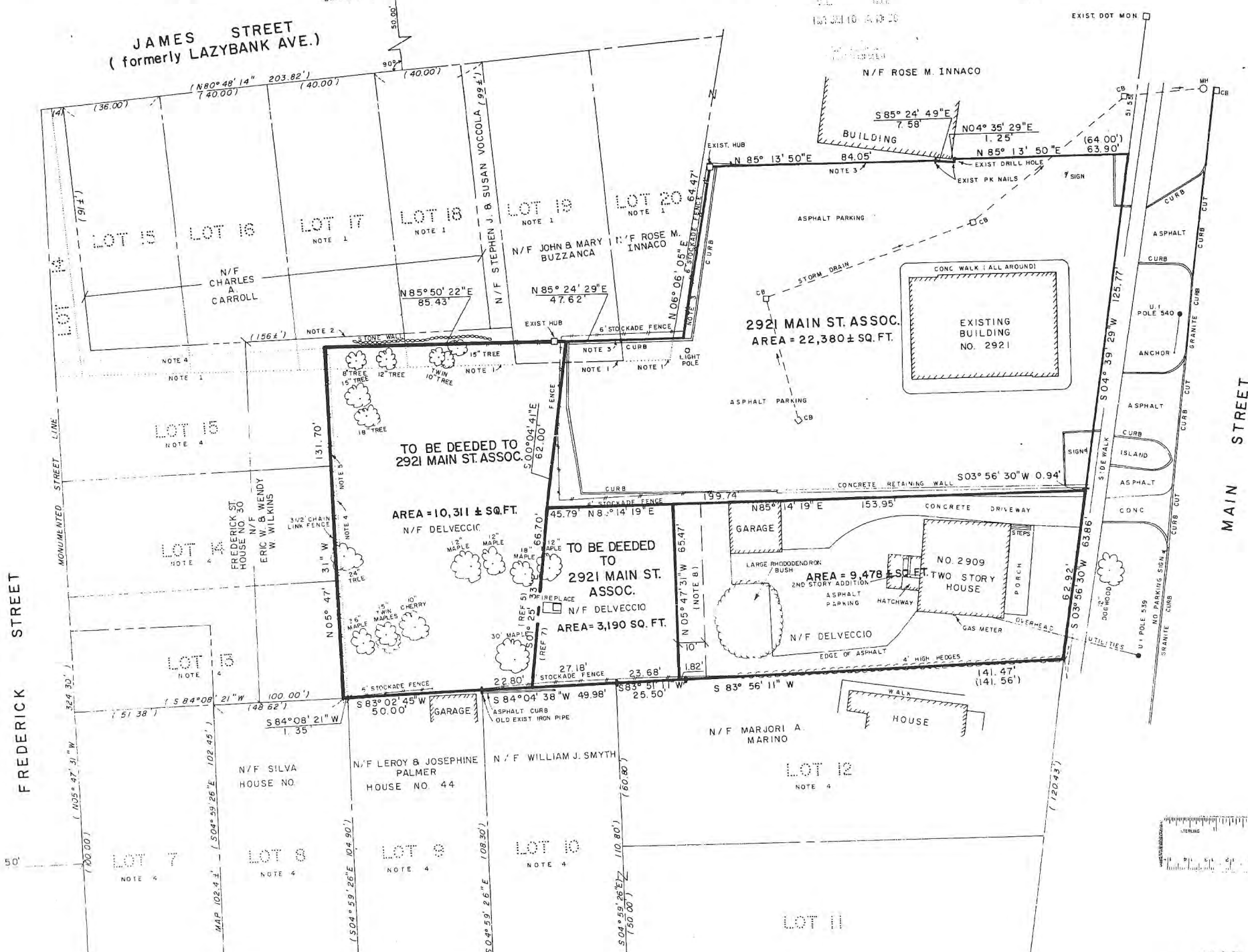
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#2739

JAMES STREET  
(formerly LAZYBANK AVE.)



- REF.
1. MAP "LAZYBANK" CURTISS THOMPSON ESTATE DATED JUNE 1905
  2. DEED OF BEDELL TO CARROLL, LOTS 16, 17, 18 EAST 36' OF LOT 15 - MAP LAZYBANK, VOL. 54 PG. 704, DATED JUNE 20, 1903
  3. MAP FOR MATTHEW VETRO BY FULLER & CO. DATED OCT 22, 1974, S.L.R. NO. 1906
  4. MAP "CURTIS AND LILLINGSTON" DATED SEP. S.L.R. NO. 173
  5. DEED: FALCIONI TO DELVECCHIO, VOL. 420, PG. 1 DATED DEC 13, 1965
  6. SURVEY MAP FOR FRANK DELVECCHIO, DATED
  7. DEED - HEMMENT TO DELVECCHIO, VOL. 232, PG. 4
  8. AREA RESERVED FOR POSSIBLE FUTURE CONVI FROM DELVECCHIO TO 2921 MAIN ST



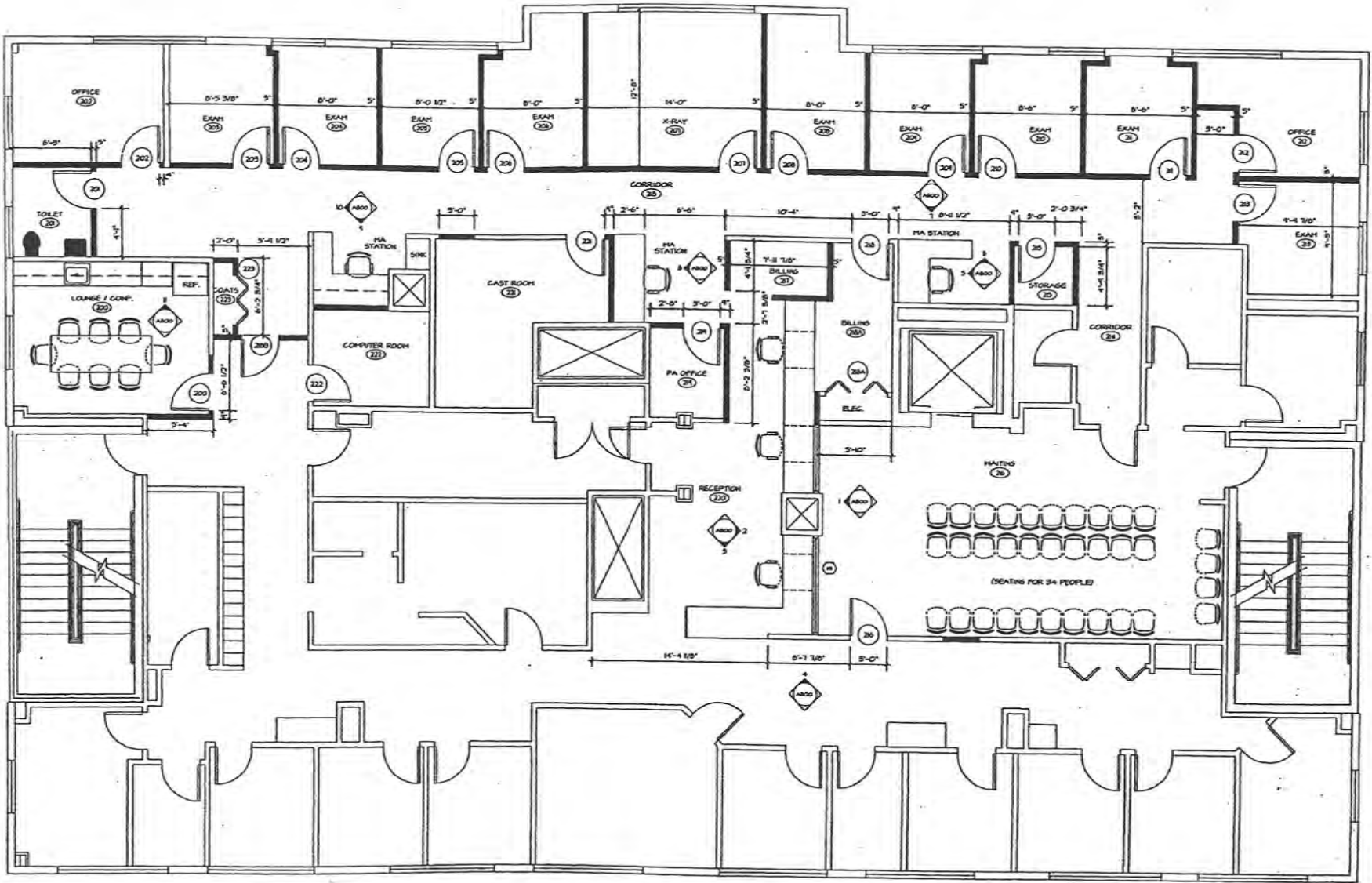
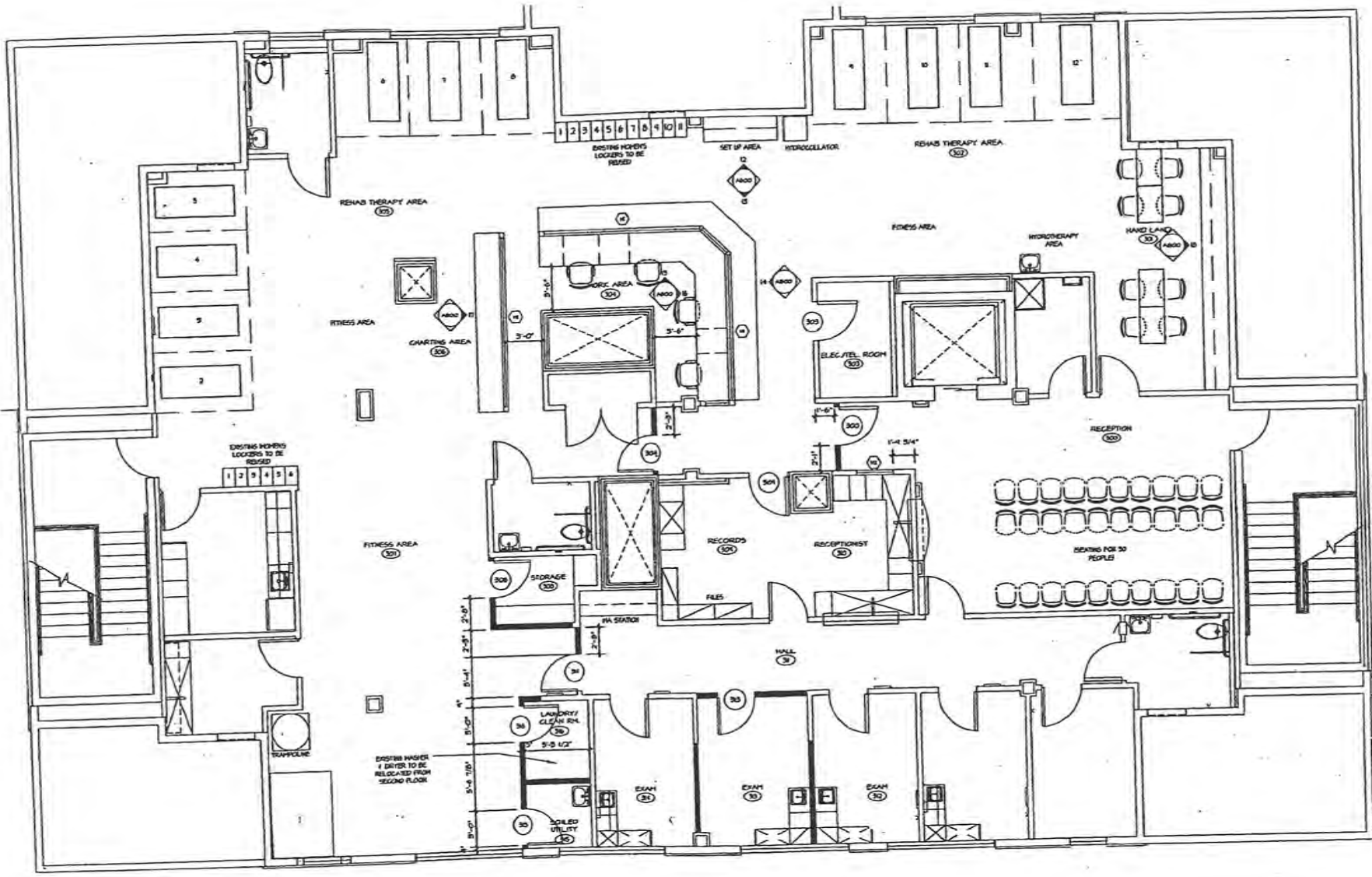


EXHIBIT A

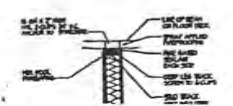
1 SECOND FLOOR PLAN  
1/4" = 1'-0"

8337 sq ft

EXHIBIT A



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

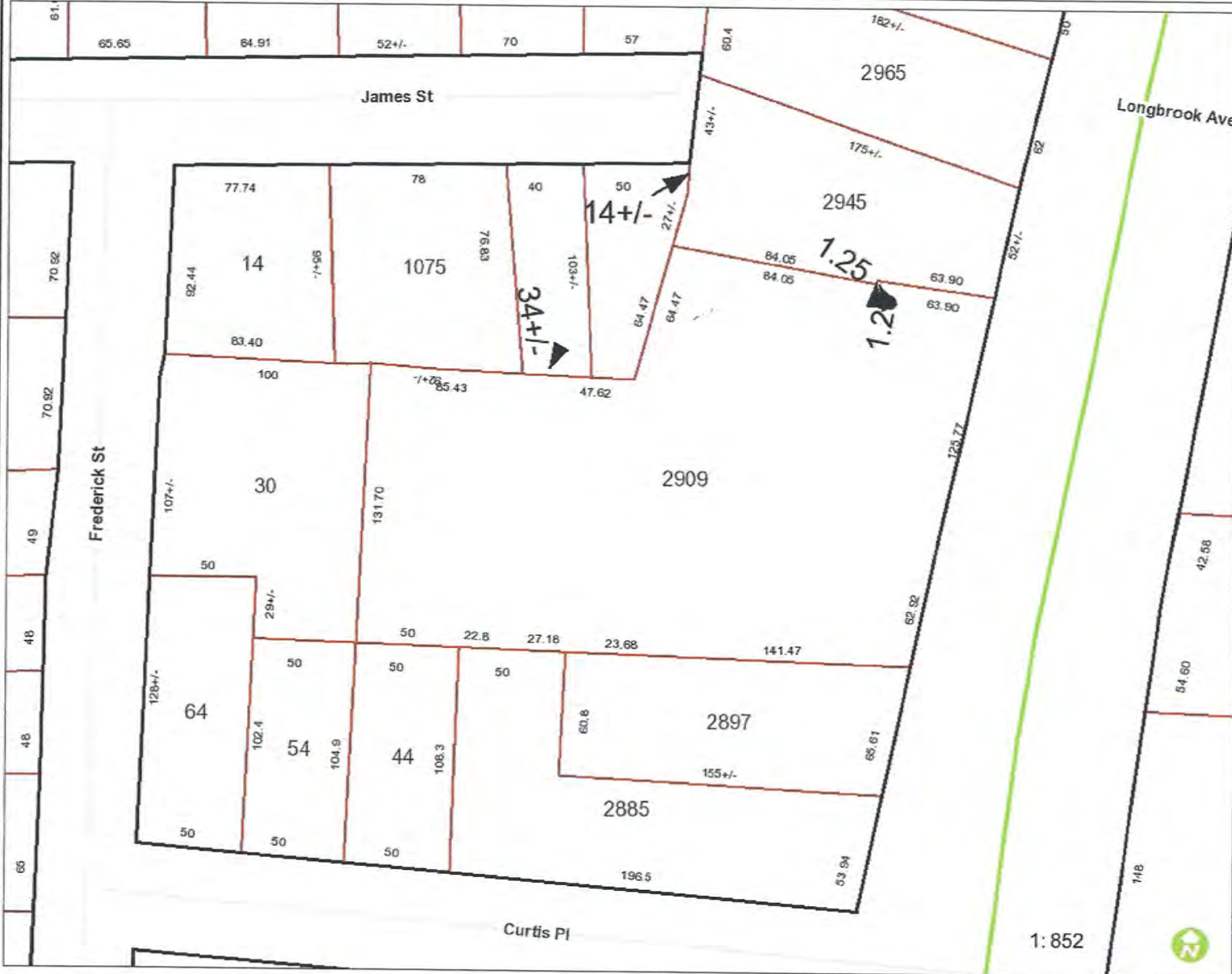


- GENERAL NOTES**
1. FOR ARCHITECTURAL LEGENDS, ABBREVIATIONS, SYMBOLS, NOTES, AND FINISH REQUIREMENTS AND ACCESSORY FINISHING REQUIREMENTS REFER TO SHEET 600.
  2. ALL GRID WALLS ARE SHOWN AS ROUGH SMD DIMENSIONS (NO FINISHES NOTED).
  3. FOR HALL TYPES AND PARTITION NOTES REFER TO SHEET A022.
  4. HLL STD AND 60" SD HALL
  5. EXISTING WALL



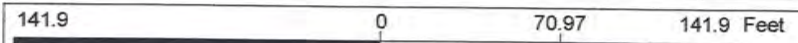
# Town of Stratford

# 2909



### Legend

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



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
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283.9 0 141.95 283.9 Feet

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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