

FOR SALE

Bundle of Seven Office Units 2900 Main Street, Stratford

- Seven Office Units
- Anchored in a Professional/
Medical Office Building
- Total of 14,065 SF
- Ample Parking
- Convenient to Metro North
- 16,800 Daily Traffic Count
- Offered at \$2,000,000



Listing Contact

Steve Hodson

203-260-1369

steve@hodsonrealty.com

Property Details

Year Built	1988
Units	1C, 1D, 1F, 2B, 2D, 3B, 3C
Total Sq. Ft	14,065
Zoning	CA
Parking	Paved lot with ample spaces
Elevator	Yes
Floors	3
Basement	Yes, storage available
Heating	Forced Air
AC	Central Air
Gas	Yes
Water/Sewer	Public

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2023 Income vs. Expenses

Subcategory	Total
Income	
Rental Income	276,082.56
Total Income	276,082.56
Expenses	
Accountant	2,465.00
Association Fee	73,562.30
Automatic Door	2,841.67
Bookkeeping Fee	3,600.00
Electric Bill	1,419.19
Electric Repair	646.56
Heat - A/C Repair	839.07
Insurance	1,934.00
Legal Fee	1,725.00
License	80.00
PO Box	134.00
Real Estate Taxes	47,697.45
Total Expenses	136,944.24
Income less Expenses	139,138.32

The information above has been provided to the Real Estate Broker and is believed to be accurate. The broker suggests that all lease information and expenses be verified by potential buyers. The Real Estate Broker is not to be held liable for any inaccuracies that might result from further due diligence.

www.HodsonCommercial.com

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Area Map



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Units

1C	<ul style="list-style-type: none">▪ 505 SF▪ Currently rented by physical therapy office▪ Units 1C & 1D are occupied by one tenant – Rehabilitation Associates
1D	<ul style="list-style-type: none">▪ 3,954 SF▪ Currently rented by physical therapy office
1F	<ul style="list-style-type: none">▪ 1,950 SF▪ Currently vacant▪ Potential \$30-35,000 annual market rent
2B	<ul style="list-style-type: none">▪ 1,465 SF▪ Currently rented by an accountant
2D	<ul style="list-style-type: none">▪ 700 SF▪ Occupied – New 5 year lease 2022
3B	<ul style="list-style-type: none">▪ 1,034 SF▪ Currently rented as medical office
3C	<ul style="list-style-type: none">▪ 4,387 SF▪ Currently rented as medical office

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