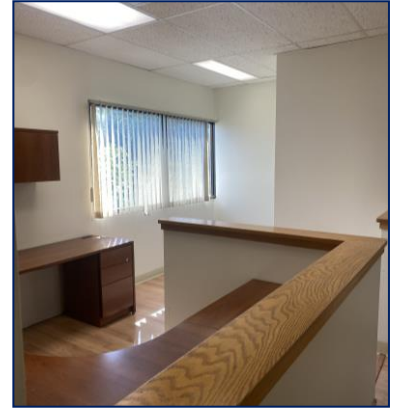
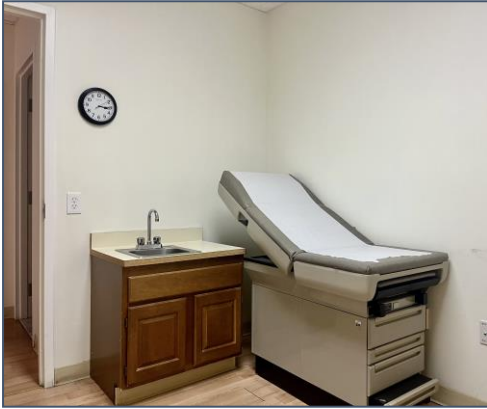




Medical Office Condo

4699 Main St, Suite 201, Bridgeport

For Sale or Lease



929 SF office condo available for sale or lease. While ideally laid out for medical professionals, this property's layout allows for various professional uses, making it a fantastic investment opportunity.

LAYOUT:

Waiting area - step into a spacious waiting area that sets the tone for your clients or guests.

Reception & administrative area - complete with built-in desks and a counter, ideal for efficient workflow and organization.

Exam Rooms - the office condo includes two exam rooms, each equipped with sinks and cabinets for medical practitioners or adaptable for various professional uses.

Private Office - enjoy a private office space that can serve as your personal sanctuary for focused work or confidential meetings.

Lavatory - convenience is paramount, and this property offers a lavatory for the utmost comfort of both clients and staff.

LOCATION:

Main Street - located on a bustling Main Street with a strong traffic count approx. 19,000 vehicles per day.

Highway Access - conveniently close to CT Route 15 and CT Route 8 for easy commuting.

Business Hub - surrounded by thriving businesses, restaurants, and stores.

Shopping - walking distance from a popular Trumbull shopping mall.

SALE PRICE: \$130,000

RENT PRICE: \$2,100/month + utilities

Common Charges: \$509.30/mo (included in the rent price)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it



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