



**799**

SILVER LANE  
TRUMBULL, CT  
06611

## Trumbull Office Building on 1.5 Acres for Sale at \$2,100,000 Excellent Access to Major Thoroughfares

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a **16,580 SF** office building on **1.5 acres** at **799 Silver Lane, Trumbull, CT**, listed for **\$2,100,000**. The property is located on a quiet street, around the corner from major retail amenities, and just minutes from Route 8 and the Merritt Parkway.

As currently built out, the handicap-accessible building features three floors of office space, with garage parking on a lower level. The office units are **98% leased** to short-term tenants, providing flexibility for an owner-user.

The property also presents potential for a developer as an adaptive reuse project, subject to zoning approval, as it is situated in a Commercial (B-C) Zone and adjacent to residential zones.

### Property Highlights:

- **Versatile Office Space** – Private offices, conference rooms, kitchenettes, and restrooms
- **Amenities** – Includes a fitness room with two showers
- **Ample Parking** – 49 surface spaces and 13 garage spaces
- **Well-Maintained** – Attractive brick masonry construction (built in 1990), new roof (2020–2022), updated HVAC (2017), upgraded elevator (2024)

The property is highly accessible, located 0.6 miles from Route 8, 1.5 miles from the Merritt Parkway/Route 15, 1.6 miles from Route 25, and 6 miles from I-95. It is 0.2 miles from the Hawley Lane Mall bus stop and 3.2 miles from the Stratford Train Station, providing seamless connections for commuters. Additionally, it is close to retail, dining, and essential services, including Trumbull Marriott, Starbucks, Best Buy, and CVS.

799 Silver Lane presents an ideal opportunity for a buyer to secure a property that is attractive, solidly built, and convenient to major thoroughfares and amenities. For more information, please contact Jon Angel, President, or Eva Kornreich, Vice President, at (203) 335-6600.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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## FINANCIAL INFORMATION

<b>Sale Price:</b>	\$2,100,000
<b>Real Estate Taxes:</b>	\$51,974.64 (2025)

## THE SITE

<b>Occupancy:</b>	98%
<b>Square Footage:</b>	16,580 SF
<b>Land:</b>	1.5 Acres
<b>Zoning:</b>	Commercial (B-C)
<b>Year Built:</b>	1990
<b>Construction:</b>	Steel, Concrete, Brick Masonry
<b>Stories:</b>	3
<b>Tenancy:</b>	Multiple

## FEATURES

<b>Parking:</b>	62 Spaces (13 Covered)
<b>Amenities:</b>	Two Story Atrium, Handicap Accessible, Elevator, Sprinkler System, Security System, 2 Kitchenettes, 8 Restrooms, 2 Showers, Gazebo

## UTILITIES

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Gas

## DEMOGRAPHICS

## TRUMBULL, CT

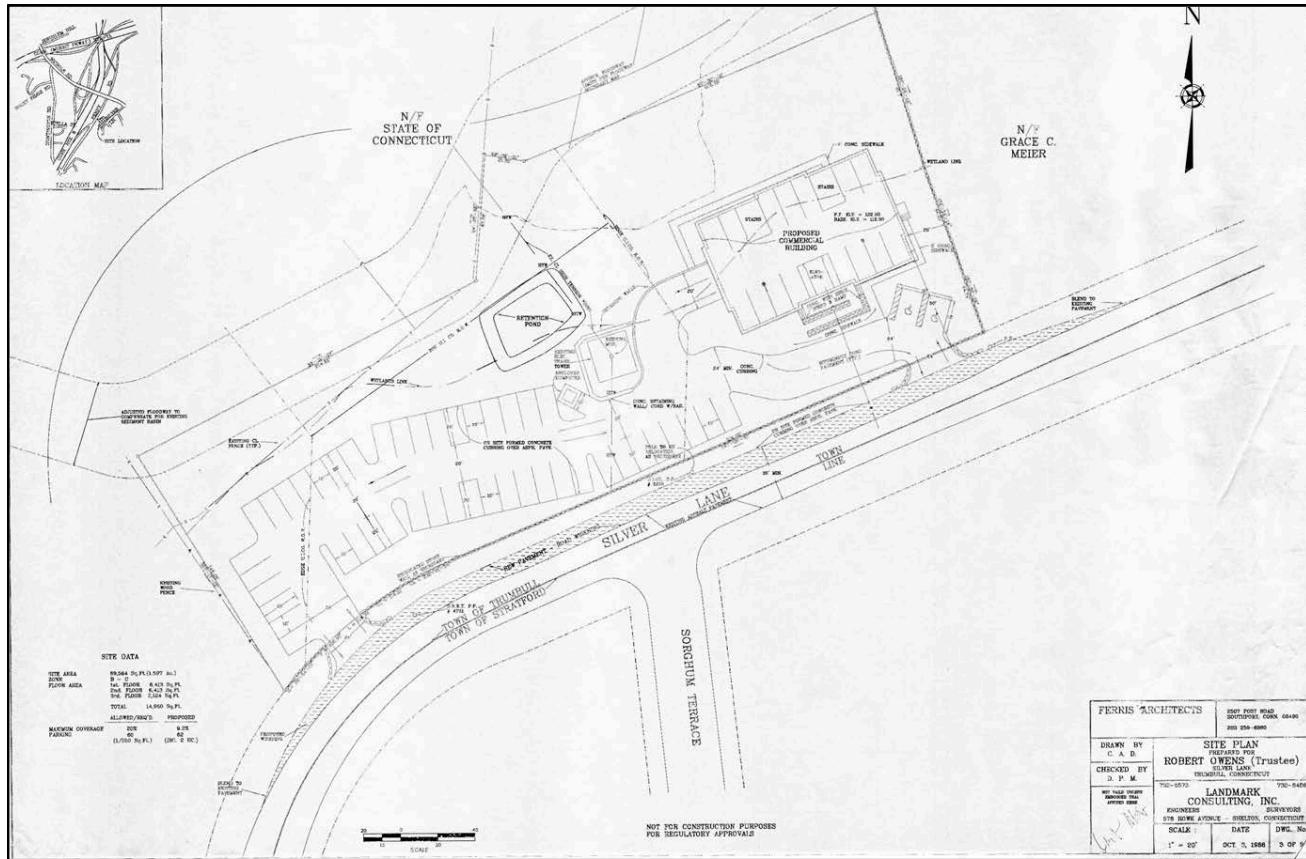
<b>Population:</b>	36.9k
<b>Median HH Income:</b>	\$153.8k



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## SITE PLAN 1.5 ACRES

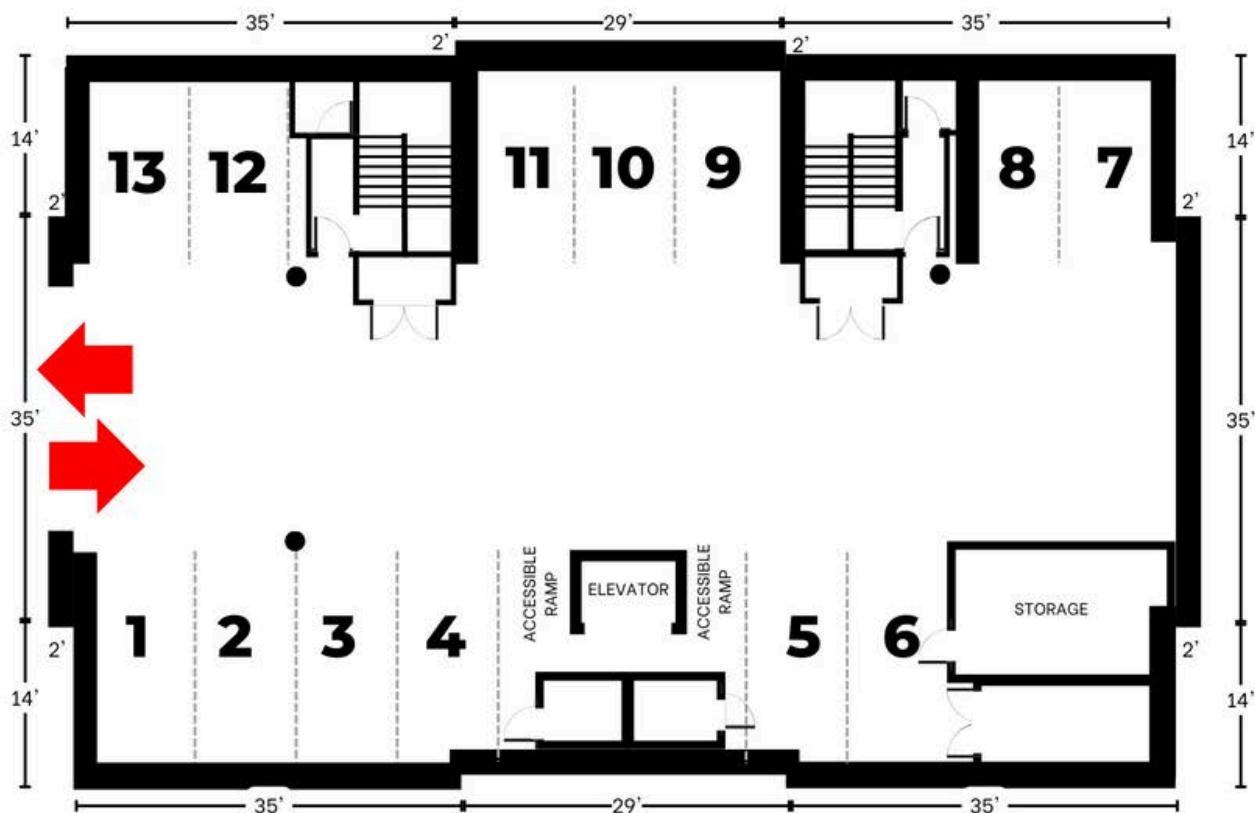


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## FLOOR PLAN: GARAGE 6,377 SF



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**FLOOR PLAN: 1ST FLOOR**  
**6,377 SF**



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**FLOOR PLAN: 2ND FLOOR  
6,377 SF**



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**FLOOR PLAN: 3RD FLOOR**  
**3,826 SF**



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