

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 23 office units are 96% leased to short-term and month-to-month 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
- Modern 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)

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.

799 SILVER LANE TRUMBULL, CT 06611

FINANCIAL INFORMATION

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

THE SITE

Occupancy:	96%
Square Footage:	16,580 SF
Land:	1.5 Acres
Zoning:	Commercial (B-C)
Year Built:	1990
Construction:	Steel, Concrete, Brick Masonry
Stories:	3
Tenancy:	Multiple

FEATURES

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

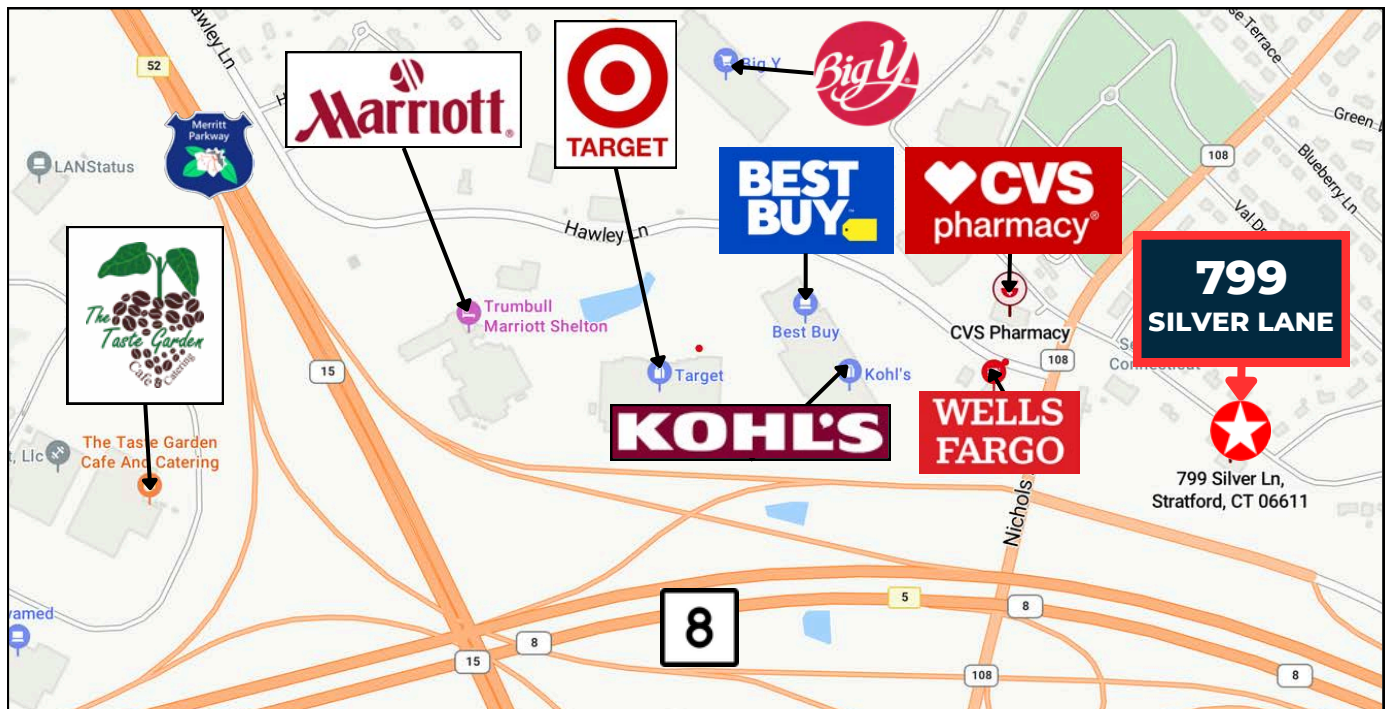
UTILITIES

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

DEMOGRAPHICS

TRUMBULL, CT

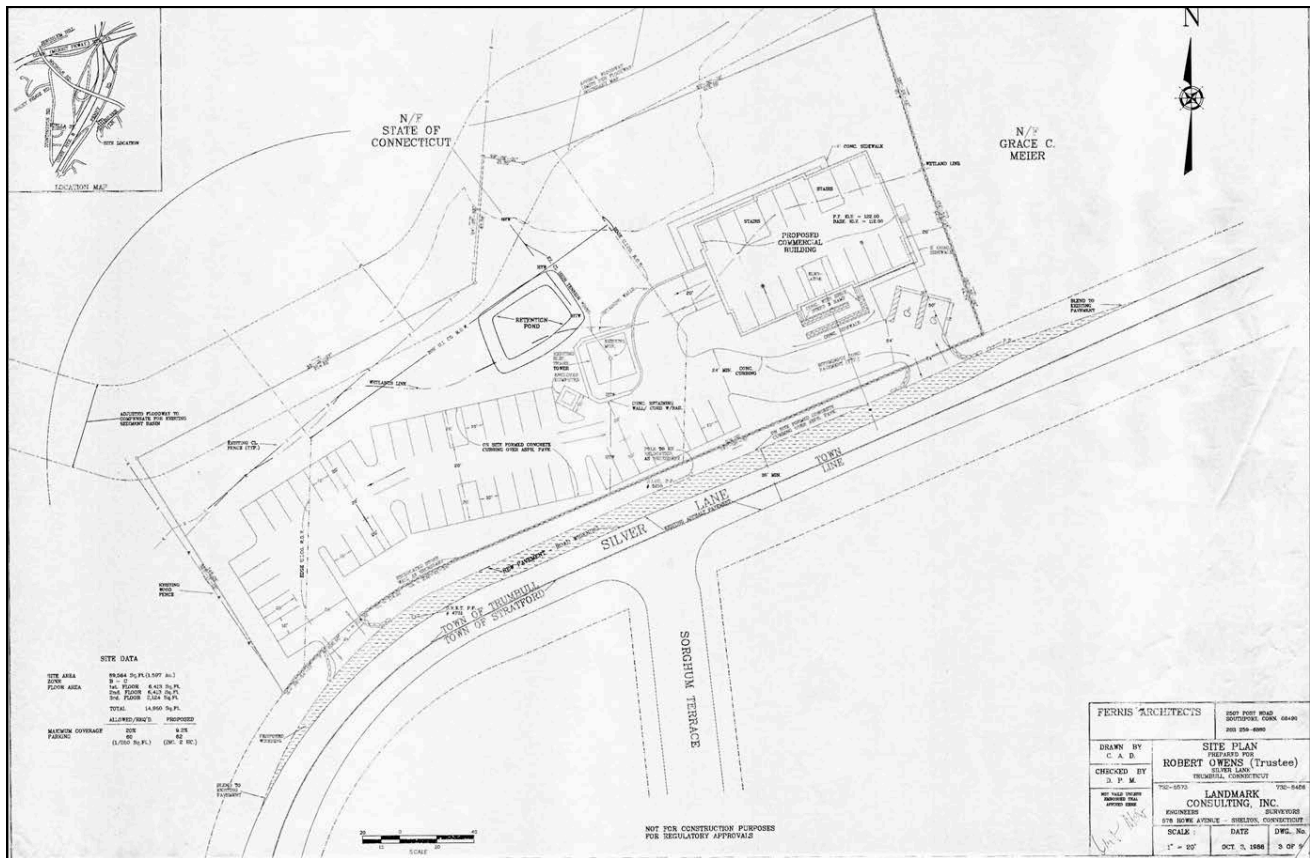
Population:	36.9k
Median HH Income:	\$153.8k



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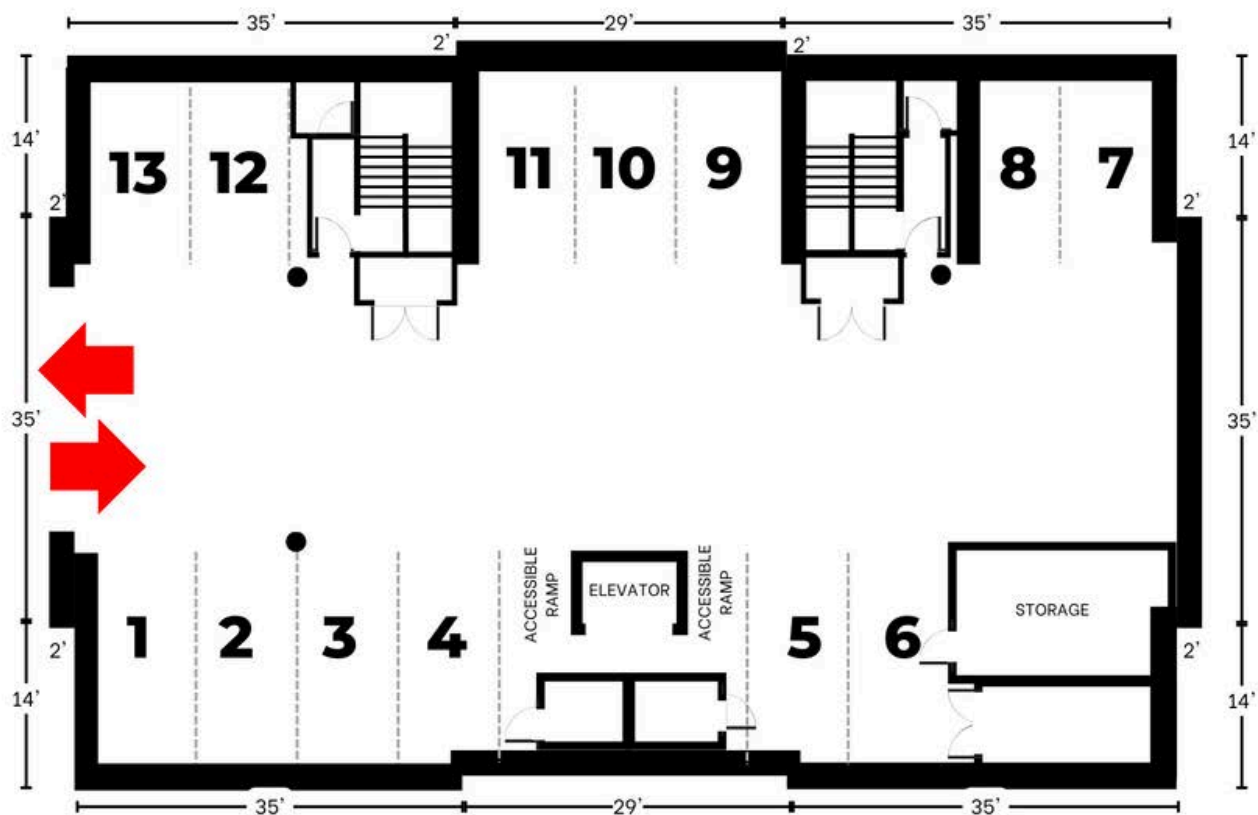
SITE PLAN 1.5 ACRES



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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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