

FOR SALE | INVESTMENT OPPORTUNITY

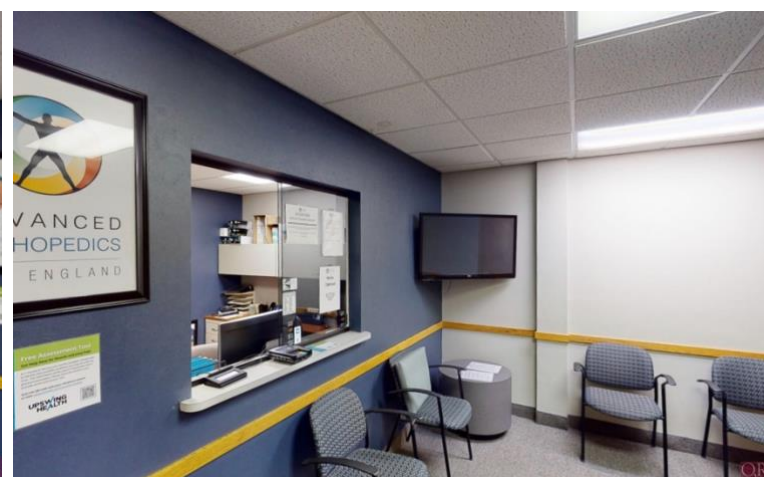
12,262± SF Medical Office Building on 0.91 ± acre

506 Cromwell Avenue, Rocky Hill, CT 06067

SALE PRICE: \$1,580,000 | 7.5% CAP

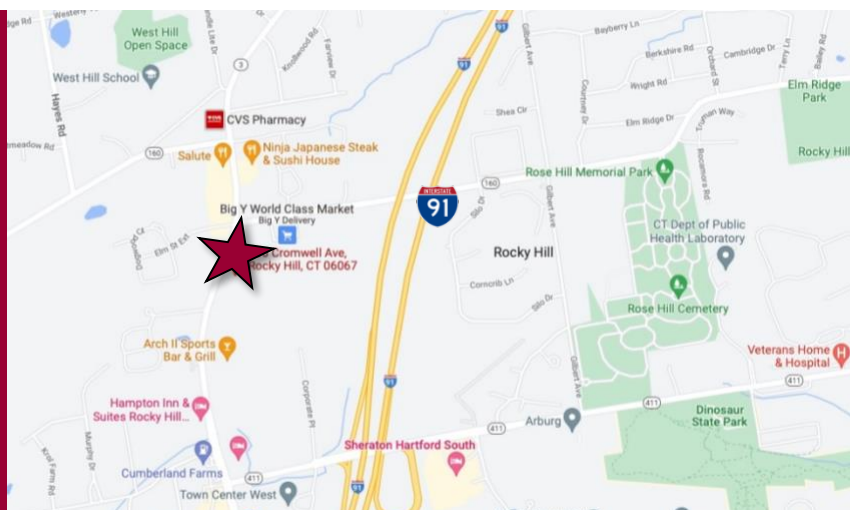


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 12,262± SF Available
- 2 Stories, both at grade
- Signage: Pylon & Directory
- Zoning: C
- Traffic Count: 17,400± ADT
- Easy Access to I-91, Exit 23
- 100% Leased with partial Sale/Leaseback from owners
- The 4 Owner/Tenants will each sign a 3-year lease for a sale-lease back
- Many area amenities
- Projected 2023 NOI \$118,500

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com or Jay Morris | 860-721-0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA 12,262± SF
RENTABLE AREA 10,565± SF
OCCUPANCY 100%
NUMBER OF FLOORS 2, both at grade
FLOOR PLATES 1st Fl: 6,014± SF
2nd Fl: 6,248± SF
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingle
YEAR BUILT 1989

SITE INFORMATION

SITE AREA 0.91± Acre
ZONING C
PARKING 46 onsite parking spaces
SIGNAGE Pylon, Directory
HWY.ACCESS I-91, Exit 23

UTILITIES

SEWER Public
WATER Public
GAS Public

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
ELECTRIC SERVICE 800 Amp, 240 Volt
SPRINKLERED None
ELEVATOR(S) None

TAXES

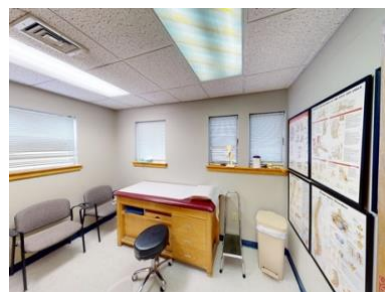
ASSESSMENT \$1,066,030
MILL RATE 34.10
TAXES \$36,352

COMMENTS 7 tenants. 100% leased, 4 of the tenants are owners and will do a 3 year Sale/Leaseback

DIRECTIONS I-91 S to Exit 23. Right onto West Street. Right onto Cromwell Avenue.

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- 12,262± SF Available
- 100% Leased with partial Sale/Leaseback from owners
- The 4 Owner/Tenants will each sign a 3-year lease
- 2 Stories, both at grade
- Signage: Pylon & Directory
- Zoning: C
- Traffic Count: 17,400± ADT
- Easy Access to I-91, Exit 23
- 130' frontage on Rt. 3
- Gas, forced hot air
- Many area amenities
- Projected 2023 NOI \$118,500



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