



Metro 202–204 Cherry Street Mixed-Use Medical & Residential Investment Opportunity



Executive Overview

Institutionally positioned mixed-use asset combining durable medical office tenancy with stabilized residential income that provides downside protection through market cycles.

Investment Highlights

- Long-tenured medical tenancy with institutional operating history
- Residential units provide downside protection and cash flow stability
- Below-market medical rents create mark-to-market upside
- Diversified income stream mitigates single-tenant risk
- Strong visibility and parking
- Below replacement cost basis

Property Overview

Metro 202–204 Cherry Street consists of approximately 23,000+ square feet across two buildings, anchored by a long-established medical practice and supported by recurring residential income.

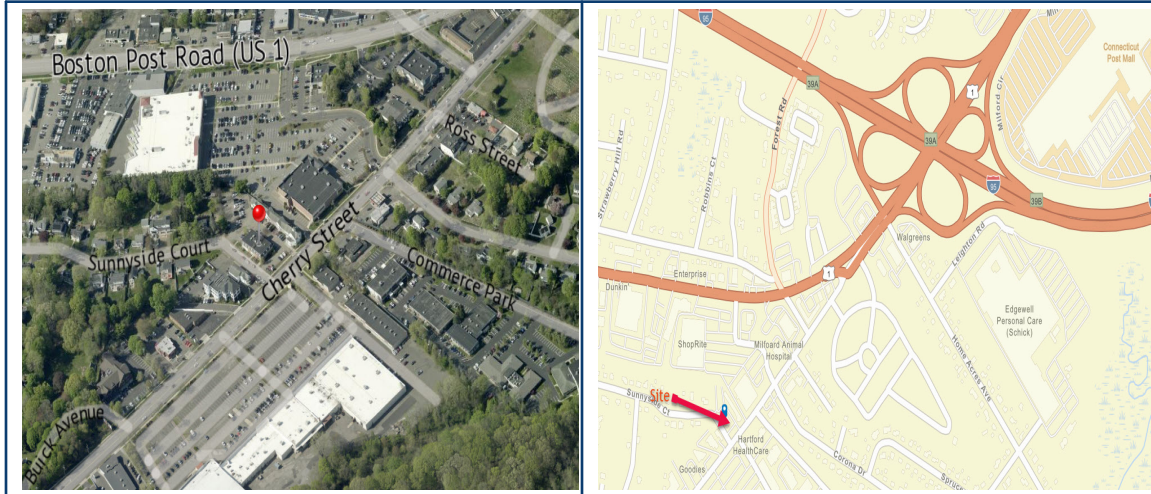


Transaction Structure

- Sale Type: **Fund Mandated Sale**
- Process: Confidential offering to qualified investors
- Buyer Profile: Investors seeking durable income with embedded mark-to-market upside

Location Overview & Regional Access

- Immediate access to I-95, Route 1 (Boston Post Road), and major arterials
- Approximately **10 minutes from New Haven and Yale University Medical Center**
- Proximity to Connecticut Post Mall and major healthcare demand drivers
- Strong commuter, patient, and workforce accessibility



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