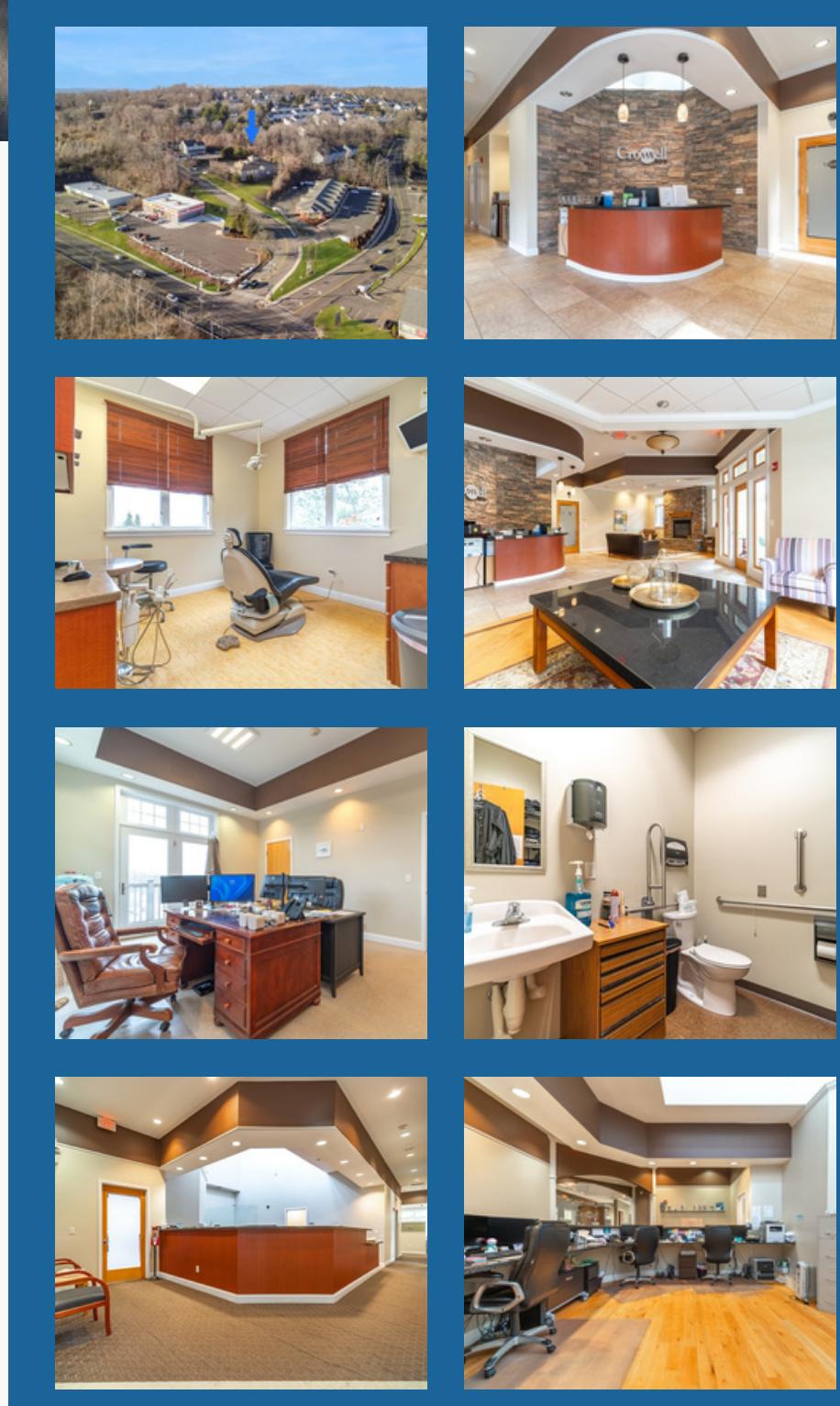


New Listing



PRICE: \$1,500,000

30 Country Squire is a pristine, purpose-built medical office building located in the heart of Cromwell with immediate access to Routes 9, 91, 372 and 691. Built in 2009, this forward-thinking, architecturally modern building offers 11,602 square feet across two levels. A thriving, long-term dental practice occupies the entire 5,801 SF main floor, providing stability & peace of mind for the next owner. The lower level (5,801 SF) is currently empty, presenting a rare opportunity for additional rental income, owner occupancy, or future expansion. Designed with patient experience at its core, the building features: A welcoming waiting area with fireplace. Island-style coffee station with refrigeration. All exam rooms positioned along the exterior walls, providing natural light & views. Interior core dedicated to staff and operational efficiency. The current Tenant lease commenced 2023, with annual rent increases, offering built-in income growth. This is an ideal acquisition for an investor or owner-user seeking a low-maintenance, high-quality asset with a strong medical tenant and long-term upside. Offered at \$1,500,000, the pricing reflects a rare opportunity to acquire a premier medical building well below replacement cost. Looking for the investor: 1031 exchange buyers, Passive investors, Family offices, Medical professionals, Portfolio diversifiers, "This is a buy-right, hold-long asset! The return is not just in today's yield - it's in stability, growth, and upside."



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Lindasteam.com

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