



# MEDICAL INVESTMENT FOR SALE

72 PINE STREET, UNIT A, BRISTOL, CT

## THE OFFERING

Coldwell Banker Commercial is pleased to present the opportunity to acquire a leased medical condominium located at 72 Pine Street in Bristol, Connecticut, positioned within a professional medical office building serving the greater Bristol market. The property is fully occupied by a medical tenant under a long-term lease, offering stable cash flow and limited day-to-day management. The location benefits from strong local demographics, proximity to major roadways, and its presence within an established healthcare corridor, making it a compelling opportunity for investors seeking passive income from medical office real estate.

- Asking Sale Rate \$800,000
- Portfolio Sale \$1,550,000
- Lease Type NNN
- Lease Exp. Date July 10, 2035



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# PROPERTY HIGHLIGHTS

- Fully Leased Medical Condominium Investment With Long-Term Tenant Providing Stable Cash Flow
- Located Within A Professional Medical Office Building Serving The Bristol Healthcare Market
- Conveniently Positioned Near Downtown Bristol With Easy Access To Route 6, Route 72, And Surrounding Retail And Service Amenities
- Surrounded By Established Medical And Professional Office Users Creating A Strong Healthcare Service Environment
- Low-Management Medical Office Investment Ideal For Investors Seeking Passive Income From Healthcare Real Estate
- Opportunity To Acquire Individually Or As Part Of A Two-Property Medical Portfolio Including 1090 Meriden Waterbury Turnpike In Cheshire for \$1,550,000



## SALE CONTACTS

### DAN SOUSA

Managing Director  
203.948.7870  
dan.sousa@cbcnrt.com

### SCOTT COONEY

Commercial Associate  
203.417.5937  
scott.cooney@cbrealty.com

