



Colliers

Sale Price  
\$2,999,999

## 750 Old Main Street Rocky Hill, CT 06067

**±25,128 SF Office Investment Opportunity  
with 95.8% occupancy, 7.6% Cap Rate**

750 Old Main Street is a ±25,128 sf office building located in Old Rocky Hill, adjacent to town offices. This property has convenient highway access with only 1.5 miles to I-91.

### Features

- Annual NOI of \$227,863
- Mixture of professional and medical office uses
- Town Center (TC) Zone near Town Hall, Town Library, and Senior Center
- 3-story office building on 1.55 acres
- Convenient highway access with only 1.5 miles to I-91

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

### Christian Dietz

860 616 4028 direct  
860 877 5880 cell  
[christian.dietz@ct.colliers.com](mailto:christian.dietz@ct.colliers.com)

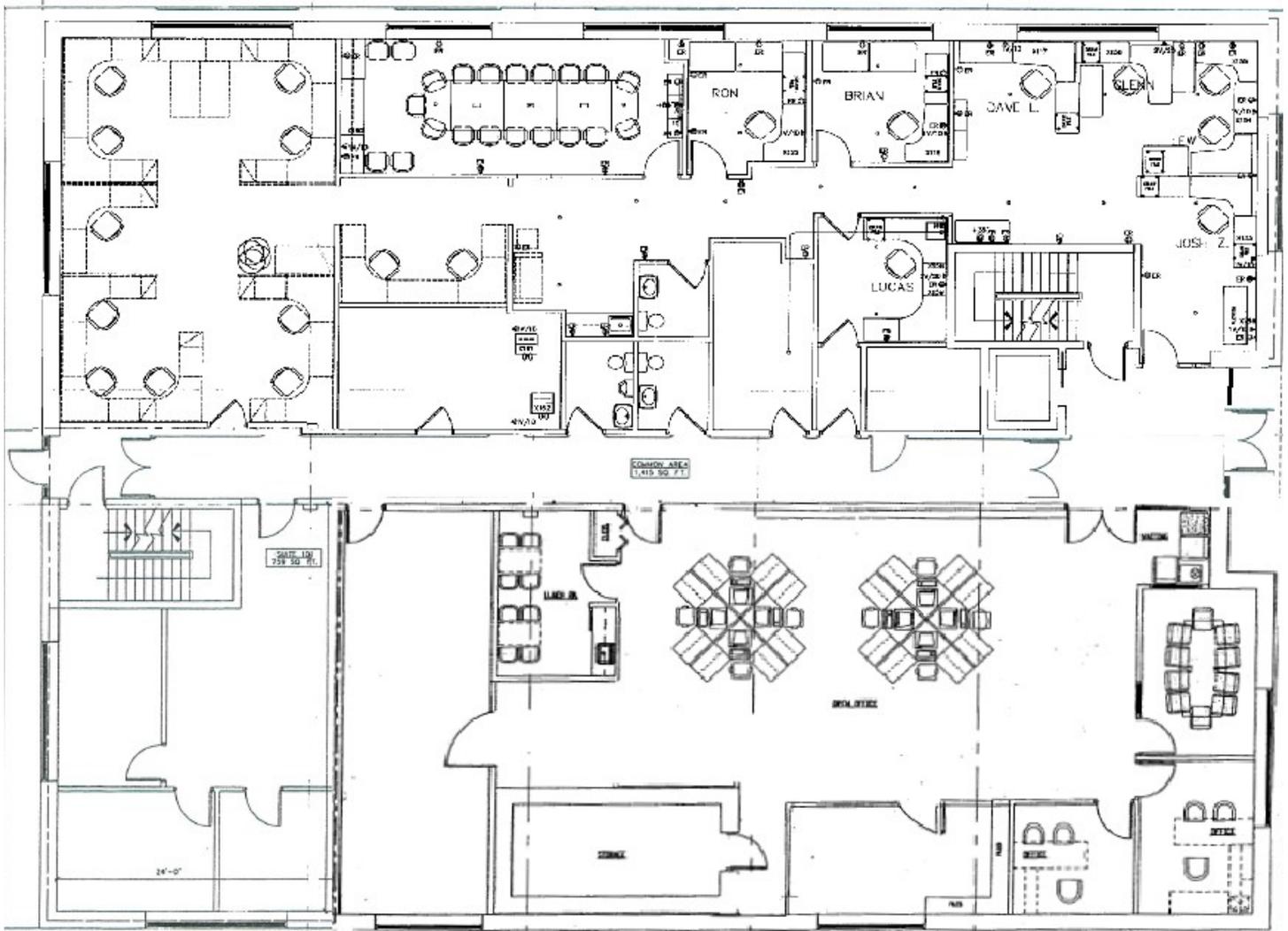
---

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

[colliers.com/hartford](https://colliers.com/hartford)

# Floor Plans

## First Floor



### Contact:

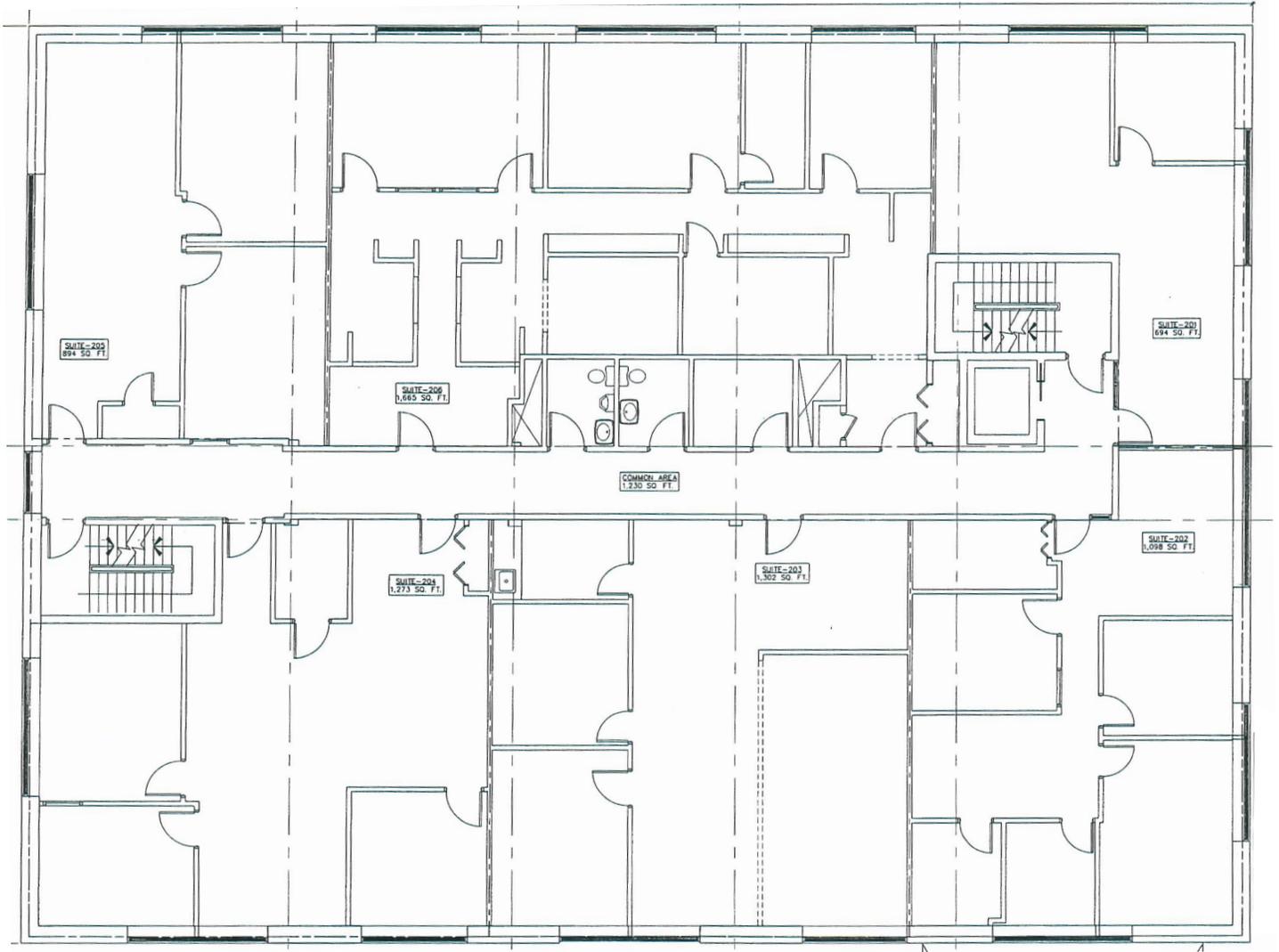
**Christian Dietz**  
860 616 4028 direct  
christian.dietz@ct.colliers.com

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)

# Floor Plans

## Second Floor



### Contact:

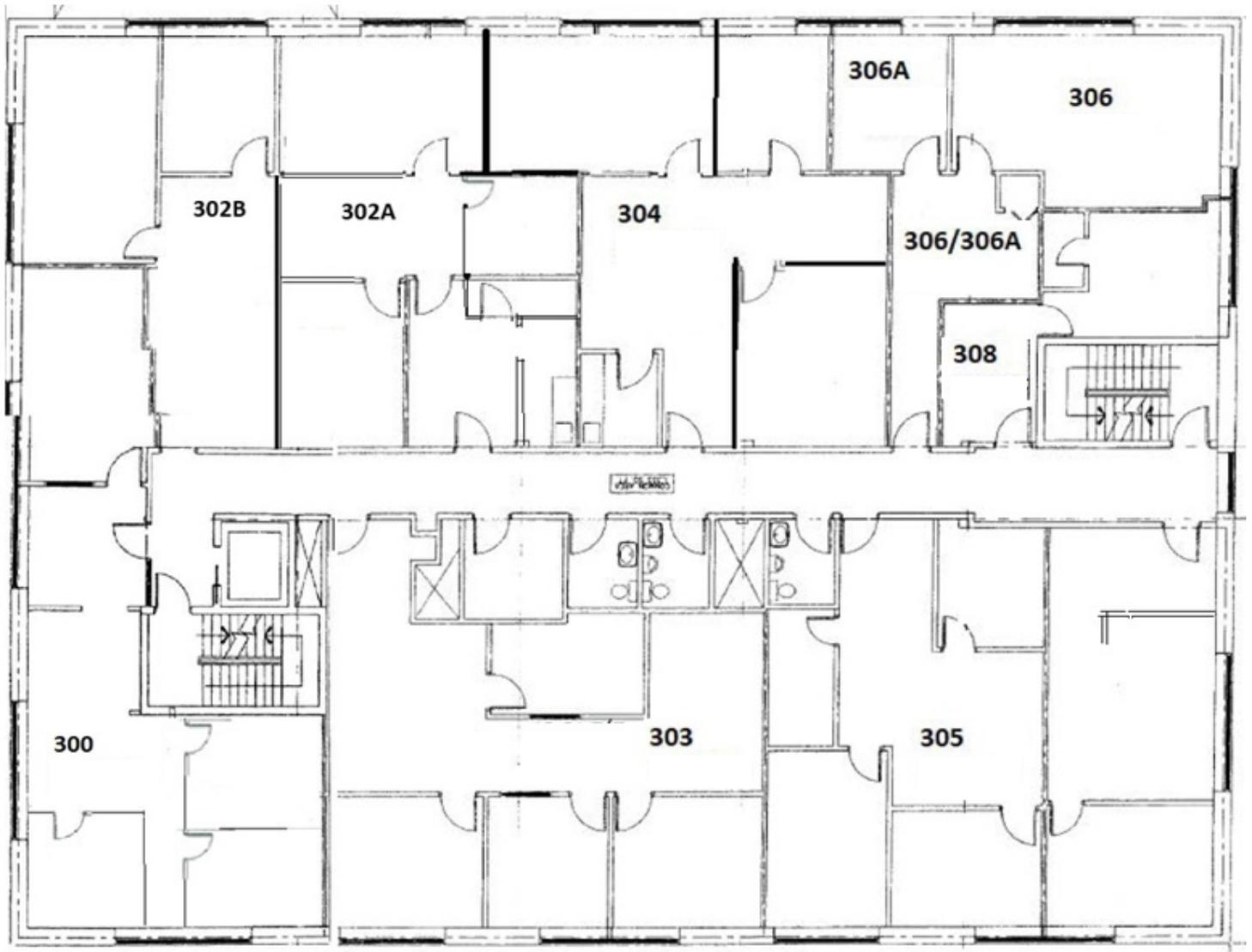
**Christian Dietz**  
860 616 4028 direct  
christian.dietz@ct.colliers.com

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)

# Floor Plans

## Third Floor



### Contact:

**Christian Dietz**  
860 616 4028 direct  
christian.dietz@ct.colliers.com

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)