



Ranked in Top 50  
Commercial Firms in U.S.



# INVESTMENT OPPORTUNITY

## 10% CAP RATE with UPSIDE

1445 BOSTON POST ROAD (Route 1), GUILFORD, CT 06437  
22,653± RSF MEDICAL OFFICE BUILDING | 2.54± ACRES TOTAL

**SALE PRICE: \$2,300,000**

### INVESTMENT HIGHLIGHTS

- 10% Cap Rate with Upside
- 22,653± RSF Medical Office Building
- 0.99± Acre plus Additional Rear Lot - 1.55± Acres -- Total of 2.54± Acres
- Current Occupancy: 70.44%
- Stable Tenant Mix
- Strategically Positioned on Highly Visible & Heavily Trafficked Boston Post Road (U.S. Route 1)
- Close to I-95 & Major Regional Hospitals



### CONTACT

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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



# INVESTMENT

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**10% CAP RATE with UPSIDE**

**22,653± RSF MEDICAL OFFICE BUILDING**

**1445 Boston Post Road, Guilford, CT 06437**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 22,653± RSF

**AVAILABLE AREA:** 6,696± RSF

**OCCUPANCY:** 70.44%

**# OF FLOORS:** 3

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Composite

**YEAR BUILT:** 1991

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Hot Air

**SPRINKLERED:** Yes

**ELECTRIC:** 14 Meters, 200amps per Floor

**ELEVATORS:** 2

### SITE INFORMATION

**SITE AREA:** 0.99± & 1.55± Acre – 2.54± Acres

**ZONING:** PV-2

**PARKING:** 65 Spaces

**SIGNAGE:** Building, At Street, Lobby

**VISIBILITY/FRONTAGE:** Excellent / 187.3'

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 11,000± ADT

### UTILITIES

**SEWER/WATER:** Septic / Public Connected

**GAS:** Yes

### TAXES

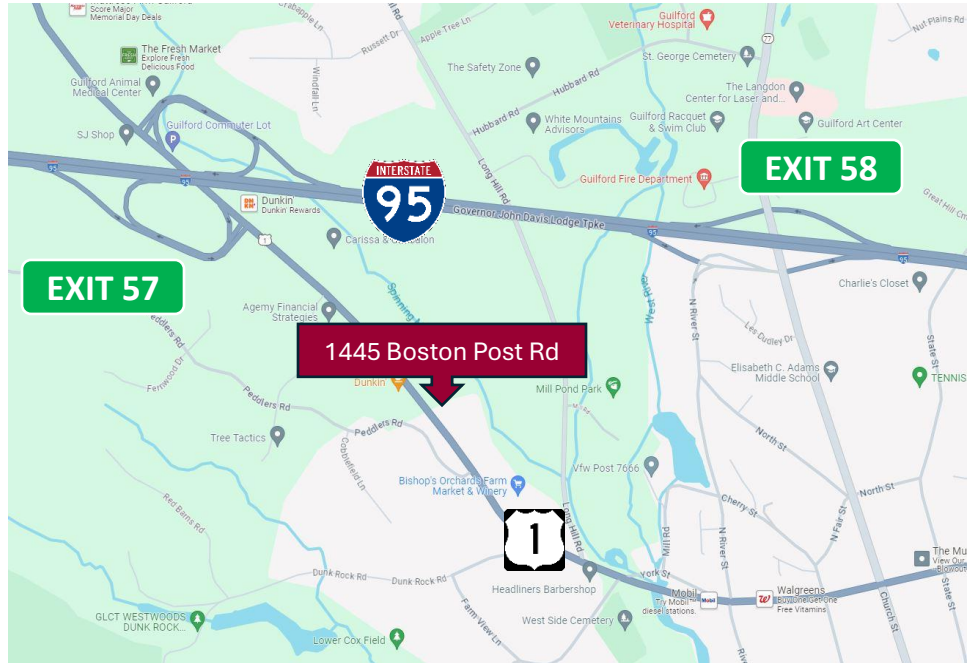
**ASSESSMENT (#1445):** \$1,470,560

**ASSESSMENT (Rear Lot):** \$131,320

**MILL RATE:** 27.65

**TAXES (#1445):** \$40,660.98

**TAXES (Real Lot):** \$3,631.00



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