



Ranked in Top 50
Commercial Firms in U.S.



INVESTMENT SALE

100% LEASED MEDICAL BUILDING

162 East Main Street (Route 1), Clinton, CT 06413
4,656± SF MEDICAL OFFICE BUILDING ON 0.57± ACRE

SALE PRICE: \$675,000 – 9.4% CAP!

[Link to Confidentiality Agreement](#)

HIGHLIGHTS

- 4,656± SF Medical Building For Sale
- Net Operating Income (NOI): \$63,777
- 100% Occupied
- Anchor Tenant: ProHealth Physicians plus 2 Office Tenants
- Built in 2001 for Pediatric Group
- Route 1 Location with 14,400± ADT

CONTACT

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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

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FOR SALE

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4,656± SF 100% LEASED MEDICAL BUILDING

BUILDING INFORMATION

GROSS BLDG AREA: 4,656± SF

OCCUPANCY: 100% Leased

OF FLOORS: 1.5 Stories

SPACE BREAKDOWN: 3 Tenants

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 2001

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

SITE INFORMATION

SITE AREA: 0.57± Acre

ZONING: V-Z

PARKING: Open Parking

SIGNAGE: Monument & Building

VISIBILITY/FRONTAGE: 97.32'

HWY ACCESS: I-95

TRAFFIC COUNT: 14,400±

UTILITIES

SEWER/WATER: Septic / Public Connected

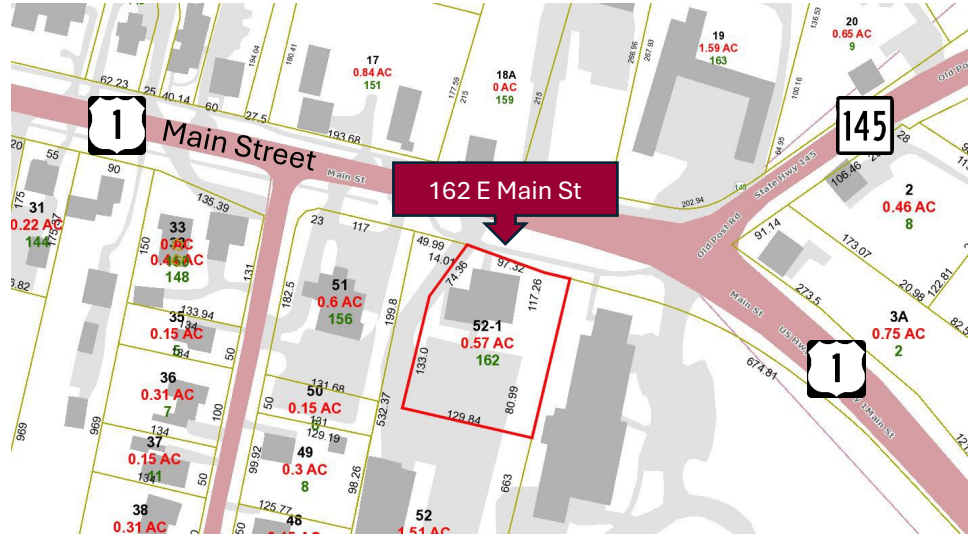
GAS: Yes

TAXES

ASSESSMENT: \$595,900

MILL RATE: 31.14

TAXES: \$18,556.34 (2025)



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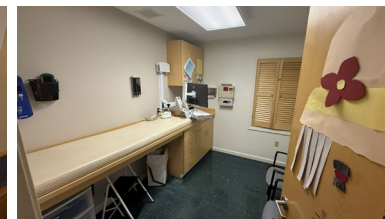
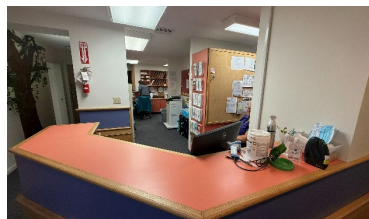
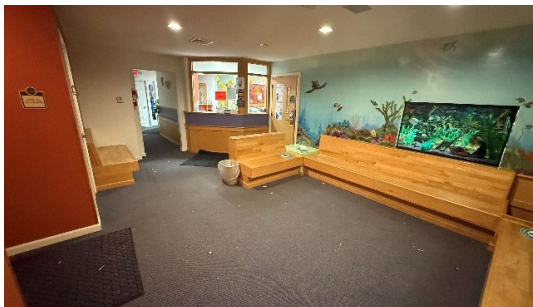
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