



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

Sam Crampton

Cell: 203-343-8426

scrampton@orlcommercial.com

J. Richard Lee

Office: 203-643-1006

rlee@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | (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. | **PAGE 1 OF 2**

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)

CONTACT

Sam Crampton
 Cell: 203-343-8426
scrampton@orlcommercial.com

J. Richard Lee

Office: 203-643-1006
rlee@orlcommercial.com

