



MEDICAL INVESTMENT FOR SALE

1090 MERIDEN WATERBURY TPKE, UNIT 4 CHESHIRE, CT

THE OFFERING

Coldwell Banker Commercial is pleased to offer for sale a leased medical condominium located at 1090 Meriden Waterbury Turnpike in Cheshire, Connecticut, situated within an established medical office building along a primary commercial corridor. The unit is fully leased to a medical tenant under a long-term lease, providing investors with stable income and minimal management responsibilities. The property benefits from strong accessibility, surrounding residential density, and proximity to major healthcare services, making it an attractive opportunity to acquire income-producing healthcare real estate in a growing Central Connecticut market.

- 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 Along The Meriden Waterbury Turnpike Commercial Corridor
- Strong Accessibility With Immediate Proximity To Route 6 And Route 72, Providing Convenient Access Throughout Cheshire And Surrounding Communities
- Positioned Within An Established Healthcare Environment Surrounded By Medical And Professional Office Users
- 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 72 Pine Street In Bristol for \$1,550,000



SALE CONTACTS

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