



Ranked in Top 50
Commercial Firms in U.S.

FOR SALE

ANCHOR TENANT – Fresenius Dialysis Center

341 West Street, Plantsville, Southington, CT 06479

SALE PRICE: \$3,500,000 | 2026 NOI: \$281,233 | CAP 8%

HIGHLIGHTS

- 14,334± SF 1-story Medical Office Building
- 100% Leased
- 2.08± Acres
- 5/1000 Parking Ratio
- R-12 Zone
- Excellent Visibility
- Easy Access

CONTACT

Thomas Wilks

Office: (860) 761-6018

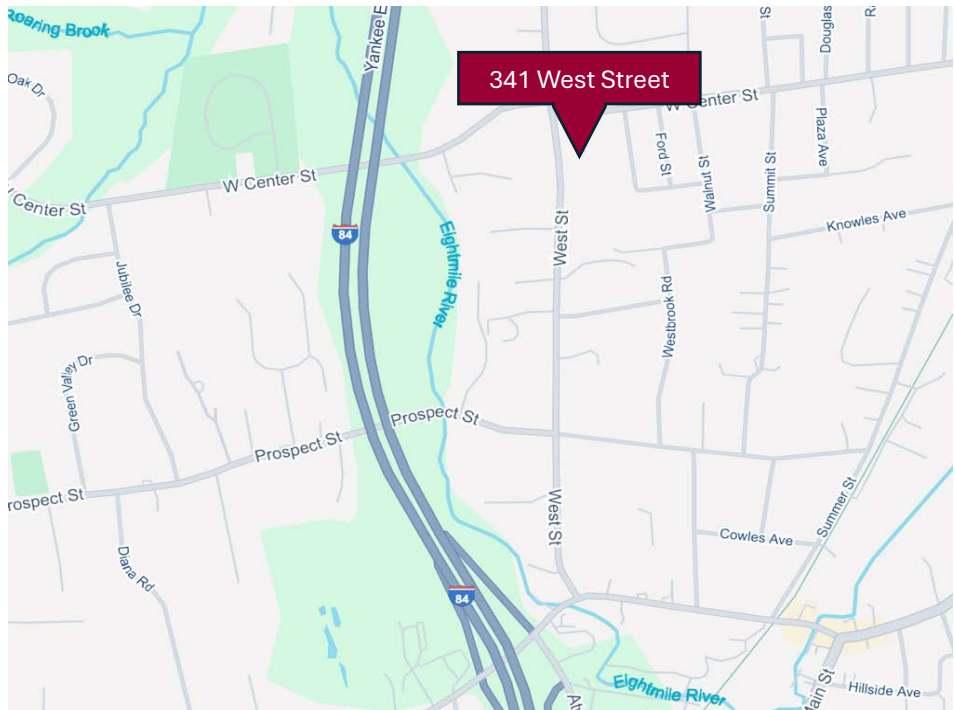
Cell: (860) 478-7954

Email: twilks@orlcommercial.com

Jay Morris

Office: (860) 721-0033

Email: jmorris@orlcommercial.com



[Click here to sign the Confidentiality Agreement](#)



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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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**



FOR SALE

\$3,500,000 | 2026 NOI \$281,233 | CAP 8%

341 West Street, Plantsville, Southington CT 06479

14,334± SF MEDICAL OFFICE BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 14,334± SF

OCCUPANCY: 100%

OF FLOORS: 1

CONSTRUCTION: Masonry

ROOF TYPE: Gable, Asphalt Shingle

COMPLETE RENOVATION: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Forced Hot Air

SPRINKLERED: Yes, Wet System

SITE INFORMATION

SITE AREA: 2.08± Acre

ZONING: R-12

PARKING: 5/1000 Ratio (70 Spaces)

SIGNAGE: Monument

VISIBILITY: Excellent on West Street

FRONTAGE: ±282'

HWY ACCESS: I-84, Exit 31

TRAFFIC COUNT: 6,100± ADT

UTILITIES

SEWER: City

WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$966,010

MILL RATE: 30.36

TAXES: \$29,328.06

TAXES/SF: \$2.05/SF

NOI: \$281,233

CAP RATE: 8%



CONTACT

Thomas Wilks

Office: (860) 761-6018

Cell: (860) 478-7954

Email: twilks@orlcommercial.com

Jay Morris

Office: (860) 721-0033

Email: jmorris@orlcommercial.com

[Click here to sign the Confidentiality Agreement](#)



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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 2 OF 2**