



Ranked in Top 50
Commercial Firms in U.S.



INVESTMENT SALE

100% LEASED MEDICAL BUILDING

1110 Durham Road, Madison, CT 06443

6,253.40± SF MEDICAL OFFICE BUILDING ON 1.99± ACRES

SALE PRICE: \$999,990 - 11% Cap Rate

[Link to Confidentiality Agreement](#)

HIGHLIGHTS

- Net Operating Income (NOI): \$111,315
- 6,253.40± Medical Building For Sale
- Built in 1964 on 1.99 Acres
- 100% Occupied
- Anchor Tenant: ProHealth Physicians
- 2 Small Office Tenants
 - Occupational Therapy
 - Counseling

CONTACT

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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

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FOR SALE

SALE PRICE: \$999,990 | 11% CAP RATE

1110 Durham Road, Madison, CT 06443

6,253.40± SF 100% LEASED MEDICAL BUILDING

BUILDING INFORMATION

GROSS BLDG AREA: 6,253.40± SF

OCCUPANCY: 100% Leased

OF FLOORS: 1 Story

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 1964

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Oil / Hydro

ELECTRIC/POWER:

SITE INFORMATION

SITE AREA: 1.99± Acres

ZONING: RU-1

PARKING: Open Parking

SIGNAGE: Monument & Building

VISIBILITY/FRONTAGE: 307 Feet

HWY ACCESS: I-95

UTILITIES

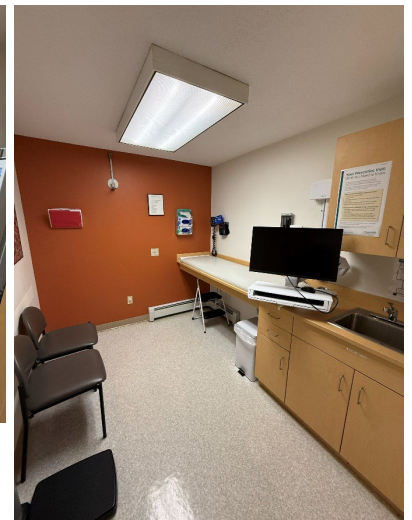
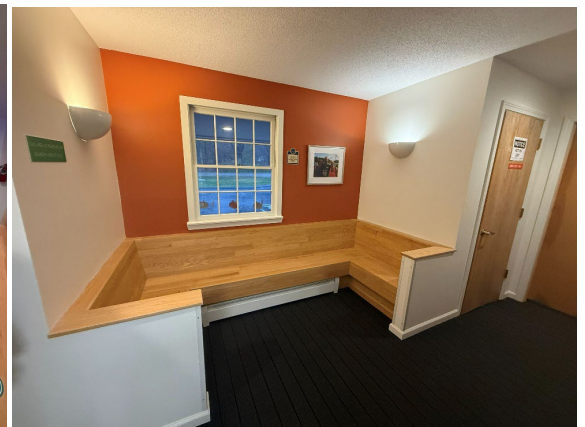
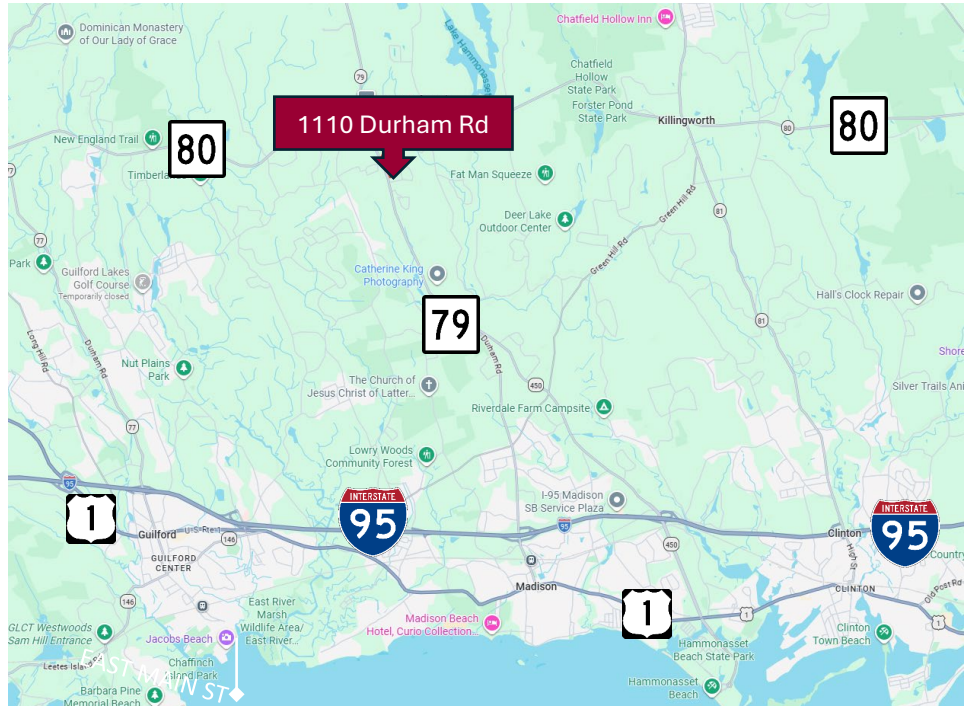
SEWER/WATER: Septic / Public Connected

TAXES

ASSESSMENT: \$608,400

MILL RATE: 22.43

TAXES: \$13,646.42 (2025)



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