



# FOR SALE

## STABILIZED MEDICAL PORTFOLIO

1090 MERIDEN WATERBURY TPKE, UNIT 4, CHESHIRE, CT  
&  
72 PINE STEET, UNIT A, BRISTOL, CT

### THE OFFERING

Coldwell Banker Commercial is pleased to present the opportunity to acquire a two-property medical office investment portfolio consisting of condominium units located at 1090 Meriden Waterbury Turnpike in Cheshire, CT and 72 Pine Street in Bristol, CT. Both units are leased to the same established medical tenant under long-term leases, providing stable and predictable income across two well-located professional medical buildings in strong healthcare corridors. This offering allows investors to acquire two income-producing healthcare assets with simplified management and geographic diversification, while also providing the flexibility to purchase the properties individually or as a portfolio.

- Asking Sale Rate \$1,550,000
- Lease Type NNN
- Lease Exp. Date July 10, 2035



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# PROPERTY HIGHLIGHTS

- Two-Property Medical Office Investment Portfolio Consisting Of Condominium Units At 1090 Meriden Waterbury Turnpike in Cheshire And 72 Pine Street In Bristol, Connecticut
- Both Properties Leased To The Same Medical Tenant, Providing Consistent Income And Simplified Management
- Long-Term Leases In Place Offering Predictable Cash Flow From Healthcare Real Estate
- Located Within Established Medical Office Buildings Serving their Respected Healthcare Market
- Strong Accessibility to Major Regional Roadways Allowing Convenient Patient Access
- Passive Medical Office Investment Opportunity With Limited Day-To-Day Management Requirements



1090 Meriden Waterbury TPKE



72 Pine Street



1090 Meriden Waterbury TPKE

## SALE CONTACTS

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