



Ranked in Top 50
Commercial Firms in U.S.



INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING | 100% LEASED

677 South Main Street, Unit 2, Cheshire, CT 06410

8,829± SF MEDICAL OFFICE CONDO – 100% LEASED – 5 MEDICAL TENANTS

SALE PRICE: \$1,780,000 - *Call Office for Confidentiality Agreement*

HIGHLIGHTS

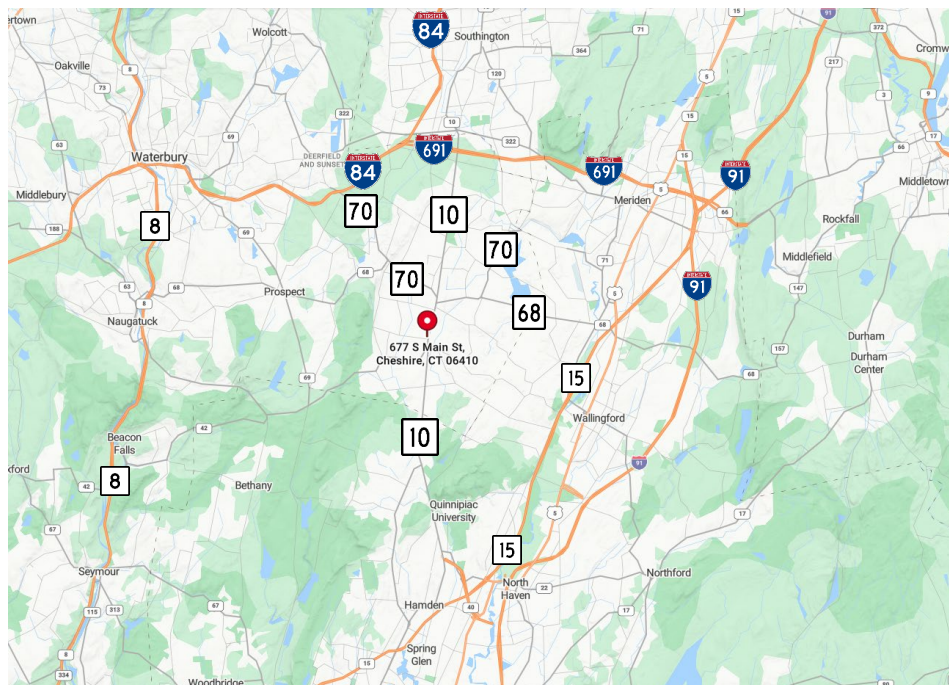
- Medical Office Investment Opportunity
- **100% Leased with 5 Medical Tenants**
 - Unit 2 – Northeast Medical Group
 - Unit 3 – Cheshire Dermatology
 - Unit 4 – Northeast Medical Group
 - Unit 5A – CTACC
 - Unit 5B – Dietician Driven
- Recently Renewed NNN Leases
- Just off Route 10, Near Many Area Amenities
- ADT: 24,000±
- Highway Access I-84 via I-691, & I-91

CONTACT

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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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OR & L COMMERCIAL FOR SALE

SALE PRICE: \$1,780,000

677 South Main Street, Unit 2, Cheshire, CT 06410
8,829± SF MULTI-TENANTED MEDICAL OFFICE CONDO

BUILDING INFORMATION

GROSS CONDO AREA: Unit 2 - 8,829± SF – 5 Medical Office Condominium Units
RENTABLE AREA: 8,052± SF / 100% Leased
OF FLOORS: 2 Stories
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Hot Air

SITE INFORMATION

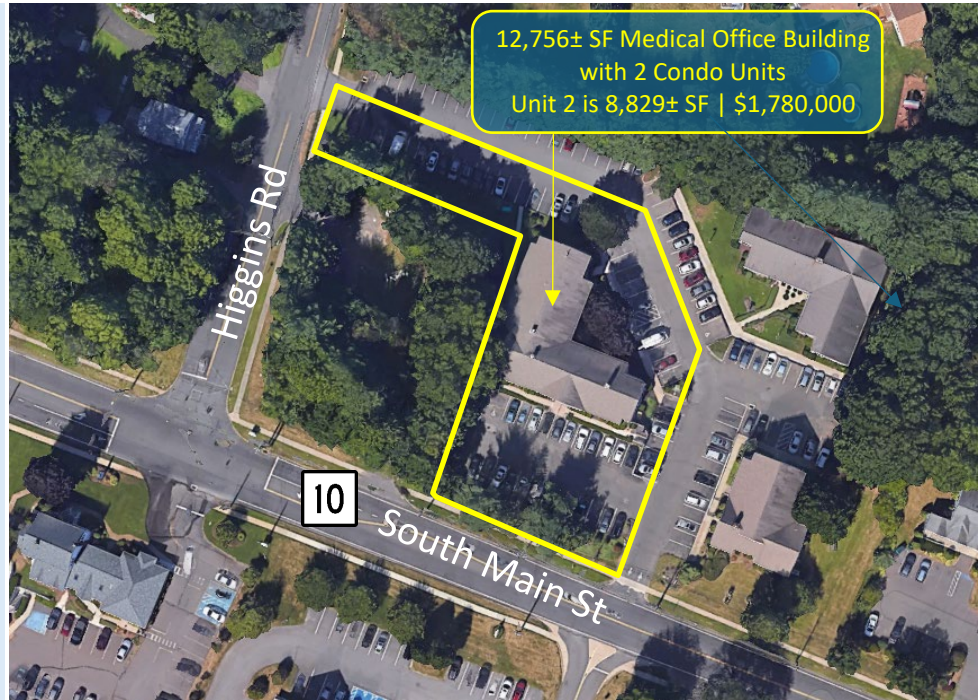
SITE AREA: Condominium, Land in Common
ZONING: R-20A
PARKING: Open
SIGNAGE: At Street
VISIBILITY: Excellent on Route 10
HWY ACCESS: I-84 via I-691 & I-91
TRAFFIC COUNT: 23,000± on Route 10

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes
SPRINKLERED: Yes

TAXES

ASSESSMENT: \$970,620
MILL RATE: 27.46
TAXES: \$24,508.06



INVESTMENT OPPORTUNITY | 100% LEASED with 5 MEDICAL TENANTS

Discover a prime Medical Office Investment Opportunity located at **677 South Main Street, Unit 2, in Cheshire, Connecticut**. This professionally managed medical office condominium is 100% leased to 5 established medical tenants offering investors a stable income stream with long-term occupancy and minimal management responsibilities.

Situated along Cheshire's highly traveled South Main Street (Route 10), the property benefits from exceptional visibility, easy accessibility, and proximity to major residential neighborhoods, medical facilities, and retail amenities. The building offers a professional medical environment with ample on-site parking, modern finishes and ADA-compliant access suited specifically for healthcare users. This turn-key investment provides secure, predictable cash flow backed by medical tenants with strong local patient bases.

Cheshire is a growing and affluent community, ranked among CT's most desirable towns for healthcare providers due to its central location, high-income demographics, and limited medical office supply.

Call Office for Confidentiality Agreement to
 Receive Financial / Lease Information



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