



medical/office

FOR SALE



**TWO
PROPERTIES**

**ASKING
\$1,695,000.00**

**30+
PARKING SPACES**



51-57 S. MAIN ST MIDDLETOWN

TURNKEY MEDICAL OFFICES FOR SALE:

These neighboring medical office properties offer 8,390sf of usable space over two buildings with a freshly paved shared parking area. A new owner will inherit a NNN tenant occupying the 1st floor of 57 South Main and will be left with 6,618sf to occupy or lease. This includes the entirety of 51 South Main and the 2nd floor of 57 South Main. The properties have been meticulously maintained and there is no deferred maintenance. Their location directly across from Middlesex Hospital offers unmatched convenience for providers and patients.

PROPERTY FEATURES

- Located directly across from Middlesex Hospital's main campus
- Meticulously maintained by current owner
- Located just off CT Route 9 which connects to I-91, I-95 and I-84
- In-place NNN tenant providing steady income and property expense relief
- Value add potential w/ unused full basement at 57 South Main
- 30+ car shared parking area was paved and striped in 2025
- Entirely new hydraulics installed in the 57 South Main elevator in 2025
- Chimney redone and partial roof replacement at 51 South Main 5 years ago
- HVAC units at 57 South Main replaced 5 years ago



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