

# SINGLE-STORY OFFICE/FLEX BUILDING



**\$3,255,000**

Purchase Price



**8.00%**

Cap Rate

LOCATION	31 Inwood Road, Rocky Hill, CT 06067
INTEREST	Fee Simple
RBA	+/- 30,153 SF
ACREAGE	+/- 2.96 acres
OCCUPANCY	89%
NET OPEARTING INCOME	\$260,415



AMPLE ON-SITE PARKING



STRONG HEALTHCARE ANCHOR TENANT



NEWLY RENOVATED BUILDING



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