



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± SF 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](mailto:rlee@orlcommercial.com) | License: REB.0758300



# 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

### 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

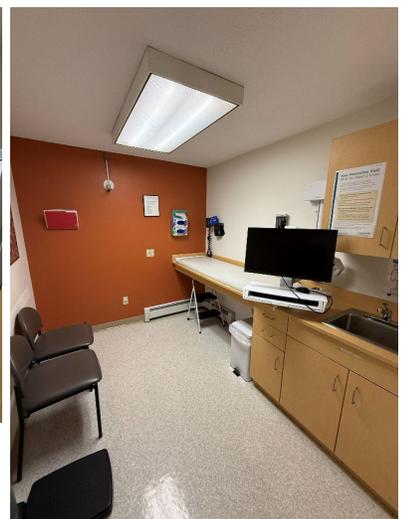
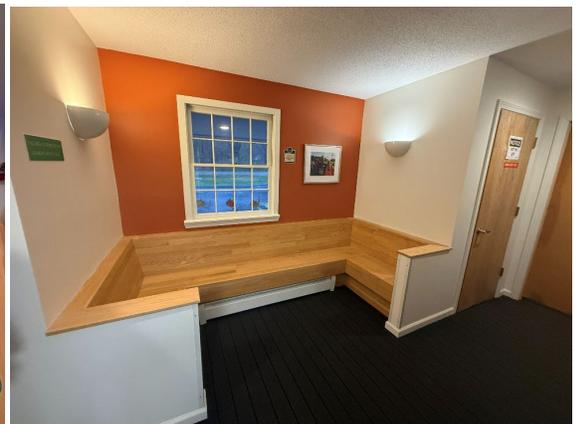
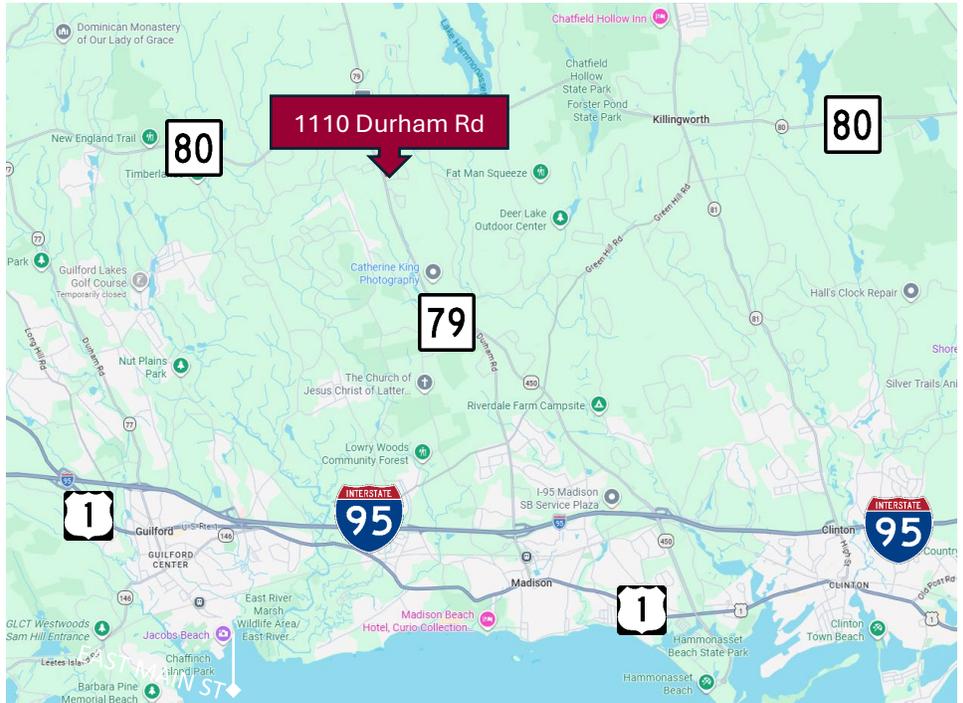
**SEWER/WATER:** Septic / Public Connected

### TAXES

**ASSESSMENT:** \$608,400

**MILL RATE:** 22.43

**TAXES:** \$13,646.42 (2025)



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