



Metro 202–204 Cherry Street Mixed-Use Medical & Residential Investment Opportunity



Executive Overview

Institutionally positioned mixed-use asset combining durable medical office tenancy with stabilized residential income that provides downside protection through market cycles.

Investment Highlights

- Long-tenured medical tenancy with institutional operating history
- Residential units provide downside protection and cash flow stability
- Below-market medical rents create mark-to-market upside
- Diversified income stream mitigates single-tenant risk
- Strong visibility and parking
- Below replacement cost basis

Property Overview

Metro 202–204 Cherry Street consists of approximately 23,000+ square feet across two buildings, anchored by a long-established medical practice and supported by recurring residential income.

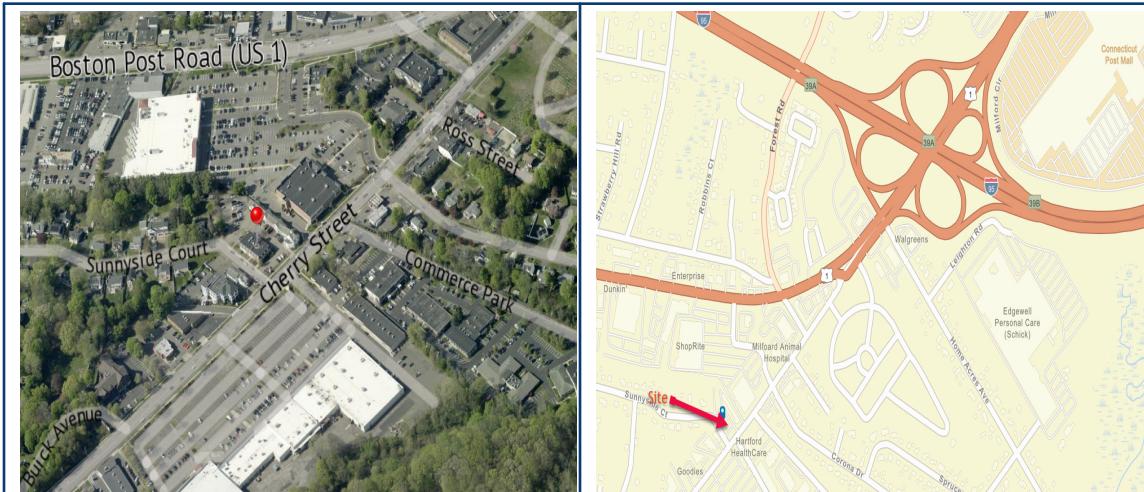


Transaction Structure

- Sale Type: **Fund Mandated Sale**
- Process: Confidential offering to qualified investors
- Buyer Profile: Investors seeking durable income with embedded mark-to-market upside

Location Overview & Regional Access

- Immediate access to I-95, Route 1 (Boston Post Road), and major arterials
- Approximately **10 minutes from New Haven and Yale University Medical Center**
- Proximity to Connecticut Post Mall and major healthcare demand drivers
- Strong commuter, patient, and workforce accessibility



Capitalize 360 Group LLC
35 Cold Spring Rd, Suite #412
Rocky Hill, CT 06067
O: 860-436-3131 C: 203-464-4620
E: frank@capitalize360.com
Commercial Investment Sales & Advisory

Brokerage Disclaimer: This offering memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information contained herein has been obtained from sources deemed reliable but is not guaranteed as to accuracy or completeness. Prospective purchasers should conduct their own independent investigations and rely solely on their own due diligence. Capitalize 360 Group LLC makes no representations or warranties regarding the accuracy or completeness of this information. Any projections, opinions, assumptions, or estimates are provided for example only and do not represent current or future performance. The recipient acknowledges that any reliance on the information contained herein is at their own risk and that the offering is subject to change, withdrawal, or modification without notice.