



# REDUCED SALE PRICE

## Fully Leased Office Condo Building

445 and 445A Willard Avenue, Newington, CT 06111

445 and 445A Willard Avenue is a 9,760+/- square foot office condo building for sale in Newington, Connecticut. Two tenants occupy the building: DaVita Dialysis, at 8,000 square feet and Family Adult Day Care, at 1,760 square feet. This investment opportunity is 100% occupied with an 7.5% cap rate on existing income.

### FEATURES

- 100% occupied
- 7.5% cap rate on existing income
- 9,760+/- SF
- Fully air-conditioned
- Built in 2009

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# \$2,350,000



Accelerating success.



## Specifications

Net Rentable Area	9,760+/- Total SF
Zoning	CD
Access	I-84, US-5 & CT-9
Year Built	2009
Tenants	DaVita Family Adult Day Care
Lease Type	NNN
NOI	\$185,000
Cap Rate	7.5%

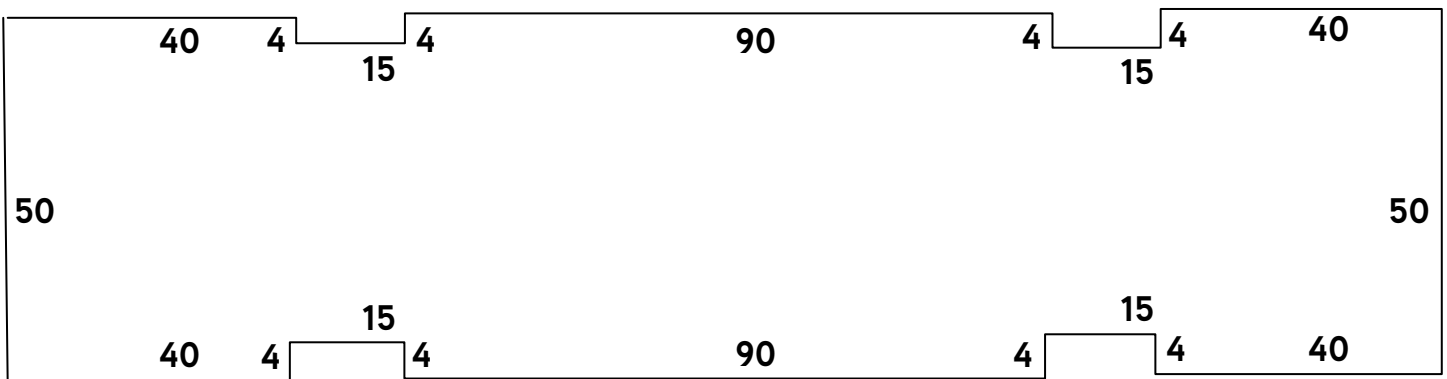
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## Floor Plan



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