

# MEDICAL OFFICE BUILDING



## For Sale or Lease

174 Cross Road, Waterford, CT

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## KEY FEATURES/HIGHLIGHTS

- > 3.32 acres
- > 7,000+/- SF surgical center
- > Built in 2001
- > 35 on-site parking spaces (expandable)
- > Expansive lobby with drop-off access
- > Easy access from I-395 and I-95
- > Leased through 12/31/2021
- > NOI \$209,808
- > **Sale Price: \$1,300,000**
- > **Lease Rate: \$18.00 SF NNN**



# FOR SALE OR LEASE > WATERFORD



Address:	174 Cross Road, Waterford, CT 06385		
Known as:	Constitution Surgery Center		
Site Area:	3.32 acres		
Improvements:	"As is"		
Parking:	35 on-site spaces, expandable		
Zoning:	I-G		
Square Feet:	7,000 <sup>+/-</sup>		
Assessed Value (2013):	Land	\$193,200	
	Building	\$742,680	
	Total	\$935,880	
Property Taxes (2017):	\$25,297		

**174 Cross Road** in Waterford CT is a 3.32 acre property improved with a 7,000<sup>+/-</sup> square foot surgical center, built in 2001 with 35 on-site parking spaces (expandable). The expansive lobby with ample parking and drop-off access at the main entrance promotes the building as a desirable, professional and clean environment for patients. Circulation from I-395 and I-95 via Hartford Turnpike is excellent. Current lease in place at \$209,808 NNN through 12/31/2021.



## CONTACT US

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