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Office/Medical Investment in Cromwell

26 Shunpike Road | Cromwell, CT 06416

Colliers International presents this office/medical investment with excellent cash flow and return on investment. Currently stabilized at 96% occupancy with eight suites of varying sizes.

This stabilized investment offers a superior return on investment and features the following:

- Centrally located to I-91 & Route 9
- High visibility (ADT +/-15,000)
- Many nearby amenities
- Free standing signage
- Excellent leasing position in marketplace
- Excellent upside potential

Sale Price

\$900,000

Contact:

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Specifications

Address	26 Shunpike Road, Cromwell, CT 06416
Tenant	Medical/office multi-tenant
Size	+/-8,000 SF
Year Built	1983
Percentage Leased	96%
Buildings	1
Site Area	1.38 acres
Parking	54 surface spaces
In-Place NOI	Approximately \$75,000 (with 4% vacancy)
Year 1 Cap Rate	8.3%

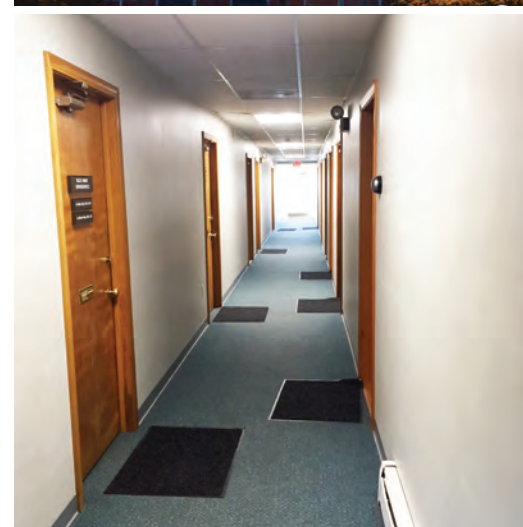
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Accelerating success.