



INVESTMENT SALE

100% LEASED MEDICAL BUILDING

162 East Main Street (Route 1), Clinton, CT 06413
4,656± SF MEDICAL OFFICE BUILDING ON 0.57± ACRE

SALE PRICE: \$675,000 – 9.4% CAP!

[Link to Confidentiality Agreement](#)

HIGHLIGHTS

- 4,656± SF Medical Building For Sale
- Net Operating Income (NOI): \$63,777
- 100% Occupied
- Anchor Tenant: ProHealth Physicians plus 2 Office Tenants
- Built in 2001 for Pediatric Group
- Route 1 Location with 14,400± ADT

CONTACT

Sam Crampton

Cell: 203-343-8426

scrampton@orlcommercial.com

J. Richard Lee

Office: 203-643-1006

rlee@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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 | License: REB.0758300



FOR SALE

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BUILDING INFORMATION

GROSS BLDG AREA: 4,656± SF
OCCUPANCY: 100% Leased
OF FLOORS: 1.5 Stories
SPACE BREAKDOWN: 3 Tenants
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 2001

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air

SITE INFORMATION

SITE AREA: 0.57± Acre
ZONING: V-Z
PARKING: Open Parking
SIGNAGE: Monument & Building
VISIBILITY/FRONTAGE: 97.32' ||
HWY ACCESS: I-95
TRAFFIC COUNT: 14,400±

UTILITIES

SEWER/WATER: Septic / Public Connected
GAS: Yes

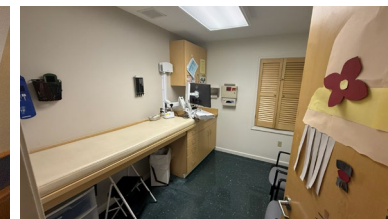
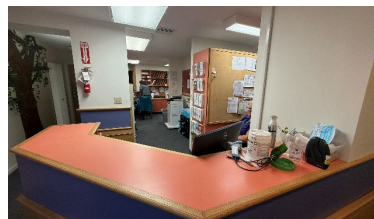
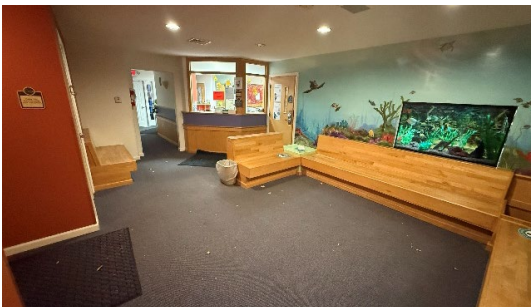
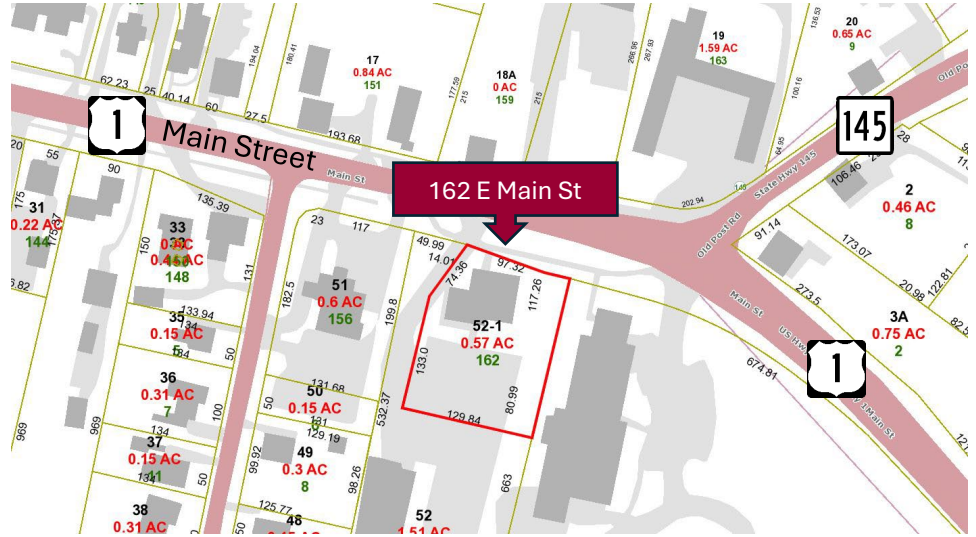
TAXES

ASSESSMENT: \$595,900
MILL RATE: 31.14
TAXES: \$18,556.34 (2025)

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