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FOR SALE

ANCHOR TENANT – Fresenius Dialysis Center

341 West Street, Plantsville, Southington, CT 06479

SALE PRICE: \$3,500,000 | 2027 NOI: \$279,201 | CAP 8%

HIGHLIGHTS

- 14,334± SF 1-story Medical Office Building
- 100% Leased
- 2.08± Acres
- 5/1000 Parking Ratio
- R-12 Zone
- Excellent Visibility
- Easy Access

CONTACT

Thomas Wilks

Office: (860) 761-6018

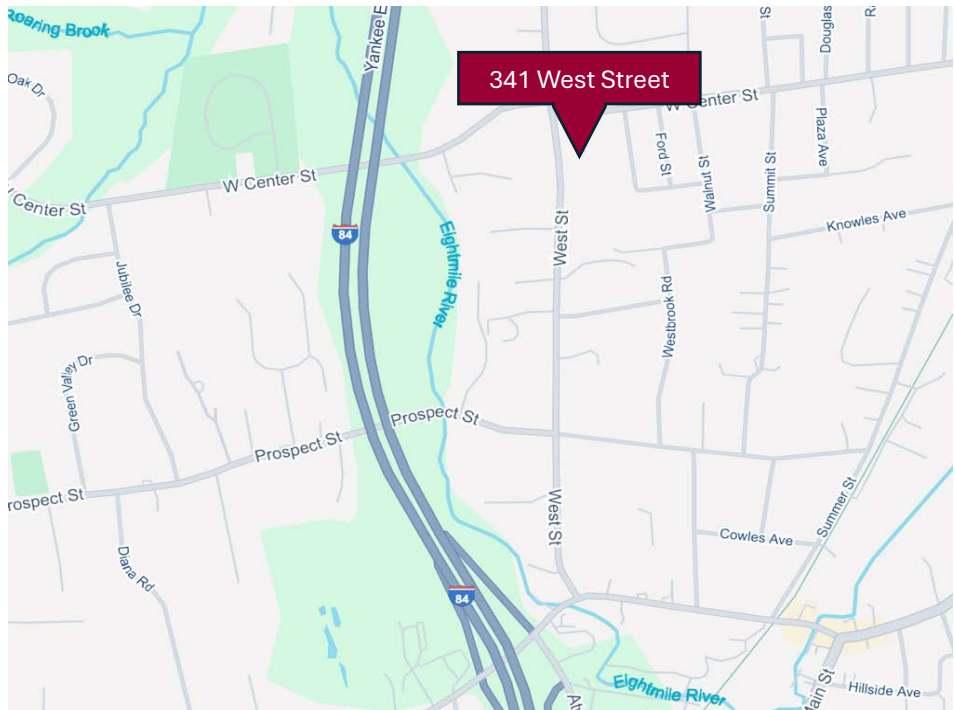
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Jay Morris

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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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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14,334± SF MEDICAL OFFICE BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 14,334± SF

OCCUPANCY: 100%

OF FLOORS: 1

CONSTRUCTION: Masonry

ROOF TYPE: Gable, Asphalt Shingle

COMPLETE RENOVATION: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Forced Hot Air

SPRINKLERED: Yes, Wet System

SITE INFORMATION

SITE AREA: 2.08± Acre

ZONING: R-12

PARKING: 5/1000 Ratio (70 Spaces)

SIGNAGE: Monument

VISIBILITY: Excellent on West Street

FRONTAGE: ±282'

HWY ACCESS: I-84, Exit 31

TRAFFIC COUNT: 6,100± ADT

UTILITIES

SEWER: City

WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$1,256,080

MILL RATE: 23.29

TAXES: \$29,254.10

TAXES/SF: \$2.04/SF

2027 NOI: \$279,201

CAP RATE: 8%

CERTIFICATE OF NEED STATE

Connecticut is 1 of 11 states that impose Certificate of Need regulations governing dialysis treatment. State approval is required to build, relocate or expand a dialysis center, creating a meaningful regulatory barrier to new competition.

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