



Colliers

Sale Price

**\$2,500,000**

**Christian Dietz**

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864 Wethersfield Avenue

Hartford, CT 06114

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## 750 Old Main Street Rocky Hill, CT 06067

**±25,128 SF Office Investment Opportunity  
with 95.8% occupancy, 7.6% Cap Rate**

750 Old Main Street is a ±25,128 sf office building located in Old Rocky Hill, adjacent to town offices. This property has convenient highway access with only 1.5 miles to I-91.

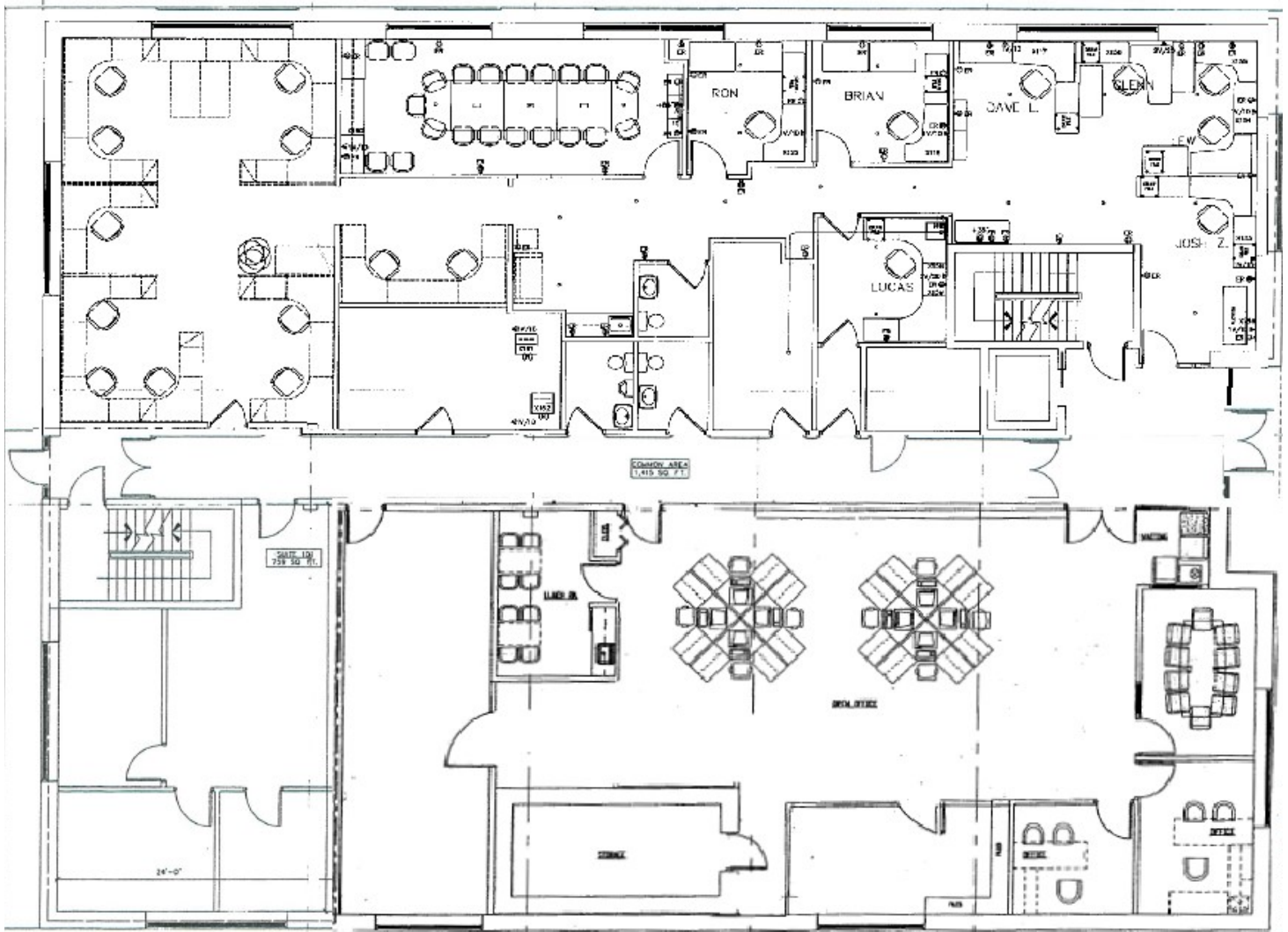
### Features

- Annual NOI of \$227,863
- Mixture of professional and medical office uses
- Town Center (TC) Zone near Town Hall, Town Library, and Senior Center
- 3-story office building on 1.55 acres
- Convenient highway access with only 1.5 miles to I-91

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# Floor Plans

## First Floor



### Contact:

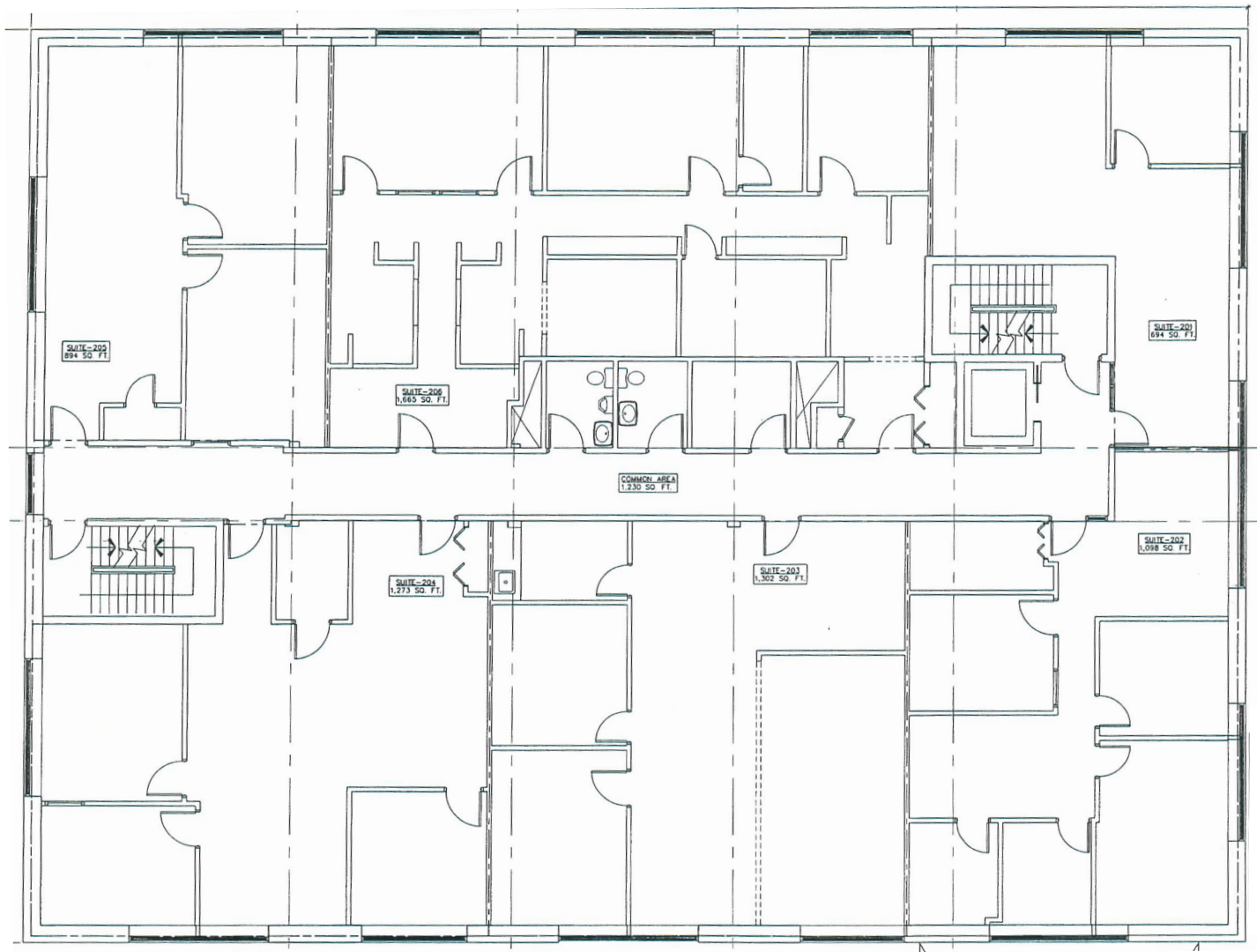
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# Floor Plans

## Second Floor



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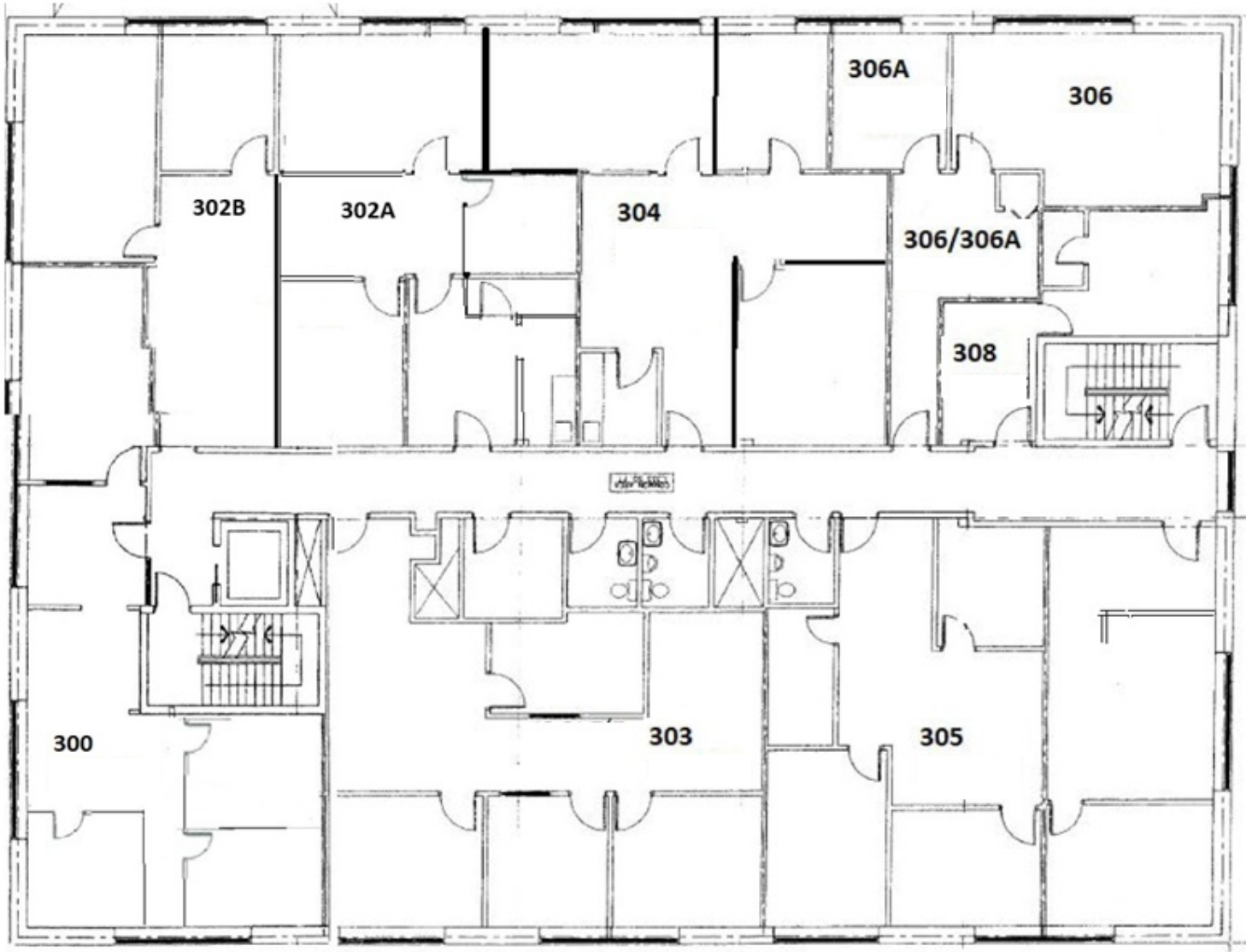
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# Floor Plans

## Third Floor



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