



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE

335 Highland Ave, Unit 101 & 102, Cheshire, CT 06410

2,735± SF MEDICAL / OFFICE CONDOMINIUM INVESTMENT OPPORTUNITY

SALE PRICE: \$350,000 | 100% LEASED | 10% CAP RATE

HIGHLIGHTS

- Investment Opportunity
- 2,735± SF Medical Office Condo
- 100% Occupied with Longterm Medical Tenant
- Net Operating Income (NOI): \$34,560.24
- 3% Annual Increases in NNN Lease
- 10% Cap Rate
- Located in Professional Office Park
- Just off Route 10 / Highland Ave

CONTACT

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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

BUILDING INFORMATION

GROSS BLDG AREA: 7,000± SF
CONDO UNIT 101-102: 2,735± SF
AVAILABLE AREA/OCCUPANCY: 100% Leased
OF FLOORS: 1-Story Condo on 1st Floor with Basement Storage Unit
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 1986

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas FHA

SITE INFORMATION

SITE AREA: Land in Common
ZONING: R-20A
PARKING: Open
SIGNAGE: Building
HWY ACCESS: I-691, I-84

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: Unit 101: \$84,280 & Unit 102: \$87,010
MILL RATE: 29.74
TAXES: Unit 101: \$2,506.50 & Unit 102: \$2,587.68. **TOTAL: \$5,094.18** (thru Jan 2026)

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

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