

# SALE

## BERLIN INVESTMENT PROPERTY FOR SALE

1166 Farmington Ave Berlin, CT 06037



### PROPERTY DESCRIPTION

A rare chance to own a fully leased medical office building anchored by one of New England's most trusted healthcare names. Hartford HealthCare's Eye Center occupies the building under a newly signed five-year NNN lease with multiple option periods, delivering a 6.4 cap rate and dependable, hands-off income from day one.

The property sits in a prime position on Farmington Avenue, holding down a corner location at a lighted intersection with a large parking lot. Visibility, access, and convenience all work in the owner's favor, and they work for the tenant too.

Hartford HealthCare is one of New England's largest integrated healthcare networks, caring for patients across Connecticut through a system of hospitals, urgent care centers, and specialty institutes. With nearly 500 locations spanning 185 cities statewide, HHC brings specialized care close to home, and brings a credit-quality tenant to your portfolio.

For investors looking to add stability backed by an industry leader, 1166 Farmington Avenue is the opportunity to act on.

### PROPERTY HIGHLIGHTS

- Located on a Hard Corner
- Large Parking Lot
- Pristine, Attractive Building
- Investment Property

### OFFERING SUMMARY

Sale Price:	\$2,650,000
Number of Units:	1
Lot Size:	40,192 SF
Building Size:	8,546 SF
NOI:	\$170,000.00
Cap Rate:	6.42%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,855	59,397	227,299
Total Population	45,463	142,305	550,759
Average HH Income	\$104,771	\$105,140	\$110,261

**Mario Longobucco**  
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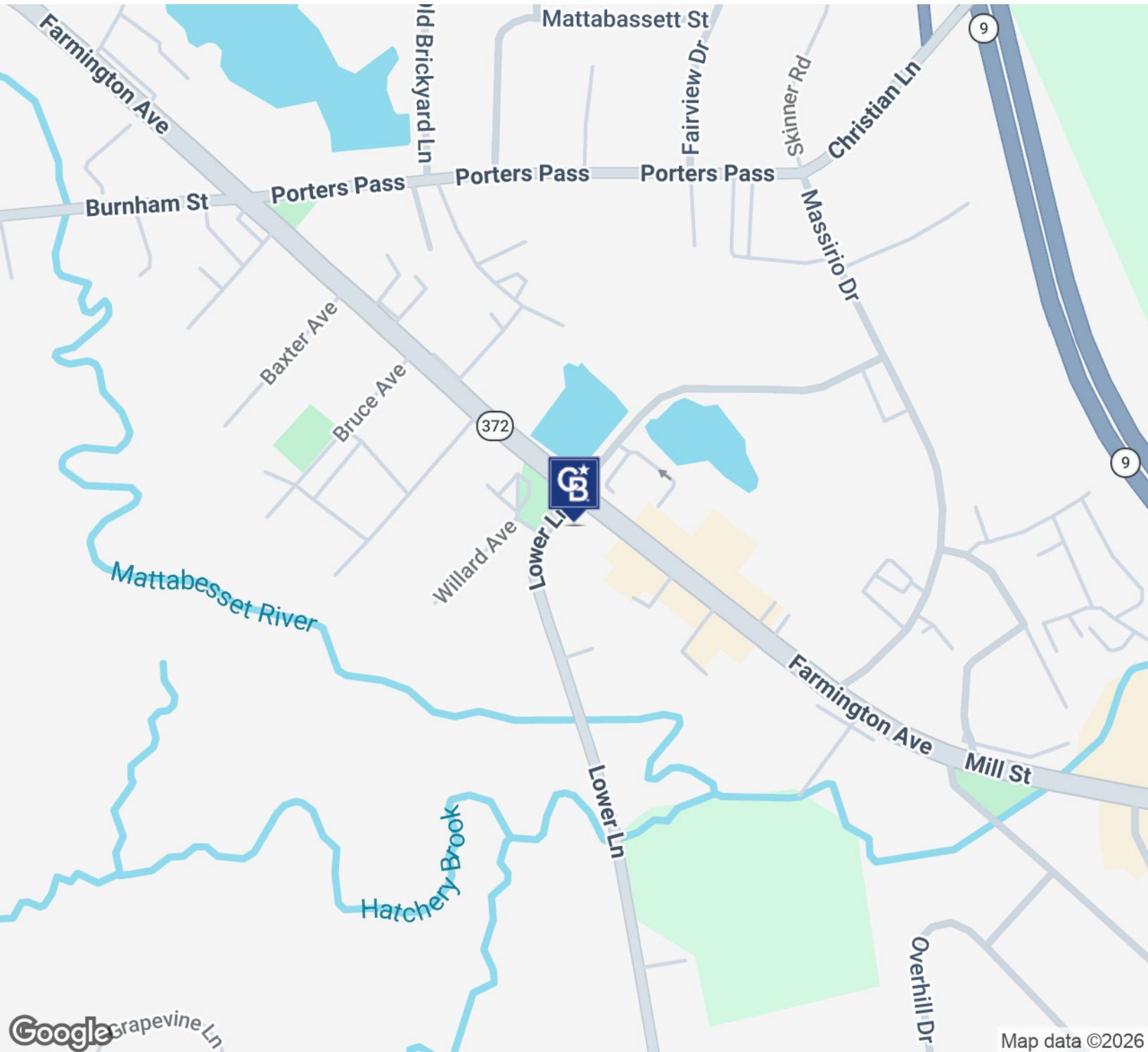
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