



• 1727 North Main Street
9-66 South Main Street



FOR SALE

ANCHOR TENANT – Fresenius Dialysis Center

341 West Street, Plantsville, Southington, CT 06479

SALE PRICE: \$3,500,000 | 2026 NOI: \$280,750 | 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

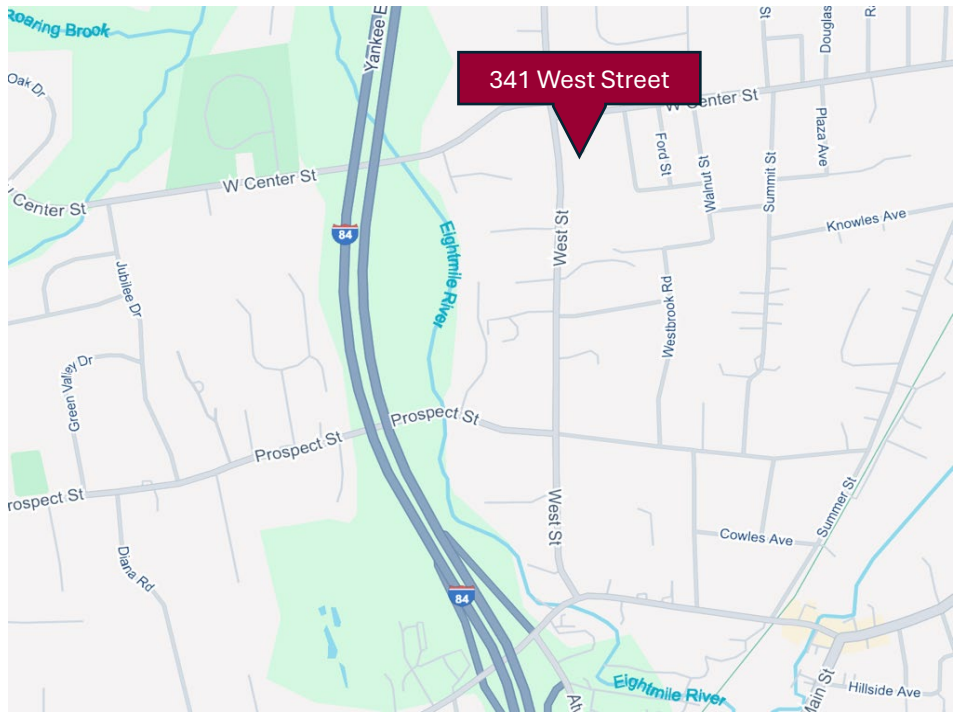
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Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



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\$3,500,000 | 2026 NOI \$280,750 | CAP 8%

341 West Street, Plantsville, Southington CT 06479

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: \$966,010
MILL RATE: 30.36
TAXES: \$29,328.06
TAXES/SF: \$2.05/SF

NOI: \$280,750

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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