

SINGLE-STORY OFFICE/FLEX BUILDING



\$3,585,000

Purchase Price



7.85%

Cap Rate

Address

860 N Main Street Ext,
Wallingford, CT 06492

Total Bldg Size

± 32,201 SF

Lot Size

5.51 acres

Occupancy

84%

NOI

\$281,446



**STRONG HEALTHCARE
TENANT MIX**



**ATTRACTIVE
RENTAL INCREASES**



**DENSE & AFFLUENT
DEMOGRAPHIC BASE**



**HIGHLY TRAFFICKED
LOCATION**



CLICK TO VIEW OFFERING MEMORANDUM

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