



**Harding Development Group**  
Harding Commercial Real Estate

medical/office

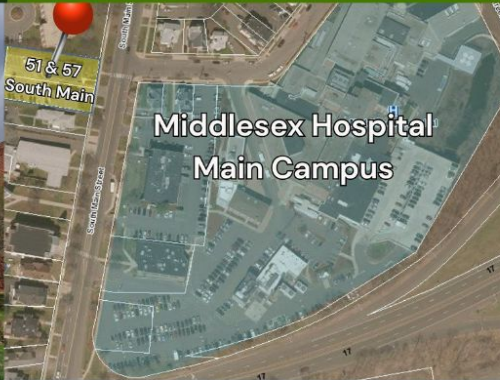
**FOR SALE**



**TWO PROPERTIES**

**ASKING \$1,800,000.00**

**30+ PARKING SPACES**



**51-57 S. MAIN ST MIDDLETOWN**

**PRIME MEDICAL OWNER/USER OPPORTUNITY:**  
The two properties will have 6,618sf available for occupancy at the time of sale leaving ample room for a new owner and their medical practice or an investor bringing a tenant(s) with them. The properties are located directly across the street from Middlesex Hospital offering healthcare providers the convenience of just a quick walk to and from their procedures. The shared 30+ car parking area was freshly paved and striped less than a year ago and there is no deferred maintenance to speak of.

**PROPERTY FEATURES**

- Located directly across from Middlesex Hospital's main campus
- Meticulously maintained by current owner/user
- Located just off CT Route 9 which connects to I-91, I-95 and I-84
- Value add potential w/ unused full basement at 57 South Main
- 30+ car shared parking area was paved and striped in 2025
- Property Manager on Site
- Entirely new hydraulics installed in the 57 South Main elevator in 2025
- Chimney redone and partial roof replacement at 51 South Main 5 years ago
- HVAC units at 57 South Main replaced 5 years ago



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