

SALE

BERLIN INVESTMENT PROPERTY FOR SALE

1166 Farmington Ave Berlin, CT 06037



OFFERING SUMMARY

Sale Price:	\$2,650,000
Building Size:	8,546 SF
Available SF:	
Lot Size:	40,192 SF
Number of Units:	1
Price / SF:	\$310.09
Cap Rate:	6.42%
NOI:	\$170,000
Year Built:	2011
Zoning:	CCD-2

PROPERTY OVERVIEW

A rare chance to own a fully leased medical office building anchored by one of New England's most trusted healthcare names. Starling Physicians 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.

Starling Physicians is a leading physician-owned multispecialty medical group operating over 30 locations across Connecticut. The practice features more than 300 healthcare providers delivering coordinated care across 27 distinct medical specialties. Central administrative offices are located in Rocky Hill, CT, while major clinical facilities are situated in New Britain, Wethersfield, Avon, Berlin and Newington.

For investors looking to add stability backed by an industry leader, 1166 Farmington Avenue is the opportunity to act on and brings a credit-quality tenant to your portfolio.

PROPERTY HIGHLIGHTS

Mario Longobucco
(860) 307-5945

James McCall
(203) 376-9650



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

corner location at lighted intersection

SITE DESCRIPTION

level, lot

POWER DESCRIPTION

Eversource

GAS DESCRIPTION

Natural

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