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Chestnut Oak Associates
YOUR HOMETOWN REALTORS
(860) 668-0234

200 Mountain Road, Suffield, CT 06078 **$1,500,000**



Active **Office**

Commercial For Sale

Listing ID :	**24204388**
Parcel Number:	**735799**

DOM / CDOM:	**27 / 27**
County:	**Hartford**
Neighborhood:	**N/A**
Complex Name:	
Is also for Sale/Lease:	**/**

Overview

Great commercial opportunity in the heart of Suffield! Built in 2020 by Briarwood Homes, this 6,457 sq. ft. building offers 2 units centrally located on highly traveled Mountain Rd. (Rte. 168), equidistant to Springfield and Hartford w/a 26-space parking lot. One unit is fully built out, previously used for a medical practice. This unit offers a spacious waiting room and centrally located reception area w/two stations and 3 sliding windows and an adjoining office/storage space. Six private treatment rooms. Two public bathrooms and one private bathroom. Employee break room complete with cabinetry, microwave, beverage fridge, granite counters and mounted TV. This side of the building also has a finished attic w/private stairway entrance, full bathroom, 3 private rooms and a common area. The second unit is an unfinished, mirror image of the adjacent finished unit, w/roughed in bathrooms, electrical service in place and ready for build out. Security system. All public utilities. This property and the two units lend itself to the perfect synergy opportunity for two complementary businesses.*Seller is allocating $150,000 as a credit or allowance to the build-out of the second unit.*****

Structural/Parking Information

Year Built:	**2020**
Number of Stories:	**2**
Number of Units:	**2**
Number of Tenants:	
ADA Compliant/Handicap Features:	**Yes/32" Minimum Door Widths, Accessible Bath, Handicap Parking**
SqFt/SqFt Source:	**6,457/Public Records**
Space is Subdividable:	
Covered Parking Space:	
Uncovered Parking Space:	
Total Parking Spaces:	**26**
Parking Spaces per 1,000 SqFt:	
Garage/Parking Info:	**26 Total Spaces, Paved, Parking Lot**
Commercial Features:	**Employee Lounge, Handicap Design, Security System**
Exterior Features:	**Sidewalk, Lighting**

Construction:	**Frame**
Roof:	**Asphalt Shingle**
Foundation:	**Concrete**
Flooring:	**Tile**
Ceiling Height:	
# of Restrooms:	**4**
# of Loading Docks:	**0**
# of Overhead Doors:	
Office SqFt:	
Retail SqFt:	
Industrial SqFt:	
Warehouse SqFt:	
Residential SqFt:	
Additional Space Available YN:	

Building Information

Present Use:	**Medical**
Potential Use:	**Medical, Office**
Business Included:	**No**
Assessment:	**$**
Mil Rate:	**23.41**

Tax Year:	**July 2025-June 2026**
Taxes:	**$17,955**
Tax District Amount:	
Gross Annual Income:	
Gross Annual Expense:	
Net Operating Income:	

)

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Office		1	3	3,228			
Office				3,228			

HOA

Home Owner's Assoc.:	No	Association Fee Provides:	
Association Amenities:		Special Assessments / Details:	/
Association Fee / Frequency:	/		

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas, Telephone, Cable
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewage System:	Public Sewer Connected	# of Electrical Services:	2
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	0.63	Lot Description:	Level Lot
Zoning:	TCV	In Flood Zone:	
Location:	Suburban	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	None
Road Frontage Feet Approx:	200	Traffic Count:	

Walk Score® : 56 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

Directions:	GPS Friendly	Acceptable Financing:	
Sign:	Yes	Date Available:	Immediate
		Potential Short Sale / Comments:	No /
		The following items are not included in this sale:	

Property Management

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Marketing History

List Price:	$1,500,000	Entered in MLS:	09/03/2026
Previous List Price:	$1,500,000	Contract Effective Date:	09/03/2026
Original List Price:	$1,500,000	Start Marketing Date:	09/03/2026
Price Last Updated:		Listing Last Updated:	09/03/2026
List Price as % of Assessed Value:	196%	Sale Financing:	

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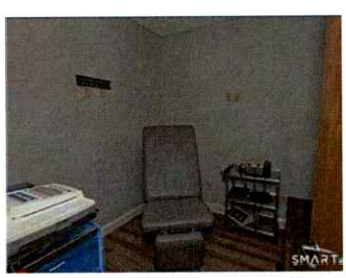



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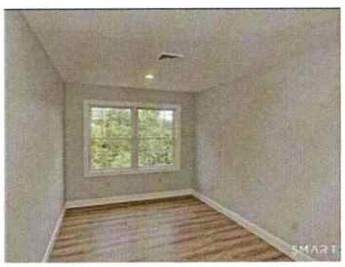











Prepared By: Chris Colli Lic.#:REB.0790365 | Chestnut Oak Associates | Office: (860) 668-0234 | 09/30/2026 11:10 AM

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Chris Colli
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Chris Colli is the Broker/Owner of Chestnut Oak Associates, a local real estate brokerage with 18 licensed Agents and 2 office locations (Suffield, CT & Somers, CT). Chris is a 3rd generation Real Estate Broker with 20 years of experience ready to personally assist you with any and all of your real estate needs. Having sold 500+ homes totaling $100,000,000+ in volume, Chris has the experience and knowledge to work with you directly in helping you achieve your goals. Chris' accomplishments have been recognized by Connecticut Magazine as a 13-time, Five Star award winner for his achievements in real estate based not only on results but also client satisfaction.

Chris has very strong roots in the community and sits on the board of directors for several local businesses including Emerald Springs Equine Services, (a non-profit equine therapy center specializing in rehabilitating Veterans located in Granby, CT), Hopmeadow Nursery School (Simsbury, CT) and a former Board Member of the Suffield Chamber of Commerce (Suffield, CT). Chris is a graduate of Babson College (2005), earning a Bachelor of Science Degree in Business Management as well as a graduate of Suffield Academy (2001). In his free time, Chris enjoys spending time with his wife, Kim, and daughters, Finley and Reilly. Chris is an avid golfer, loves the beach and the outdoors and has a passion for coaching youth sports.

Contact Chris today at 860-716-7168 or chris@chestnutoak.com to discuss the current real estate market and your real estate goals!

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