

**PEQUOT
COMMERCIAL**

Investment Property For Sale



107 Benham Rd., Groton CT

FOR SALE

\$880,000

- ✓ 4,884sf bldg. with 22 Efficiency units
- ✓ Two story building on 0.23 acre
- ✓ 22 Off-street parking spaces
- ✓ One central propane furnace, just 2 years old
- ✓ Laundry on premises; coin operated washers and dryers
- ✓ Public Water/Sewer
- ✓ Zone R52
- ✓ Taxes \$15,240
- ✓ Each efficiency is rented for \$220/week and includes cable TV, WiFi, electricity, heat and individual A/C.
- ✓ Each efficiency is approx. 220sf and furnished with a fridge, microwave, bed, table + chairs, and a dresser.

Judy Walsh

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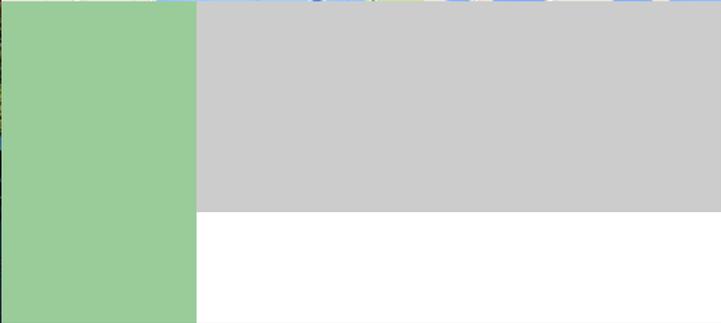
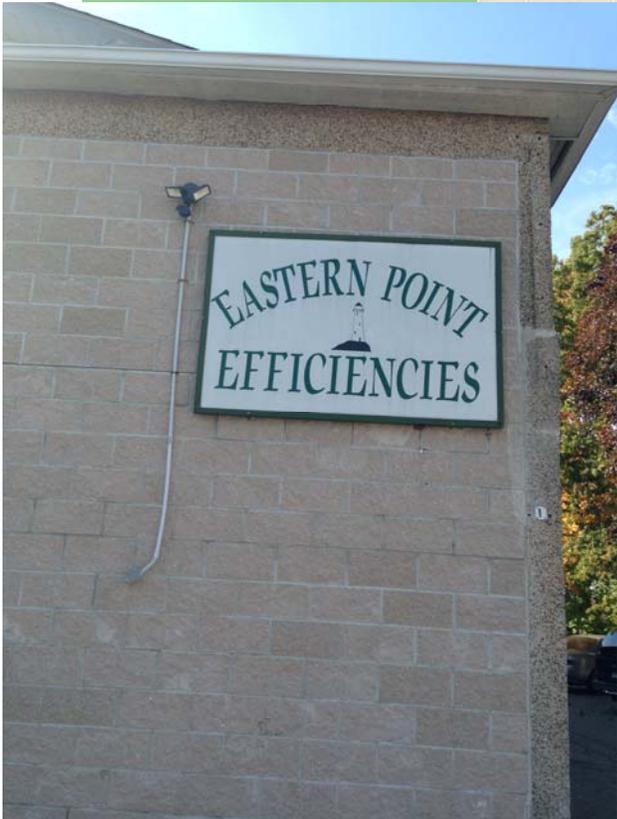
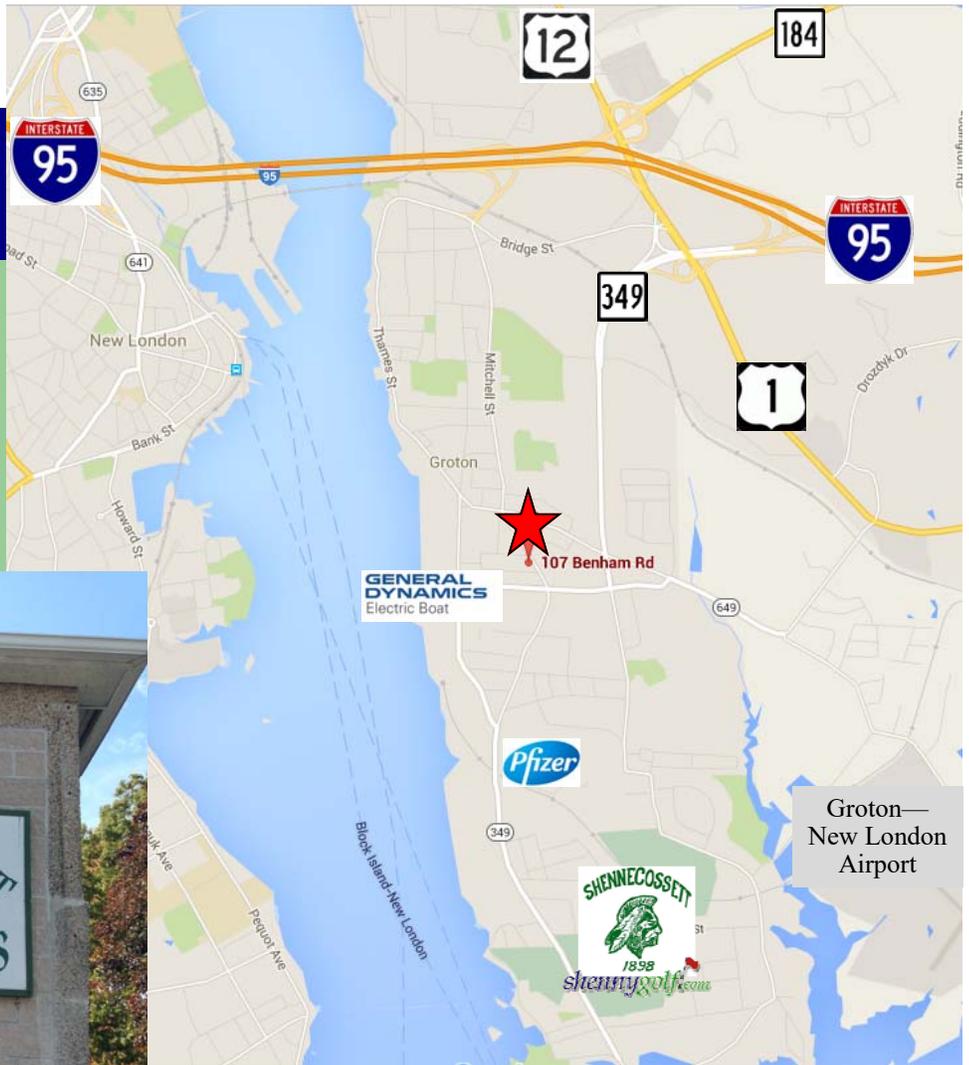
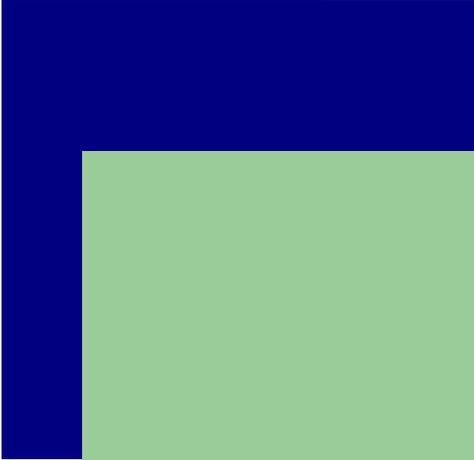
1020 Hartford Tpk.
Waterford, CT 06385

860-447-9570 x153

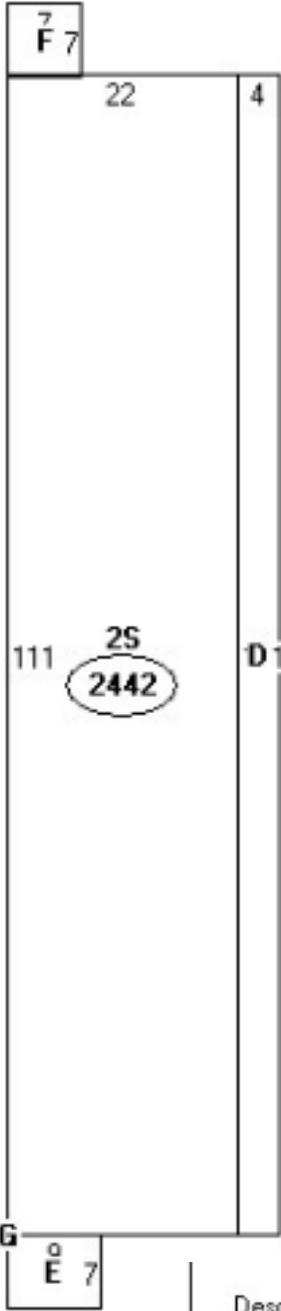
860-444-6661 Fax

jwalsh@pequotcommercial.com





DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
Total Population		7,298	56,261	82,865
Total Households		3,306	22,641	33,019
Household Income	\$0—\$30,000	33.06%	30.96%	26.00%
	\$30,001-\$60,000	32.37%	29.55%	27.78%
	\$60,001-\$100,000	21.08%	22.55%	23.78%
	\$100,001+	13.58%	16.96%	22.44%



Descriptor	Area
A: 011	2442 sqft
B: 011	2442 sqft
C: 2S	2442 sqft
D: RP3	444 sqft
E: RS1	63 sqft
F: RS1	49 sqft
G: PA1	7000 sqft



Commercial Property Card

Print Date: 11/12/2015

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168811575130	107 BENHAM RD	R52	1009/369	0.23
District	Use Code			
CITY OF GROTON	MORE THAN EIGHT UNIT APARTMENTS			

Current Owner

KR2 LLC
C/O KEITH ROWLEY
2750 GOLD STAR HWY
MYSTIC CT 06355

Property Picture



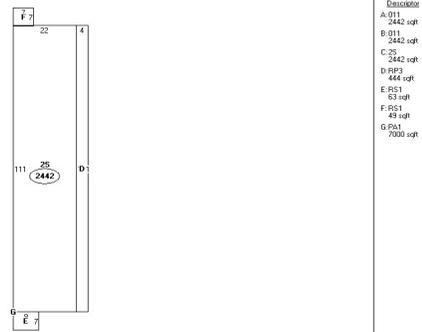
Building Information

Building No:	1
Year Built:	1965
No of Units:	22
Structure Type:	APARTMENT - GARDEN
Building Total Area:	4884 sqft.
Grade:	C+
Identical Units:	1

Valuation

Land:	\$216,000
Building:	\$522,000
Total:	\$738,000
Total Assessed Value:	\$516,600

Building Sketch



Recent Sales

Book/Page	Date	Price
938/94	1/21/2004	\$550,000
1009/369	5/15/2008	\$735,000

Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	APARTMENT	CONCRETE BLOCK	FIRE RESIST	HW/STEAM	UNIT	NORMAL
02 - 02	APARTMENT	CONCRETE BLOCK	FIRE RESIST	HW/STEAM	UNIT	NORMAL



Disclaimer:
 The geographic and topographic information depicted on this map was compiled by The Survey Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, or other records and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the plan sheet records for the Town of Groton and is subject to change as it more accurately may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.
 THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
 Horizontal Datum:
 Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
 Vertical Datum:
 North American Vertical Datum of 1988 (NAVD88)

Town of Groton 107 BENHAM RD



Date: 11/12/2015