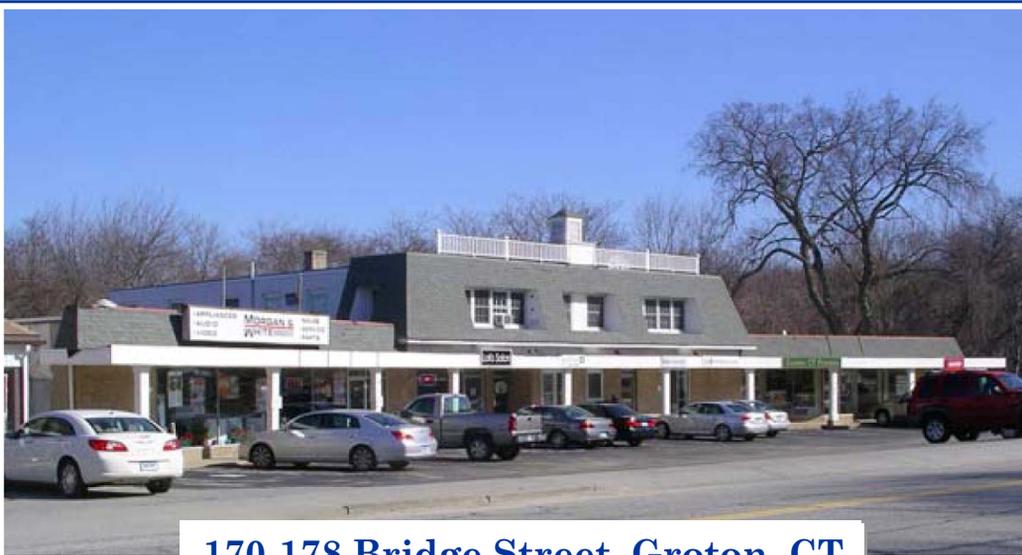


FOR SALE Office / Retail Strip Center



170-178 Bridge Street, Groton, CT



- 14,650 s/f – fully leased. Nine commercial spaces.
- 1.06 acres with 278 feet of street frontage.
- 51 parking spaces on-site.
- Built in 1952, NOI - \$122,374.54, Cap Rate – 8%.
- Zoned General Commercial.
- Taxes: \$14,947
- Call office for income and expenses

**ASKING
PRICE:
\$1,500,000**

For more information please contact

CONNIE HOWARD or SUSAN HOWARD
(860) 437-0101 phone (860) 440-0721 fax
chowardusp@gmail.com showard@uspropre.com
www.uspropre.com

All information furnished is from reliable sources and is submitted subject to errors, omissions, change of terms and/or conditions, prior sales, lease, financing or withdrawal without notice.



Commercial Property Card

Print Date: 2/10/2016

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168914433318	160 BRIDGE ST (CITY)	GC	944/249	1.06
District	Use Code			
CITY OF GROTON	SMALL RETAIL AND SERVICE STORES			

Current Owner

HILLVIEW PLAZA LLC
12 MELNICK DR
MONSEY NY 10952

Building Information

Building No:	1
Year Built:	1952
No of Units:	8
Structure Type:	RETAIL - MULTI OCCUPANCY
Building Total Area:	21649 sqft.
Grade:	C+
Identical Units:	1

Valuation

Land:	\$141,900
Building:	\$795,000
Total:	\$936,900
Total Assessed Value:	\$655,830

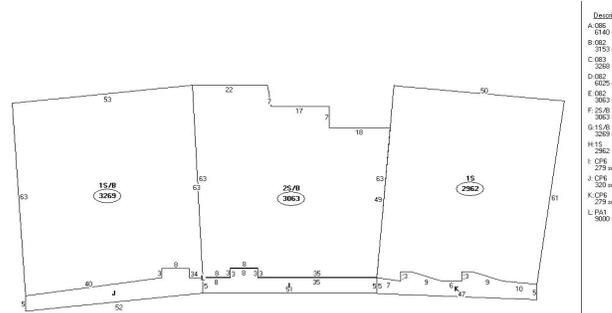
Recent Sales

Book/Page	Date	Price
785/621	10/1/2002	\$950,000
944/249	11/12/2002	\$0
944/249	5/3/2006	\$1,100,000

Property Picture



Building Sketch



Sketch Legend

---	Main Living Area	LSMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry 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		
.5FR	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
B1 - B1	SUPPORT AREA	N/A	WOOD JOIST	NONE	NONE	NORMAL
B1 - B1	MULTI-USE OFFICE	N/A	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MULTI-USE SALES	BRICK VENEER	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MULTI-USE OFFICE	BRICK VENEER	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	MULTI-USE OFFICE	BRICK VENEER	WOOD JOIST	HOT AIR	NONE	NORMAL



Disclaimer:
 The planimetric and topographic information depicted on this map was compiled by The Seaborn Map Company based on an aerial flight on for most in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, a separate 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 address for the Town of Groton and is subject to change as a more accurate survey 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 160 BRIDGE ST (CITY)



Date: 2/10/2016