

Investment Property FOR SALE



217-223 Thames Street
Groton, Connecticut



SALE PRICE:
2 Parcels for
\$900,000

- Waterfront Mixed-Use Property. Three buildings plus parking lot.
- 60 feet direct water front – dock your boat here!
- Four Retail Spaces – tenants include Paul's Pasta & Ken's Tackle Shop plus 2 office tenants.
- Two 2nd floor apartments.
- 16 off street parking spaces plus on street parking available.
- Currently \$72,000/year gross income.
- Assessment: \$446,250 Taxes: \$11,968



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



Commercial Property Card

Print Date: 2/10/2016

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168918217461	217 THAMES ST	WBR	407/279	0.18
District	Use Code			
CITY OF GROTON	MULTI-USE COMMERCIAL			

Current Owner

MANSFIELD DONNA J & GILES CHARLES E
2163 LIMA LOOP PMB 01-047
LAREDO TX 78045

Building Information

Building No:	1
Year Built:	1900
No of Units:	4
Structure Type:	RETAIL - MULTI OCCUPANCY
Building Total Area:	5069 sqft.
Grade:	C
Identical Units:	1

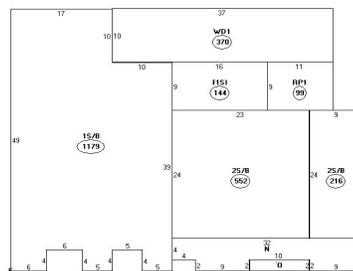
Valuation

Land:	\$209,000
Building:	\$107,500
Total:	\$316,500
Total Assessed Value:	\$221,550

Property Picture



Building Sketch



- 000000
- A 080
- 187 sqft
- B 080
- 119 sqft
- C 080
- 592 sqft
- D 080
- 243 sqft
- E 011
- 761 sqft
- F 150
- 1179 sqft
- G 250
- 252 sqft
- H 250
- 216 sqft
- I 093
- 144 sqft
- J 15
- 144 sqft
- K 093
- 99 sqft
- L 091
- 370 sqft
- M 15
- 144 sqft
- O 096
- 20 sqft

Recent Sales

Book/Page	Date	Price
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Sketch Legend

---	Main Living Area	LSMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
0FP	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	FAIR
01 - 01	MULTI-USE SALES	FRAME	WOOD JOIST	HOT AIR	NONE	FAIR
01 - 01	MULTI-USE OFFICE	FRAME	WOOD JOIST	HOT AIR	NONE	FAIR
01 - 01	MULTI-USE STORAGE	FRAME	WOOD JOIST	HOT AIR	NONE	FAIR
02 - 02	APARTMENT	FRAME	WOOD JOIST	HOT AIR	NONE	FAIR

Commercial Property Card

Print Date: 2/10/2016

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168918217355	223 THAMES ST	WBR	356/617	0.16
District	Use Code			
CITY OF GROTON	MULTI-USE COMMERCIAL			

Current Owner

MANSFIELD DONNA J & GILES CHARLES E
 2163 LIMA LOOP PMB 01-047
 LAREDO TX 78045

Property Picture



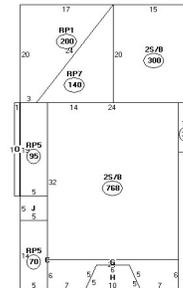
Building Information

Building No:	1
Year Built:	1900
No of Units:	2
Structure Type:	MIXED RES/COMM
Building Total Area:	3363 sqft.
Grade:	C
Identical Units:	1

Valuation

Land:	\$208,000
Building:	\$113,000
Total:	\$321,000
Total Assessed Value:	\$224,700

Building Sketch



- Dissector
- A: 990
- B: 1000 sqft
- C: 1100 sqft
- D: 1200 sqft
- E: 1300 sqft
- F: 1400 sqft
- G: 1500 sqft
- H: 1600 sqft
- I: 1700 sqft
- J: 1800 sqft
- K: 1900 sqft
- L: 2000 sqft
- M: 2100 sqft
- N: 2200 sqft
- O: 2300 sqft
- P: 2400 sqft
- Q: 2500 sqft
- R: 2600 sqft
- S: 2700 sqft
- T: 2800 sqft
- U: 2900 sqft
- V: 3000 sqft
- W: 3100 sqft
- X: 3200 sqft
- Y: 3300 sqft
- Z: 3400 sqft
- AA: 3500 sqft
- AB: 3600 sqft
- AC: 3700 sqft
- AD: 3800 sqft
- AE: 3900 sqft
- AF: 4000 sqft
- AG: 4100 sqft
- AH: 4200 sqft
- AI: 4300 sqft
- AJ: 4400 sqft
- AK: 4500 sqft
- AL: 4600 sqft
- AM: 4700 sqft
- AN: 4800 sqft
- AO: 4900 sqft
- AP: 5000 sqft
- AQ: 5100 sqft
- AR: 5200 sqft
- AS: 5300 sqft
- AT: 5400 sqft
- AU: 5500 sqft
- AV: 5600 sqft
- AW: 5700 sqft
- AX: 5800 sqft
- AY: 5900 sqft
- AZ: 6000 sqft
- BA: 6100 sqft
- BB: 6200 sqft
- BC: 6300 sqft
- BD: 6400 sqft
- BE: 6500 sqft
- BF: 6600 sqft
- BF: 6700 sqft
- BG: 6800 sqft
- BH: 6900 sqft
- BI: 7000 sqft
- BJ: 7100 sqft
- BK: 7200 sqft
- BL: 7300 sqft
- BM: 7400 sqft
- BN: 7500 sqft
- BO: 7600 sqft
- BP: 7700 sqft
- BQ: 7800 sqft
- BR: 7900 sqft
- BS: 8000 sqft
- BT: 8100 sqft
- BU: 8200 sqft
- BV: 8300 sqft
- BW: 8400 sqft
- BX: 8500 sqft
- BY: 8600 sqft
- BZ: 8700 sqft
- CA: 8800 sqft
- CB: 8900 sqft
- CC: 9000 sqft
- CD: 9100 sqft
- CE: 9200 sqft
- CF: 9300 sqft
- CG: 9400 sqft
- CH: 9500 sqft
- CI: 9600 sqft
- CJ: 9700 sqft
- CK: 9800 sqft
- CL: 9900 sqft
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- CN: 10100 sqft
- CO: 10200 sqft
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- CZ: 11300 sqft
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- DC: 11600 sqft
- DD: 11700 sqft
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- DG: 12100 sqft
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- DI: 12300 sqft
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- DK: 12500 sqft
- DL: 12600 sqft
- DM: 12700 sqft
- DN: 12800 sqft
- DO: 12900 sqft
- DP: 13000 sqft
- DQ: 13100 sqft
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- DS: 13300 sqft
- DT: 13400 sqft
- DU: 13500 sqft
- DV: 13600 sqft
- DW: 13700 sqft
- DX: 13800 sqft
- DY: 13900 sqft
- DZ: 14000 sqft
- EA: 14100 sqft
- EB: 14200 sqft
- EC: 14300 sqft
- ED: 14400 sqft
- EE: 14500 sqft
- EF: 14600 sqft
- EG: 14700 sqft
- EH: 14800 sqft
- EI: 14900 sqft
- EJ: 15000 sqft
- EK: 15100 sqft
- EL: 15200 sqft
- EM: 15300 sqft
- EN: 15400 sqft
- EO: 15500 sqft
- EP: 15600 sqft
- EQ: 15700 sqft
- ER: 15800 sqft
- ES: 15900 sqft
- ET: 16000 sqft
- EU: 16100 sqft
- EV: 16200 sqft
- EW: 16300 sqft
- EX: 16400 sqft
- EY: 16500 sqft
- EZ: 16600 sqft
- FA: 16700 sqft
- FB: 16800 sqft
- FC: 16900 sqft
- FD: 17000 sqft
- FE: 17100 sqft
- FF: 17200 sqft
- FG: 17300 sqft
- FH: 17400 sqft
- FI: 17500 sqft
- FJ: 17600 sqft
- FK: 17700 sqft
- FL: 17800 sqft
- FM: 17900 sqft
- FN: 18000 sqft
- FO: 18100 sqft
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- FS: 18500 sqft
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- FU: 18700 sqft
- FV: 18800 sqft
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- FY: 19100 sqft
- FZ: 19200 sqft
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- GB: 19400 sqft
- GC: 19500 sqft
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- GF: 19800 sqft
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- GI: 20100 sqft
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- HU: 23900 sqft
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- HZ: 24400 sqft
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- IB: 24600 sqft
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- ID: 24800 sqft
- IE: 24900 sqft
- IF: 25000 sqft
- IG: 25100 sqft
- IH: 25200 sqft
- II: 25300 sqft
- IJ: 25400 sqft
- IK: 25500 sqft
- IL: 25600 sqft
- IM: 25700 sqft
- IN: 25800 sqft
- IO: 25900 sqft
- IP: 26000 sqft
- IQ: 26100 sqft
- IR: 26200 sqft
- IS: 26300 sqft
- IT: 26400 sqft
- IU: 26500 sqft
- IV: 26600 sqft
- IW: 26700 sqft
- IX: 26800 sqft
- IY: 26900 sqft
- IZ: 27000 sqft
- JA: 27100 sqft
- JB: 27200 sqft
- JC: 27300 sqft
- JD: 27400 sqft
- JE: 27500 sqft
- JF: 27600 sqft
- JG: 27700 sqft
- JH: 27800 sqft
- JI: 27900 sqft
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- JK: 28100 sqft
- JL: 28200 sqft
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- JN: 28400 sqft
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- JP: 28600 sqft
- JQ: 28700 sqft
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- JT: 29000 sqft
- JU: 29100 sqft
- JV: 29200 sqft
- JW: 29300 sqft
- JX: 29400 sqft
- JY: 29500 sqft
- JZ: 29600 sqft
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- KH: 30400 sqft
- KI: 30500 sqft
- KJ: 30600 sqft
- KK: 30700 sqft
- KL: 30800 sqft
- KM: 30900 sqft
- KN: 31000 sqft
- KO: 31100 sqft
- KP: 31200 sqft
- KQ: 31300 sqft
- KR: 31400 sqft
- KS: 31500 sqft
- KT: 31600 sqft
- KU: 31700 sqft
- KV: 31800 sqft
- KW: 31900 sqft
- KX: 32000 sqft
- KY: 32100 sqft
- KZ: 32200 sqft
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- LB: 32400 sqft
- LC: 32500 sqft
- LD: 32600 sqft
- LE: 32700 sqft
- LF: 32800 sqft
- LG: 32900 sqft
- LH: 33000 sqft
- LI: 33100 sqft
- LJ: 33200 sqft
- LK: 33300 sqft
- LL: 33400 sqft
- LM: 33500 sqft
- LN: 33600 sqft
- LO: 33700 sqft
- LP: 33800 sqft
- LQ: 33900 sqft
- LR: 34000 sqft
- LS: 34100 sqft
- LT: 34200 sqft
- LU: 34300 sqft
- LV: 34400 sqft
- LW: 34500 sqft
- LX: 34600 sqft
- LY: 34700 sqft
- LZ: 34800 sqft
- MA: 34900 sqft
- MB: 35000 sqft
- MC: 35100 sqft
- MD: 35200 sqft
- ME: 35300 sqft
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- MG: 35500 sqft
- MH: 35600 sqft
- MI: 35700 sqft
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- MK: 35900 sqft
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- MP: 36400 sqft
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- MT: 36800 sqft
- MU: 36900 sqft
- MV: 37000 sqft
- MW: 37100 sqft
- MX: 37200 sqft
- MY: 37300 sqft
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- NH: 38200 sqft
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- NJ: 38400 sqft
- NK: 38500 sqft
- NL: 38600 sqft
- NM: 38700 sqft
- NN: 38800 sqft
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- NP: 39000 sqft
- NQ: 39100 sqft
- NR: 39200 sqft
- NS: 39300 sqft
- NT: 39400 sqft
- NU: 39500 sqft
- NV: 39600 sqft
- NW: 39700 sqft
- NX: 39800 sqft
- NY: 39900 sqft
- NZ: 40000 sqft
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- OB: 40200 sqft
- OC: 40300 sqft
- OD: 40400 sqft
- OE: 40500 sqft
- OF: 40600 sqft
- OG: 40700 sqft
- OH: 40800 sqft
- OI: 40900 sqft
- OJ: 41000 sqft
- OK: 41100 sqft
- OL: 41200 sqft
- OM: 41300 sqft
- ON: 41400 sqft
- OO: 41500 sqft
- OP: 41600 sqft
- OQ: 41700 sqft
- OR: 41800 sqft
- OS: 41900 sqft
- OT: 42000 sqft
- OU: 42100 sqft
- OV: 42200 sqft
- OW: 42300 sqft
- OX: 42400 sqft
- OY: 42500 sqft
- OZ: 42600 sqft
- PA: 42700 sqft
- PB: 42800 sqft
- PC: 42900 sqft
- PD: 43000 sqft
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- PF: 43200 sqft
- PG: 43300 sqft
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- PI: 43500 sqft
- PJ: 43600 sqft
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- PO: 44100 sqft
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- PS: 44500 sqft
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- RN: 49200 sqft
- RO: 49300 sqft
- RP: 49400 sqft
- RQ: 49500 sqft
- RR: 49600 sqft
- RS: 49700 sqft
- RT: 49800 sqft
- RU: 49900 sqft
- RV: 50000 sqft
- RW: 50100 sqft
- RX: 50200 sqft
- RY: 50300 sqft
- RZ: 50400 sqft
- SA: 50500 sqft
- SB: 50600 sqft
- SC: 50700 sqft
- SD: 50800 sqft
- SE: 50900 sqft
- SF: 51000 sqft
- SG: 51100 sqft
- SH: 51200 sqft
- SI: 51300 sqft
- SJ: 51400 sqft
- SK: 51500 sqft
- SL: 51600 sqft
- SM: 51700 sqft
- SN: 51800 sqft
- SO: 51900 sqft
- SP: 52000 sqft
- SQ: 52100 sqft
- SR: 52200 sqft
- SS: 52300 sqft
- ST: 52400 sqft
- SU: 52500 sqft
- SV: 52600 sqft
- SW: 52700 sqft
- SX: 52800 sqft
- SY: 52900 sqft
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- TE: 53500 sqft
- TF: 53600 sqft
- TG: 53700 sqft
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- TI: 53900 sqft
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- UD: 56000 sqft
- UE: 56100 sqft
- UF: 56200 sqft
- UG: 56300 sqft
- UH: 56400 sqft
- UI: 56500 sqft
- UJ: 56600 sqft
- UK: 56700 sqft
- UL: 56800 sqft
- UM: 56900 sqft
- UN: 57000 sqft
- UO: 57100 sqft
- UP: 57200 sqft
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- UT: 57600 sqft
- UU: 57700 sqft
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- VJ: 59200 sqft
- VK: 59300 sqft
- VL: 59400 sqft
- VM: 59500 sqft
- VN: 59600 sqft
- VO: 59700 sqft
- VP: 59800 sqft
- VQ: 59900 sqft
- VR: 60000 sqft
- VS: 60100 sqft
- VT: 60200 sqft
- VU: 60300 sqft
- VV: 60400 sqft
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- VX: 60600 sqft
- VY: 60700 sqft
- VZ: 60800 sqft
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- WC: 61100 sqft
- WD: 61200 sqft
- WE: 61300 sqft
- WF: 61400 sqft
- WG: 61500 sqft
- WH: 61600 sqft
- WI: 61700 sqft
- WJ: 61800 sqft
- WK: 61900 sqft
- WL: 62000 sqft
- WM: 62100 sqft
- WN: 62200 sqft
- WO: 62300 sqft
- WP: 62400 sqft
- WQ: 62500 sqft
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- XR: 65200 sqft
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- XU: 65500 sqft
- XV: 65600 sqft
- XW: 65700 sqft
- XX: 65800 sqft
- XY: 65900 sqft
- XZ: 66000 sqft
- YA: 66100 sqft
- YB: 66200 sqft
- YC: 66300 sqft
- YD: 66400 sqft
- YE: 66500 sqft
- YF: 66600 sqft
- YG: 66700 sqft
- YH: 66800 sqft
- YI: 66900 sqft
- YJ: 67000 sqft
- YK: 67100 sqft
- YL: 67200 sqft
- YM: 67300 sqft
- YN: 67400 sqft
- YO: 67500 sqft
- YP: 67600 sqft
- YQ: 67700 sqft
- YR: 67800 sqft
- YS: 67900 sqft
- YT: 68000 sqft
- YU: 68100 sqft
- YV: 68200 sqft
- YW: 68300 sqft
- YX: 68400 sqft
- YY: 68500 sqft
- YZ: 68600 sqft
- ZA: 68700 sqft
- ZB: 68800 sqft
- ZC: 68900 sqft
- ZD: 69000 sqft
- ZE: 69100 sqft
- ZF: 69200 sqft
- ZG: 69300 sqft
- ZH: 69400 sqft
- ZI: 69500 sqft
- ZJ: 69600 sqft
- ZK: 69700 sqft
- ZL: 69800 sqft
- ZM: 69900 sqft
- ZN: 70000 sqft
- ZO: 70100 sqft
- ZP:



Disclaimer:
 The planimetric 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, a septic 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 planimetric data 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 217 THAMES ST



Date: 2/10/2016



Disclaimer:
 The planimetric 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 planimetric data 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 223 THAMES ST



Date: 2/10/2016