



US Properties

5 Shaw's Cove, Suite 200, New London, CT 06320
860-437-0101 Office 860-440-0721 Fax
www.uspropre.com

TURN KEY RESTAURANT FOR SALE

Business, Building, and Equipment

\$375,000



224 Poquonnock Road, Groton, CT

- 3,776 SF fully equipped restaurant with bar.
- 0.19 acres, additional land for parking deeded with sale.
- Year built: 1950. Full usable basement, good for storage and equipment.
- Zoning: General Commercial, includes usage for office, auto-parts, general retail.
- ¼ mile from Electric Boat.
- Assessment: \$200,620.00 Taxes: \$4,038.00

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
168807674661	224 POQUONNOCK RD	GC	980/530	0.19
District	Use Code			
CITY OF GROTON	EATING AND DRINKING ESTABLISHMENTS			

Current Owner

224 POQUONNOCK ROAD LLC
85 WEST ST
GROTON CT 06340

Property Picture



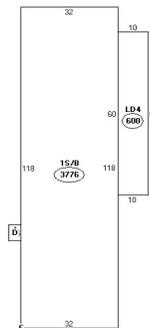
Building Information

Building No:	1
Year Built:	1950
No of Units:	1
Structure Type:	BAR/LOUNGE
Building Total Area:	7552 sqft.
Grade:	C
Identical Units:	1

Valuation

Land:	\$118,000
Building:	\$168,600
Total:	\$286,600
Total Assessed Value:	\$200,620

Building Sketch



Descriptor
A:075
377L sqft
B:095
377L sqft
C:15R
377L sqft
D:051
24 sqft
E:LD4
600 sqft
F:PA1
2000 sqft

Recent Sales

Book/Page	Date	Price
980/530	5/24/2007	\$350,000

Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPP	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	TAVERN/BAR	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
B1 - B1	SUPPORT AREA	N/A	WOOD JOIST	NONE	NONE	NORMAL



Disclaimer:
 The planimetric and topographic information depicted on this map was compiled by The GeoInformation 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. It is not to be used for the purpose of changing or 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 224 POQUONNOCK RD



Date: 2/10/2016