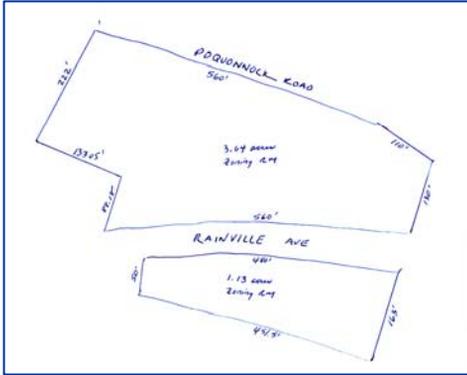




US Properties

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



FOR SALE:

Two (2) Commercial Buildings
on 4.77 Acres

331-351 Poquonnock Rd.
& Rainville Ave., Groton, CT

SALE PRICE: \$600,000

- Property consists of two parcels: located on Poquonnock Rd. and Rainville Ave.
- Rainville Ave. can be sold separately for \$120,000.
- Ideal location for condos and/or apartments.
- 2 buildings on property, one formerly used as Barber Shop.
(Also available for lease: building 1: \$1,000/month; Barber Shop: \$550/month).
- Zoning: Residential/multi-family.
- 2014 Assessment: \$338,380 Taxes: \$8,444



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 2

<<Back Next>>

Account 168812766895	Location 331 POQUONNOCK RD	Zoning RM	Deed Book/Page 398/548	Acres 3.64
District CITY OF GROTON	Use Code SMALL RETAIL AND SERVICE STORES			

Current Owner

SUNRISE PROP OF STONINGTON INC
C/O O ITALIA
23584 GOLD NUGGET AVE
DIAMOND BAR CA 91765

Property Picture



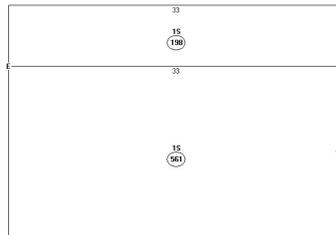
Building Information

Building No:	1
Year Built:	1956
No of Units:	1
Structure Type:	RETAIL - SINGLE OCCUPANCY
Building Total Area:	759 sqft.
Grade:	D
Identical Units:	1

Valuation

Land:	\$382,100
Building:	\$19,100
Total:	\$401,200
Total Assessed Value:	\$280,840

Building Sketch



Decorative Area
A: 0.00 sqft
B: 0.00 sqft
C: 15.00 sqft
D: 15.00 sqft
E: 1.00 sqft
F: 1.00 sqft

Recent Sales

Book/Page	Date	Price
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Sketch Legend

---	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFP	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	.5MA	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
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	UNIT HEAT	NONE	NORMAL
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	NONE	NONE	NORMAL
01 - 01	AUTO PARTS/SERVICE	CONCRETE BLOCK	WOOD JOIST	UNIT HEAT	NONE	NORMAL

Commercial Property Card

Print Date: 2/10/2016

Card 2 of 2

<<Back Next>>

Account 168812766895	Location 331 POQUONNOCK RD	Zoning RM	Deed Book/Page 398/548	Acres 3.64
District CITY OF GROTON	Use Code SMALL RETAIL AND SERVICE STORES			

Current Owner

SUNRISE PROP OF STONINGTON INC
C/O O ITALIA
23584 GOLD NUGGET AVE
DIAMOND BAR CA 91765

Property Picture

IMAGE NOT AVAILABLE

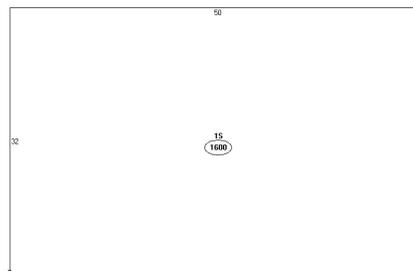
Building Information

Building No: 2
Year Built: 1956
No of Units: 1
Structure Type: AUTO SERVICE
Building Total Area: 1600 sqft.
Grade: D
Identical Units: 1

Valuation

Land: \$382,100
Building: \$19,100
Total: \$401,200
Total Assessed Value: \$280,840

Building Sketch



Discrete/Area
A:62
1600 sqft
B:001
00 sqft
C:15
1600 sqft

Recent Sales

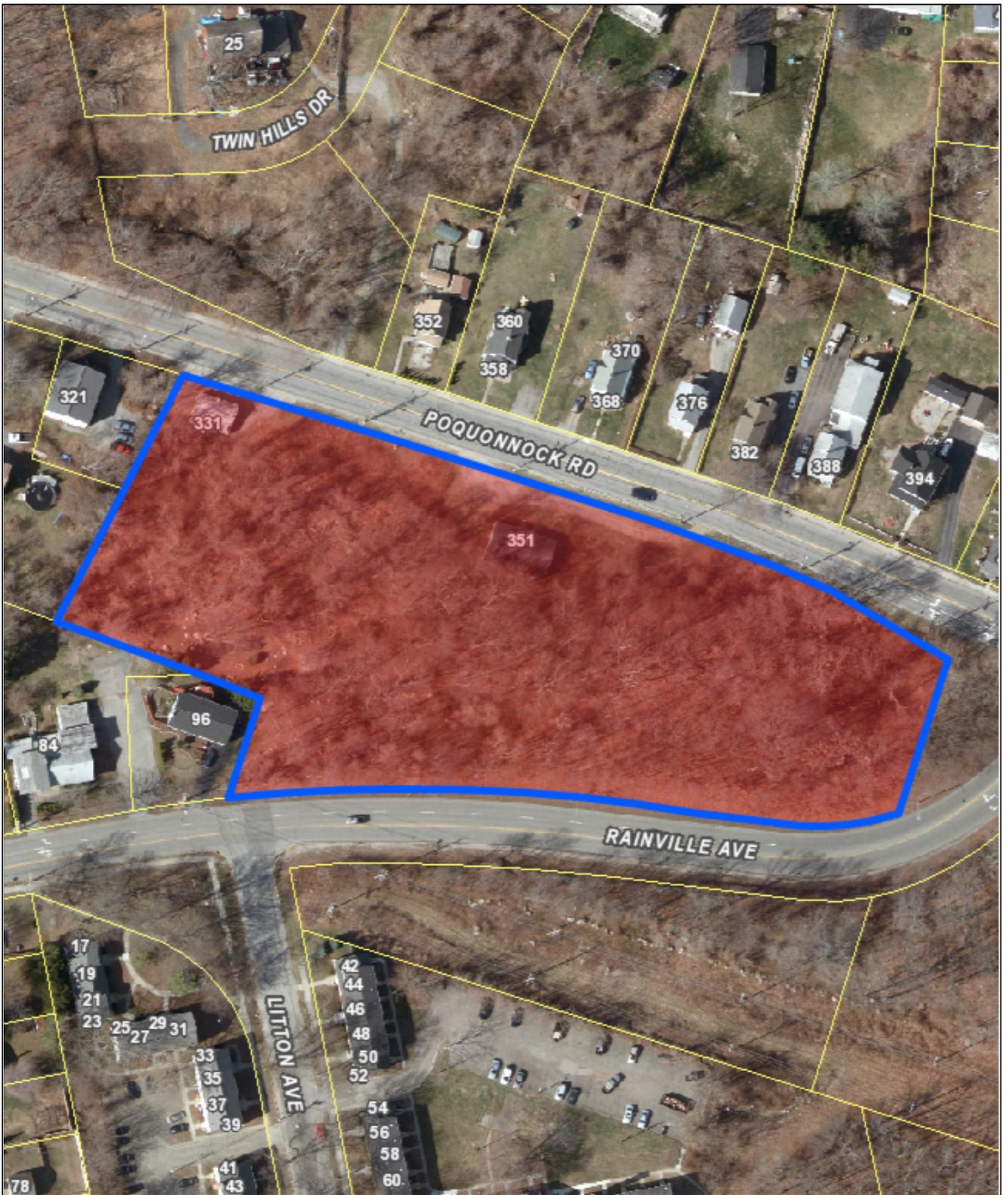
Book/Page	Date	Price
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Sketch Legend

----	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		
FQH	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	AUTO PARTS/SERVICE	CONCRETE BLOCK	WOOD JOIST	UNIT HEAT	NONE	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, a superior 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 related to the plan sheet number 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 331 POQUONNOCK RD



Date: 2/10/2016