

FOR SALE
\$435,000

FOR LEASE
\$1,500/mo NNN
Per Floor

333 Long Hill Rd.
GROTON, CT

NEW LOWER PRICES



- 4,108 SF Building on 0.41 acre, corner lot
- Long Term Lease: \$1,500/Mo NNN for either floor
- Right off I-95, across from Applebee's and Hampton Inn
- Off-street parking
- Corner lot (Route 1 and Ronald Road)
- Great visibility and road frontage.
- 1st floor ADA compliant (previously medical office)
- Traffic Count: 22,200

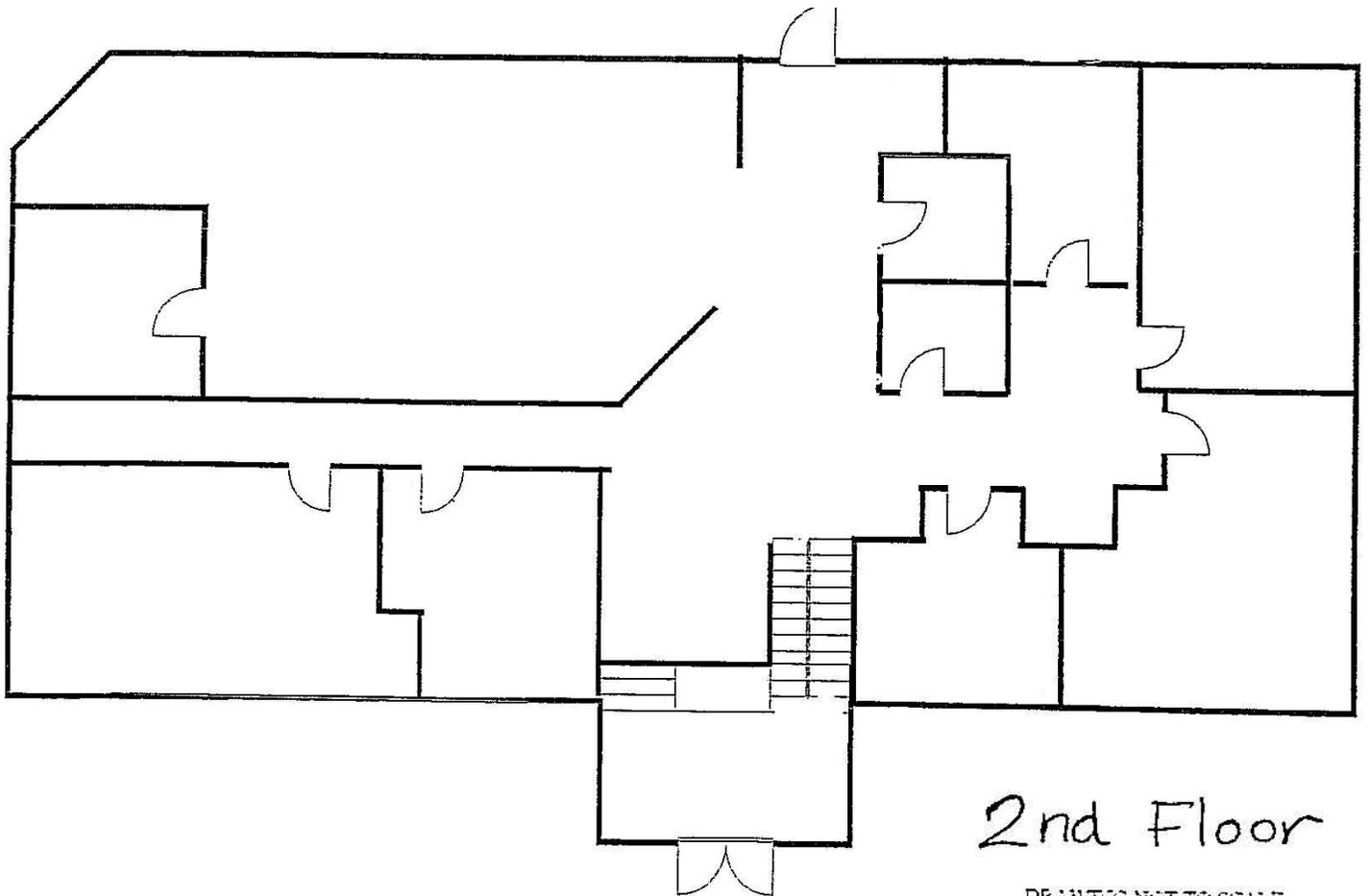
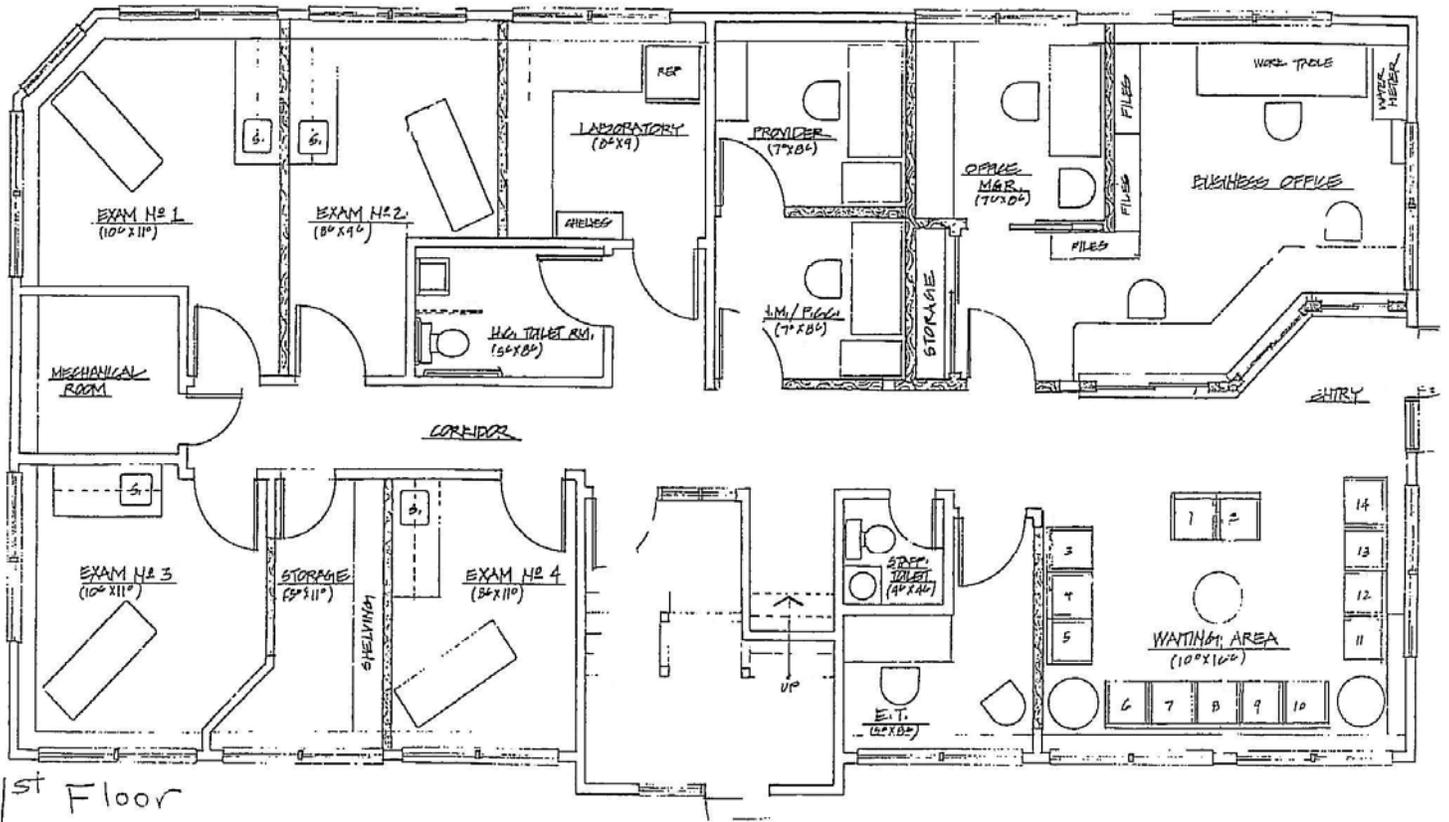


PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Judy Walsh
860-447-9570 x153 • jwalsh@pequotcommercial.com

FLOOR PLANS



DRAWING NOT TO SCALE

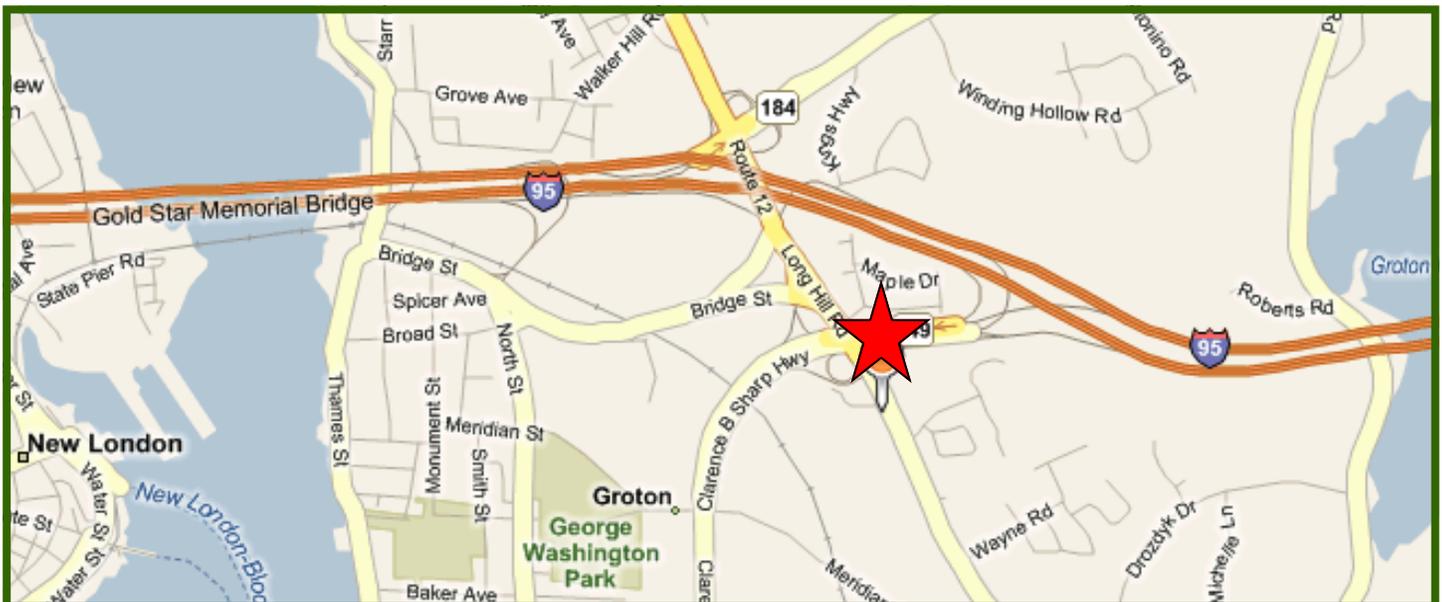






Additional Information for #333

- > Year Built: 1986
- > Units: 2
- > Assessment Value: \$329,350
- > Heat: Forced hot air w/ Central AC
- > Taxes: \$8,975 (2015)
- > Book/Page: 425/747
- > District: Poquonnock Bridge
- > Zone: OMF - General Commercial
- > Septic. Public Water



Commercial Property Card

Print Date: 11/17/2015

Card 1 of 1

Account 168920817800	Location 333 LONG HILL RD	Zoning OMF	Deed Book/Page 425/747	Acres 0.41
District POQUONNOCK BRIDGE	Use Code GENERAL OFFICE BUILDINGS			

Current Owner

CAPONE WENDY
19 CLIFT ST
MYSTIC CT 06355

Property Picture



Building Information

Building No:	1
Year Built:	1986
No of Units:	2
Structure Type:	OFFICE BUILDING - LOW
Building Total Area:	4108 sqft.
Grade:	C
Identical Units:	1

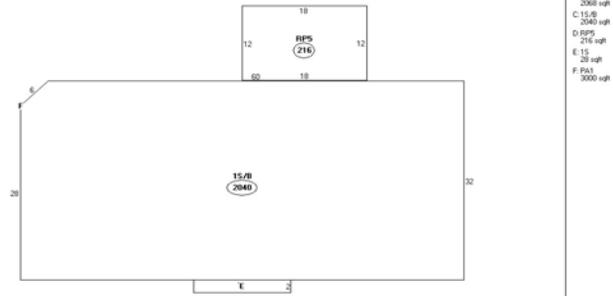
Valuation

Land:	\$173,000
Building:	\$297,500
Total:	\$470,500
Total Assessed Value:	\$329,350

Recent Sales

Book/Page	Date	Price
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Building Sketch



Descriptor
A: 052 2040 sqft
B: 052 2040 sqft
C: 15/B 2040 sqft
D: 052 216 sqft
E: 15 2040 sqft
F: P03 3000 sqft

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 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		
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
B1 - B1	MEDICAL CENTER	N/A	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MEDICAL CENTER	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL



Disclaimer:
 The geographic and topographic information depicted on this map was compiled by The Survey 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, assessment 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 belongs to 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 map.
 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 333 LONG HILL RD



Date: 11/17/2015