

OFFICE SPACE AVAILABLE  
OVERLOOKS  
MYSTIC RIVER

FIRST FLOOR, #103  
250 SF  
\$825/Mo Gross



47 WATER STREET, MYSTIC, CT

- Street side ground floor office
- Beautiful windows with great lighting

\$825/mo includes RE Taxes, insurance, electricity (electric heat), building and grounds maintenance including snow plowing, water (normal usage), parking area lighting, fire extinguishers and service, garbage removal and sewer. Build-out is subject to Landlord approval. Tenant keeps kitchen and restroom clean.



**PEQUOT COMMERCIAL**

*Eastern Connecticut and Western Rhode Island's Preferred REALTORS*

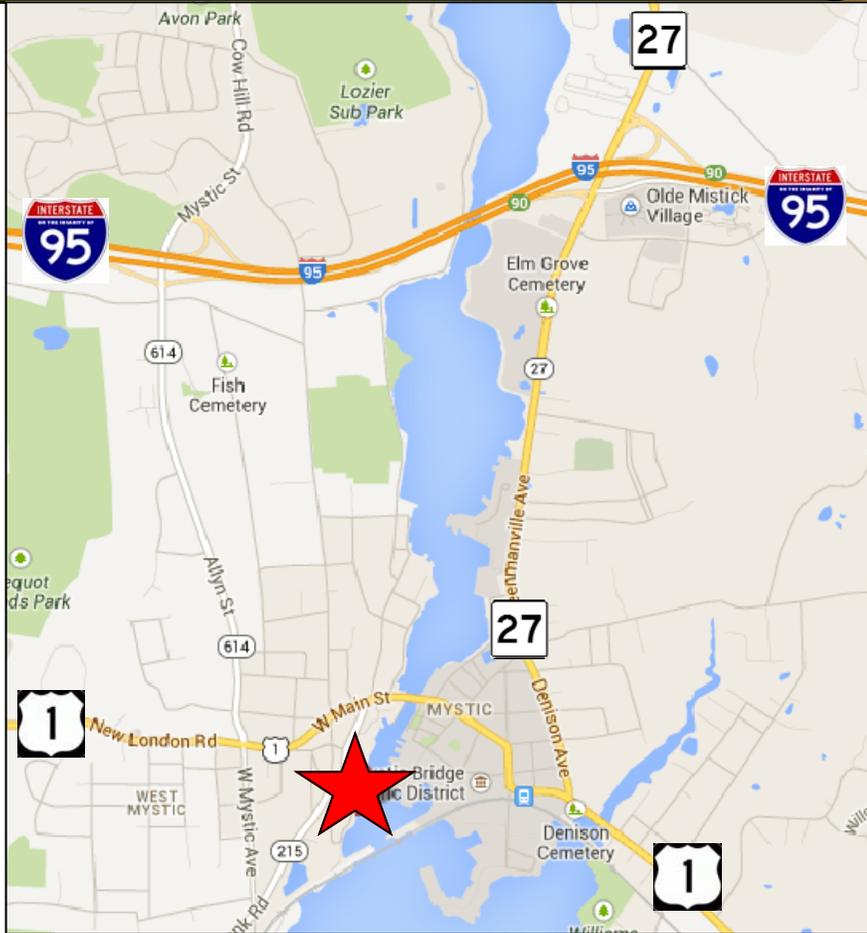
Judy Walsh

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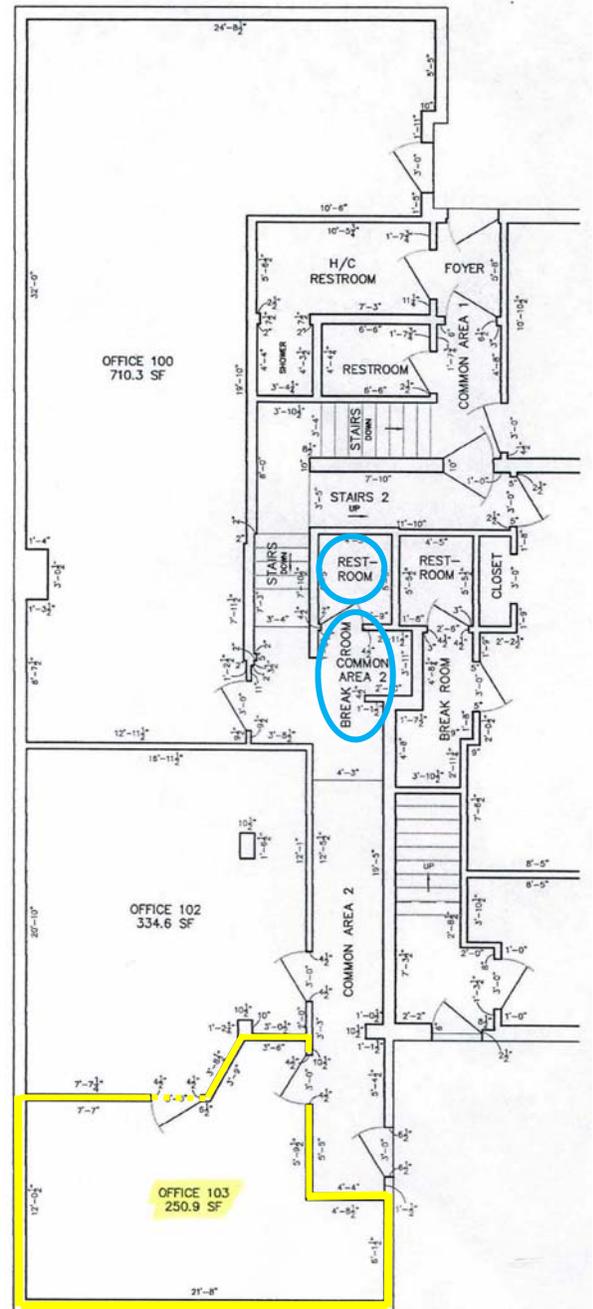


**Directions:**

Exit 89 off I-95, Allyn St. Go south toward Mystic. Turn left onto Library. Right on High St. Left on Latham St. Straight/bear left on Burrows Place. Right on Water St. Go 200 ft. Building on left.

**Available:** 250sf  
**Year Built:** 1986  
**Zone:** WDD—Waterfront Design District  
**Acre:** 0.56

- ≈ **Office looks out onto Mystic River.**
- ≈ **Unit space includes restroom and kitchen.**
- ≈ **Landlord maintains grounds; removes snow and garbage.**
- ≈ **Tenants keep kitchen and restroom clean.**



# Commercial Property Card

Print Date: 11/13/2015

## Card 1 of 1

<b>Account</b>	<b>Location</b>	<b>Zoning</b>	<b>Deed Book/Page</b>	<b>Acres</b>
261806396277	47 WATER ST	WDD	919/447	0.56
<b>District</b>	<b>Use Code</b>			
MYSTIC	MARINAS			

### Current Owner

CARIJA ASSOCIATES ONE (I) LLC  
37 WATER ST  
MYSTIC CT 06355

### Property Picture



### Building Information

<b>Building No:</b>	1
<b>Year Built:</b>	1986
<b>No of Units:</b>	4
<b>Structure Type:</b>	OFFICE WAREHOUSE
<b>Building Total Area:</b>	9194 sqft.
<b>Grade:</b>	C
<b>Identical Units:</b>	1

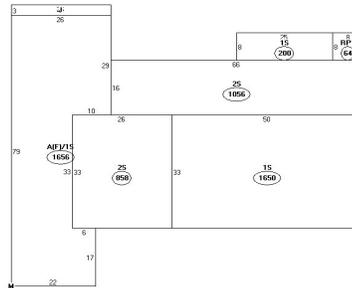
### Valuation

<b>Land:</b>	\$782,000
<b>Building:</b>	\$549,800
<b>Total:</b>	\$1,331,800
<b>Total Assessed Value:</b>	\$932,260

### Recent Sales

<b>Book/Page</b>	<b>Date</b>	<b>Price</b>
919/447	8/25/2005	\$0

### Building Sketch



DASHBOLT  
 A 042  
 1500 sqft  
 B 042  
 850 sqft  
 C 042  
 2086 sqft  
 D 042  
 2144 sqft  
 E 042  
 1636 sqft  
 F 042/115  
 1636 sqft  
 G 042  
 828 sqft  
 H 115  
 1050 sqft  
 I 25  
 1056 sqft  
 J 8P1  
 75 sqft  
 K 8P1  
 64 sqft  
 L 15  
 200 sqft  
 M 53  
 1 sqft

### 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 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		
.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	AUTO PARTS/SERVICE	FRAME	WOOD JOIST	ELECTRIC	NONE	NORMAL
01 - 01	LIGHT MANUFACTURING	FRAME	WOOD JOIST	ELECTRIC	CENTRAL	NORMAL
01 - 01	MULTI-USE OFFICE	FRAME	WOOD JOIST	ELECTRIC	CENTRAL	NORMAL
02 - 02	MULTI-USE OFFICE	FRAME	WOOD JOIST	ELECTRIC	CENTRAL	NORMAL
A1 - A1	MULTI-USE OFFICE	FRAME	WOOD JOIST	ELECTRIC	NONE	NORMAL



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 survey record, 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. It is not a substitute for a deed or a survey. 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 47 WATER ST



Date: 11/13/2015