

**FOR SALE**  
**INVESTMENT PROPERTY**  
**CONDOMINIUM PACKAGE SALE**



53 Granite St., New London, CT 06320

**FOR SALE**

**\$875,000**

John Jensen, SIOR

**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333  
860-447-9570 x131  
860-444-6661 Fax  
jjensen@pequotcommercial.com

- ⌘ Two story, 6,551+/-sf Office building, near Courthouses
- ⌘ 0.51 Acres
- ⌘ Road frontage on Granite, Williams & Bristol streets
- ⌘ Zone R-4 (OFC. CONDO MDL-06)
- ⌘ 21+/- Off-street parking ; Ample on-street parking
- ⌘ Fully leased by Medical tenants with triple net leases.
- ⌘ Handicapped Accessible (1st floor)
- ⌘ City Water/Sewer/Natural Gas

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



<b>Address:</b>	<b>53 Granite St., New London, CT</b>
<b>Asking Price:</b>	\$875,000
<b>Year 1 Cap Rate:</b>	9.85%
<b>Remaining Years on Leases:</b>	4/5 with options
<b>Lease Type:</b>	NNN

<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	55,464	77,411	144,127
<b>Total Households</b>	22,271	32,000	59,910
<b>Household Income \$0—\$30,000</b>	26.36%	22.91%	17.83%
<b>\$30,001-\$60,000</b>	26.41%	24.78%	22.74%
<b>\$60,001-\$100,000</b>	25.46%	26.23%	26.48%
<b>\$100,001+</b>	21.77%	26.09%	32.95%

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# 53 Granite Street Highlights

◇ **PROPERTY ADDRESS**

53 Granite St.  
New London, CT 06320

◇ **YEAR BUILT**

1900

◇ **YEAR RENOVATED**

1990

◇ **TOTAL SQUARE FOOT**

6,551

◇ **ROOF TYPE**

Asphalt

◇ **CONSTRUCTION**

Wood frame; Clapboard

◇ **# OF FLOORS**

2

◇ **FLOOR TYPE**

Basement

◇ **HVAC**

Central

◇ **TYPE OF HEAT**

Natural Gas; forced hot air

◇ **SITE AREA**

0.51 acre; 420±' Road frontage

◇ **ZONE**

R-4

◇ **PARKING**

21± off-street; Ample on-street

◇ **UTILITIES**

Sewer: Public

Water: Public

Natural Gas: Public

◇ **TAXES**

Assessment \$665,350

Taxes \$26,255

Mill Rate 45.02

◇ **SALE PRICE**

\$875,000

◇ **DIRECTIONS**

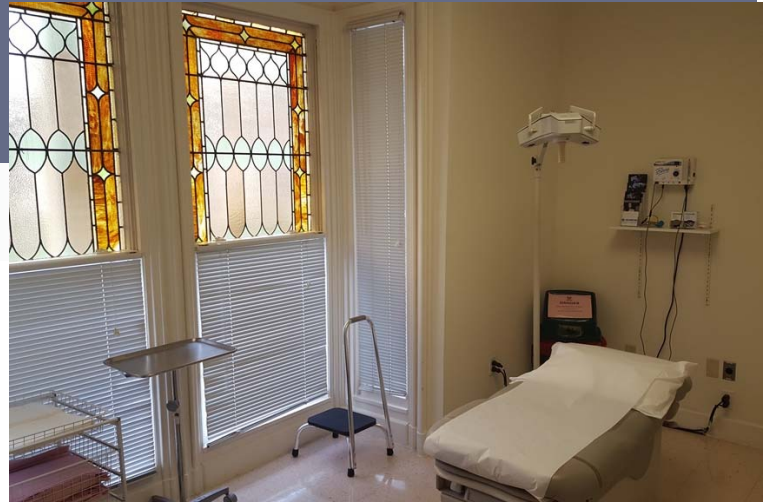
I-95 S Exit 84S. Right at fork to  
Exit 84E, merging on Williams St.  
About 2 mile on left.

I-95 N Exit 83: At end, take right  
on Williams St. On left, at corner  
of Granite St.

# Units 1 & 3

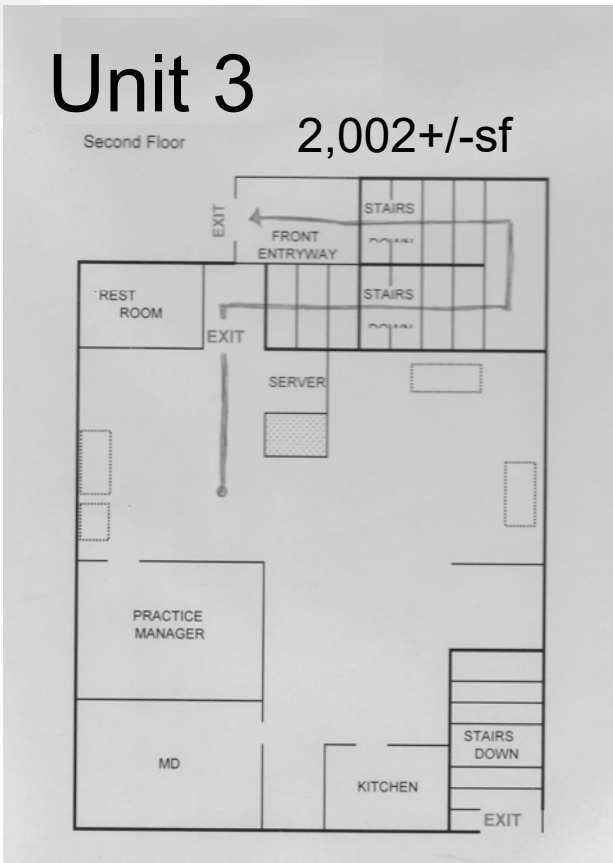
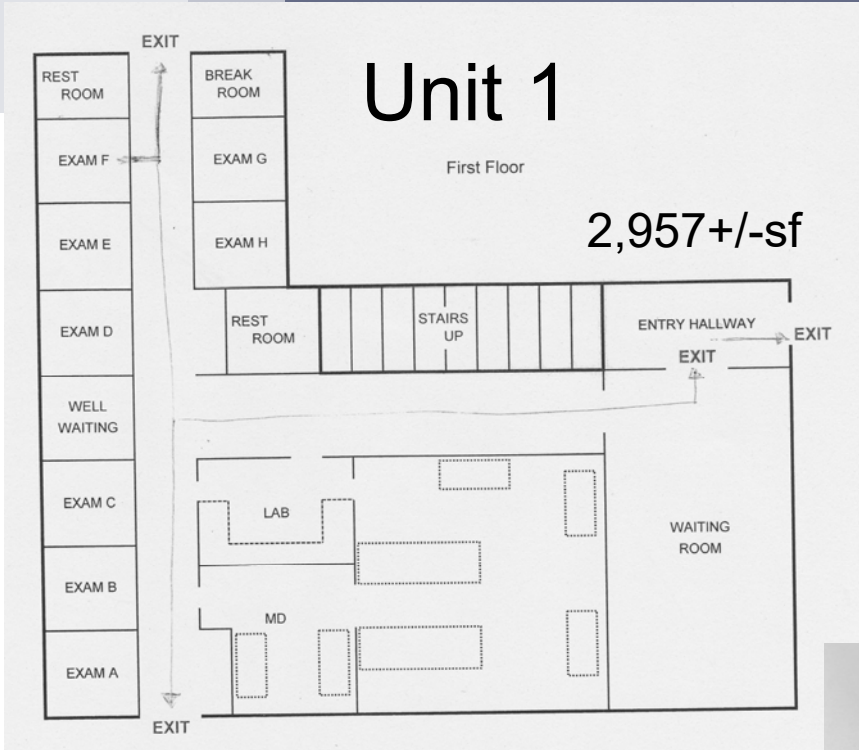


# Unit 2

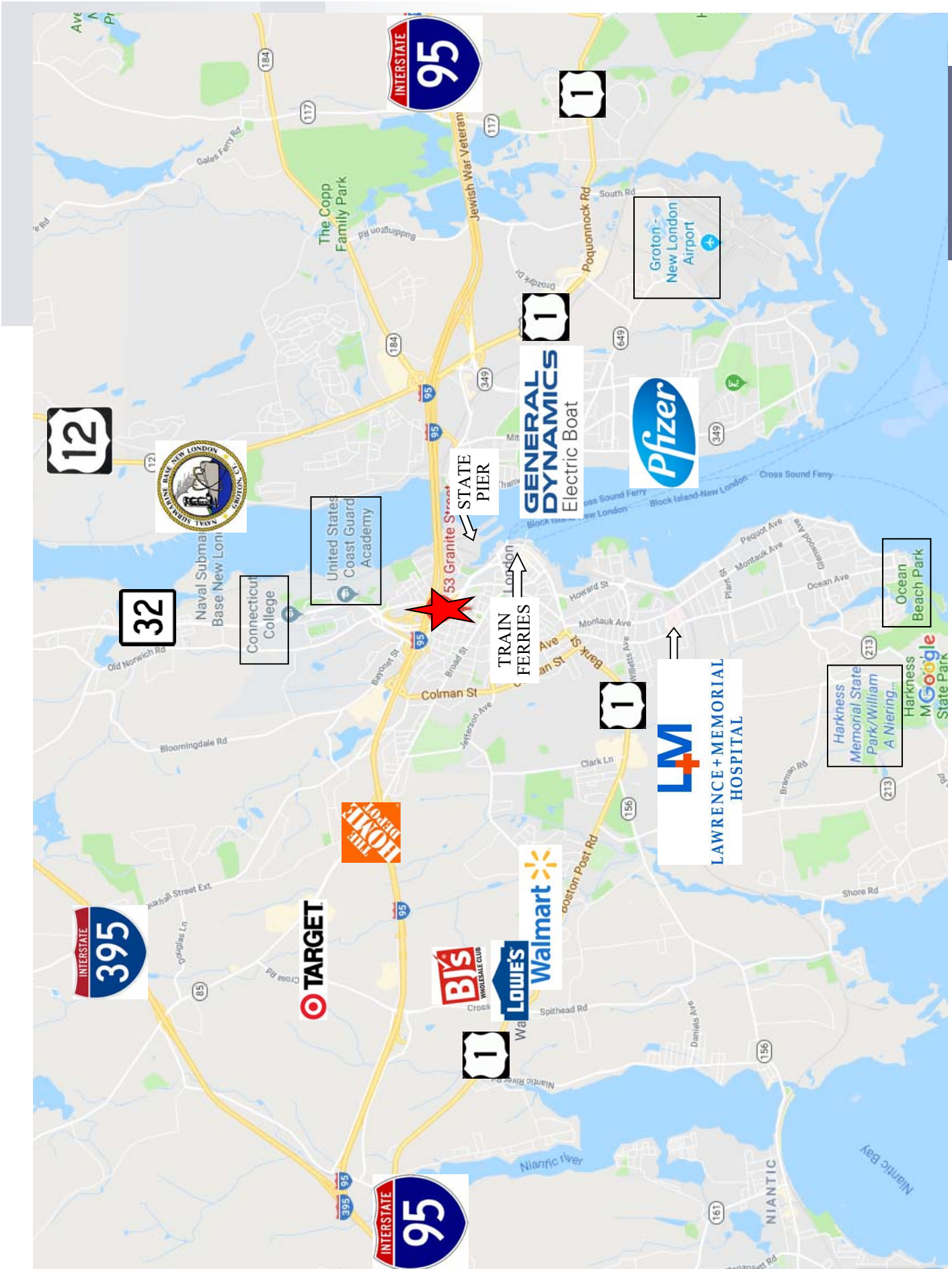


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# Floor Plans









# Aerial

