

FOR SALE
\$410,000

Occupy Upper Level , receive
Income from Lower level!

FOR LEASE
\$2,345/mo + util
Upper Level

333 Long Hill Rd.
GROTON, CT



- 4,108 SF Building on 0.41 acre, corner lot
- 1st floor leased long term; *2,054sf 2nd floor available*
- Lower Level ADA compliant
- Right off I-95, across from Applebee's and Hampton Inn
- Off-street parking
- Great visibility and road frontage
- Traffic Count: 21,700



PEQUOT COMMERCIAL

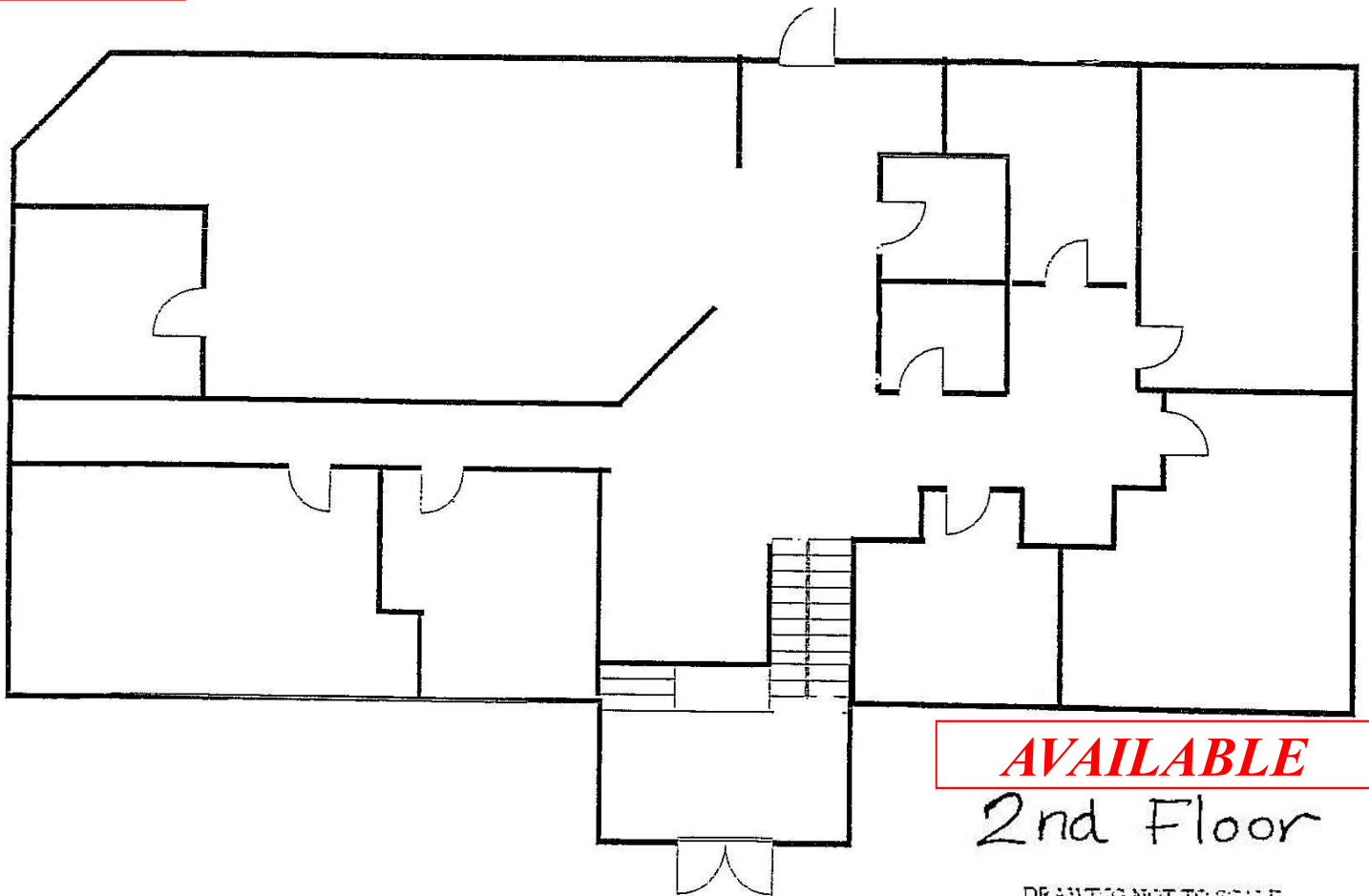
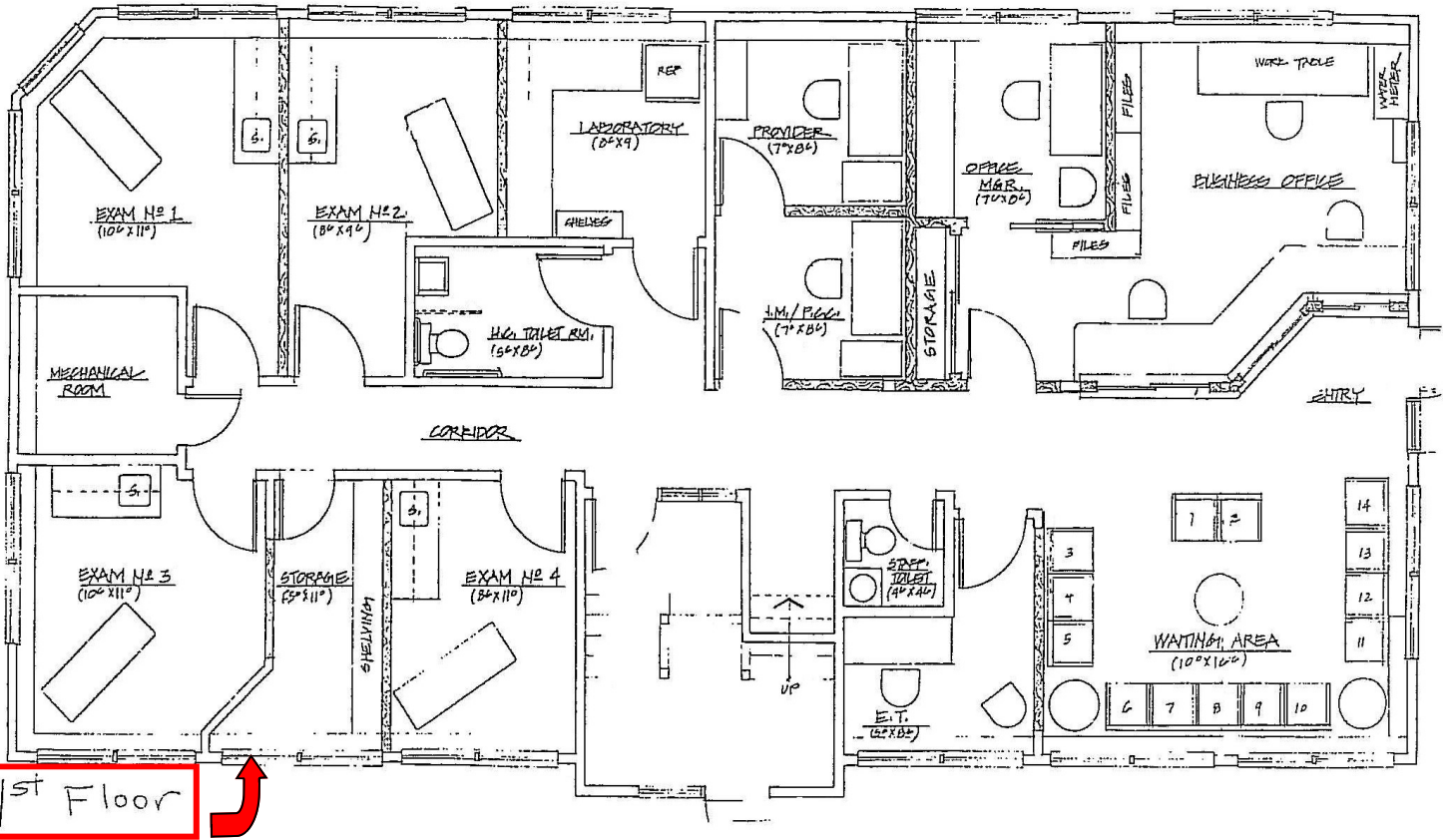
Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Heather Gianacoplos
heatherg@pequotcommercial.com

860-447-9570
jwalsh@pequotcommercial.com

Judy Walsh
jwalsh@pequotcommercial.com

FLOOR PLANS



DRAWING NOT TO SCALE

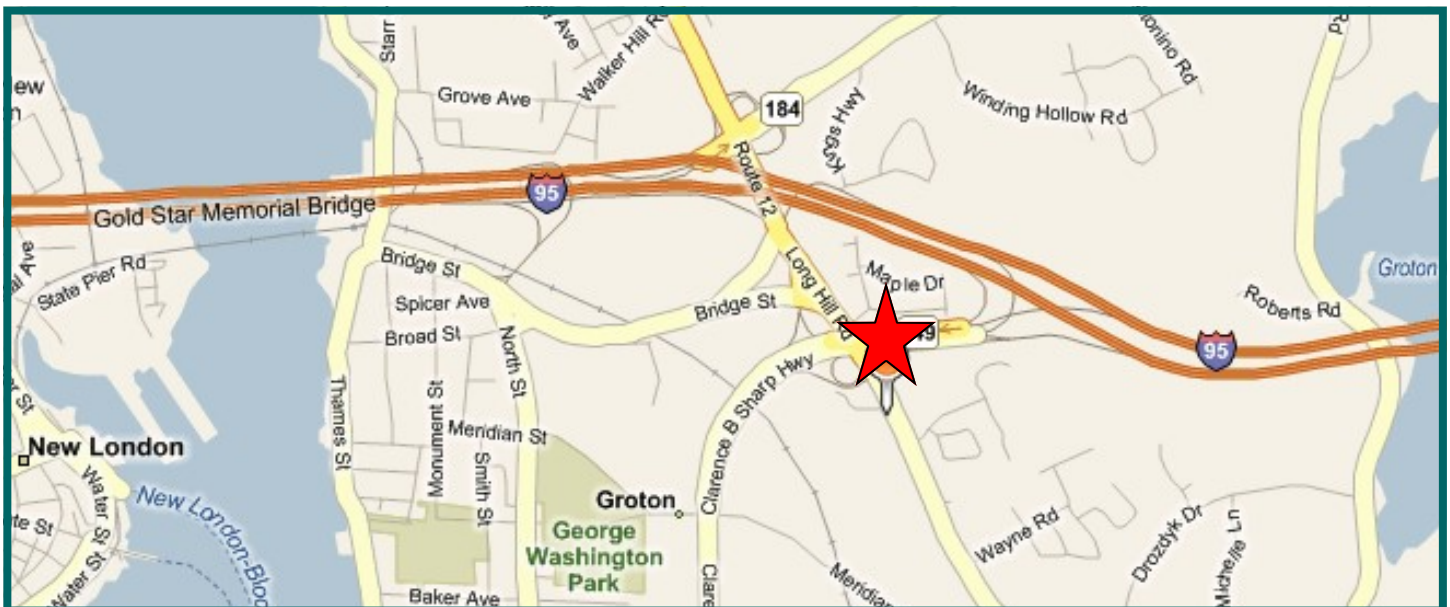






Additional Information

- > Year Built: 1986
- > Units: 2
- > Assessment Value: \$304,010
- > Heat: Forced hot air w/ Central AC
- > Taxes: \$9,257 (2018)
- > District: Poquonnock Bridge
- > Zone: Zone CN-Commercial
Neighborhood
- > Septic. Public Water



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