

OFFICE CONDO BUILDING FOR SALE North Stonington, CT

Only \$229,000

Leased! Want return
on investment?



82 Norwich-Westerly Rd., Bldg. G, No. Stonington

- ◆ Located on Route 2
- ◆ Less than 1 mile from I-95 at traffic circle
- ◆ Handicap access on main floor
- ◆ Ample parking
- ◆ Newly refurbished condo
- ◆ Sound-proofed
- ◆ Traffic Count: 13,200, daily average

OWNER FINANCING

**Four condos
2,400sf total**

**Zone CD -
Commercial
Development
District**

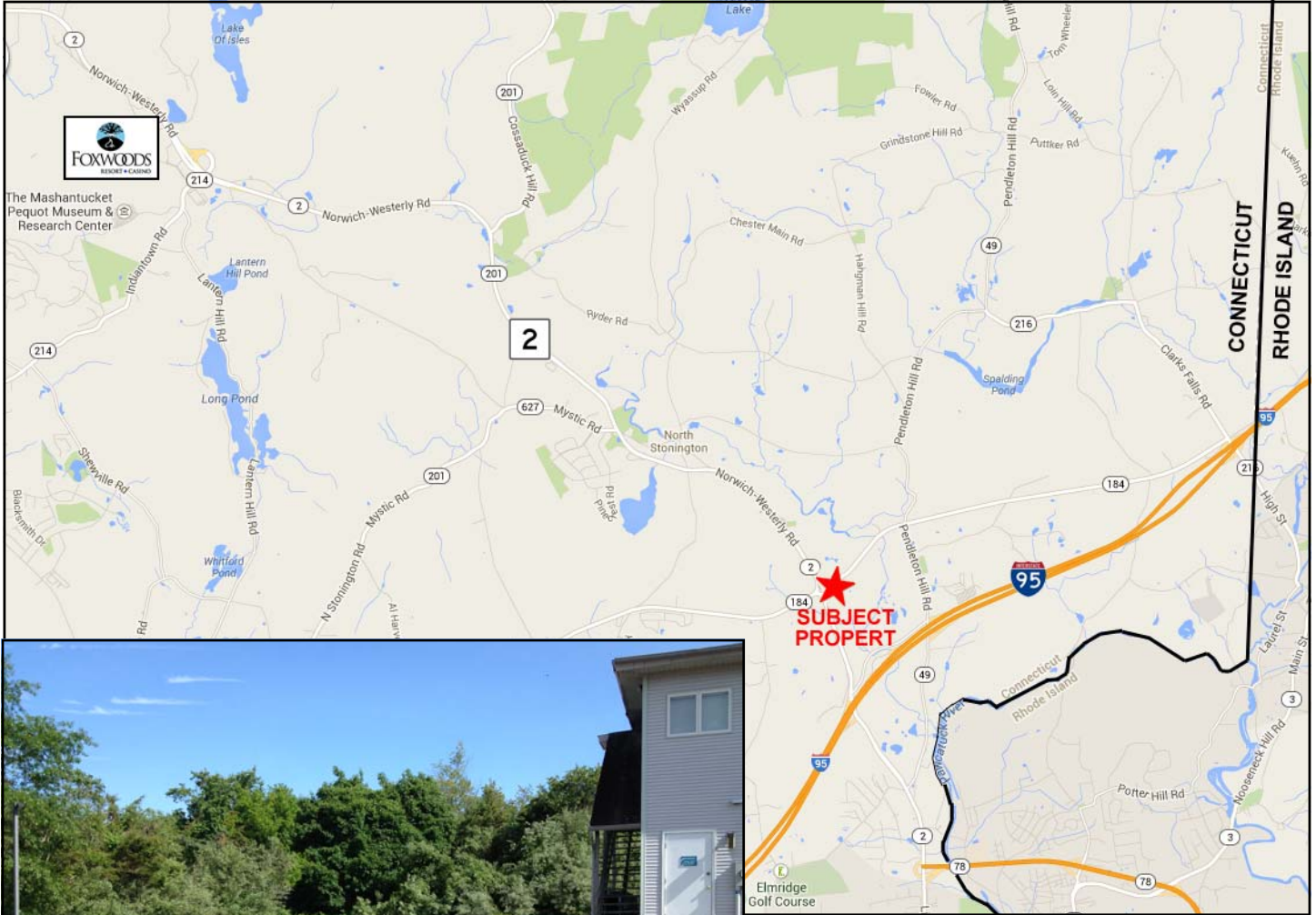


PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

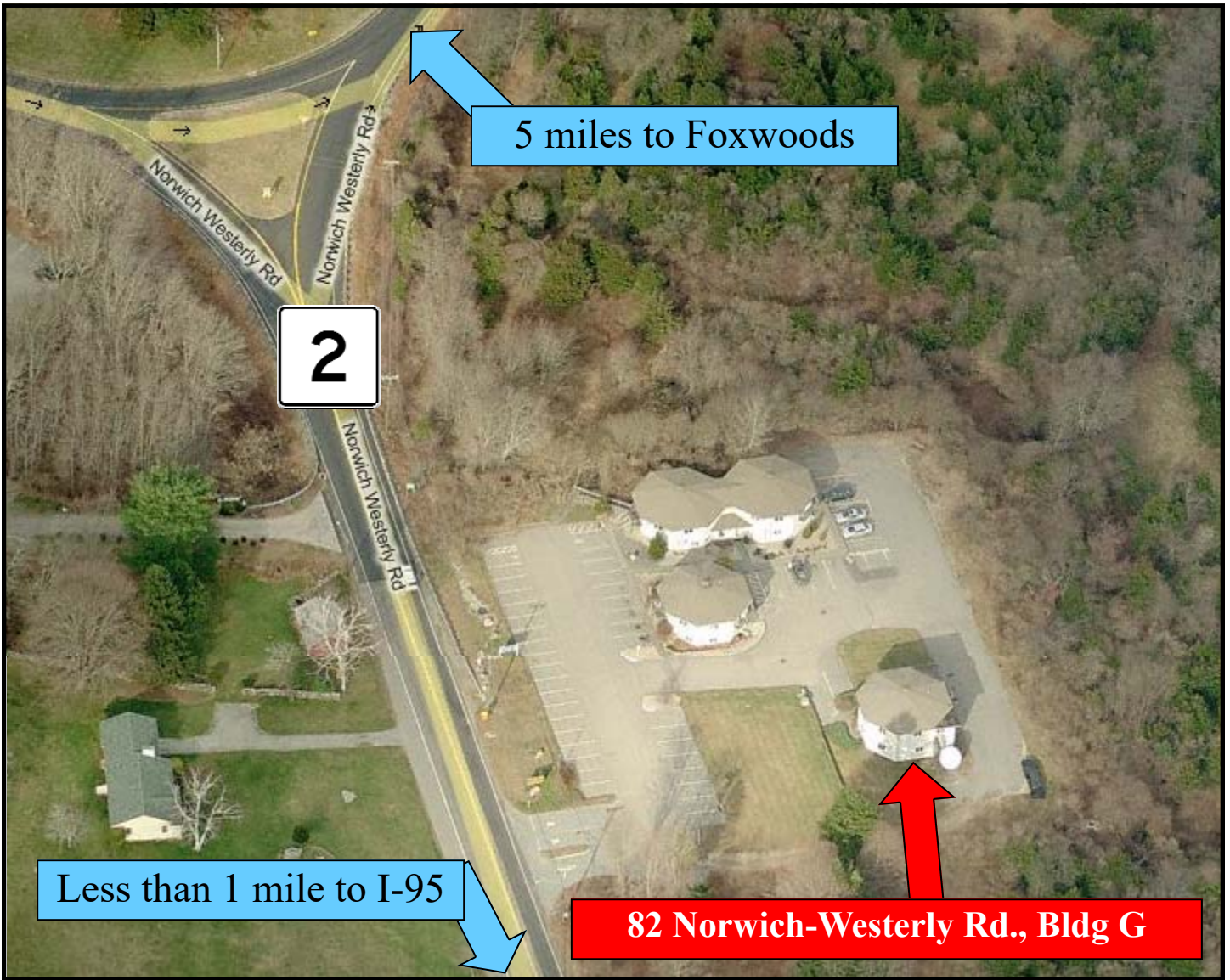
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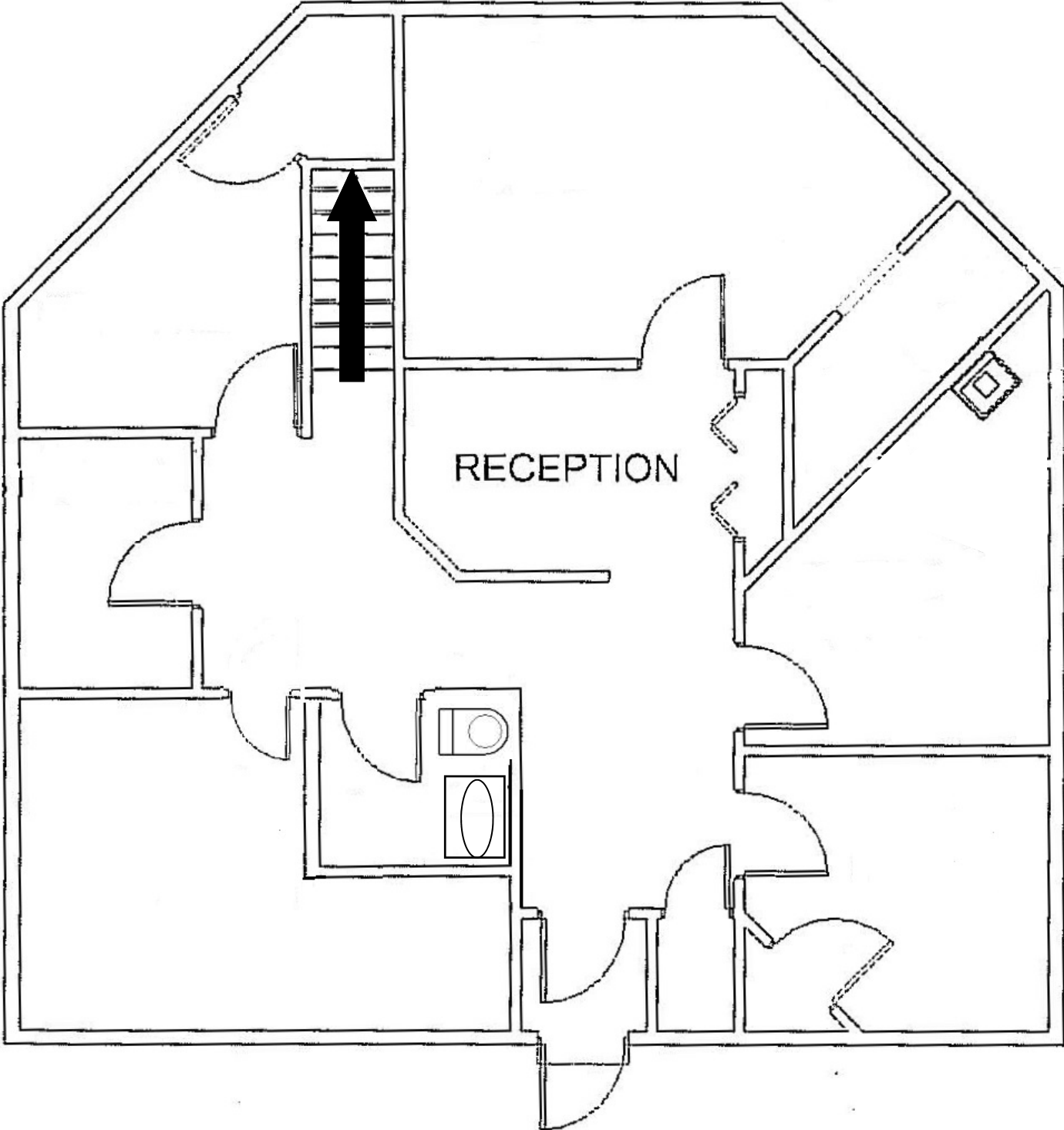


Ample Parking

<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	8,743	32,212	84,006
Total Households	3,581	14,109	35,978
Household Income: \$0—\$30,000	20.36%	21.04%	15.20%
\$30,001-\$60,000	26.20%	25.85%	22.54%
\$60,001-\$100,000	23.82%	21.04%	24.93%
\$100,001+	29.63%	32.38%	37.33%



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Building G, Second flr floor plan

Not to scale—for marketing purposes only