



US Properties

5 Shaw's Cove, Suite 200, New London, CT 06320
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www.uspropre.com

COMMERCIAL BUILDING FOR SALE



**464 Ocean Avenue
New London, CT**

**ASKING PRICE:
\$900,000**

- 464 Ocean Avenue features first floor retail (could be office), 2nd and 3rd floor are office suites.
- 10,500 SF plus 3,500 SF of basement.
- All office suites range from 150 SF to 1,500 SF.
- Full basement, elevator and parking on site.
- Taxes: \$21,310 • Assessment: \$487,200
- Parking lot for: 104 School St. – parking for 26 cars.
- Assessment: \$27,370 • Taxes: \$1,197
- Near Yale New Haven/L&M Hospital and many medical offices; across from Dunkin Donuts and Recovery Room restaurant.
- Income and expenses available.

For more information please contact

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