

FOR SALE DOWNTOWN MYSTIC GEM

41 E Main St., Mystic, CT 06355



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**PEQUOT
COMMERCIAL**

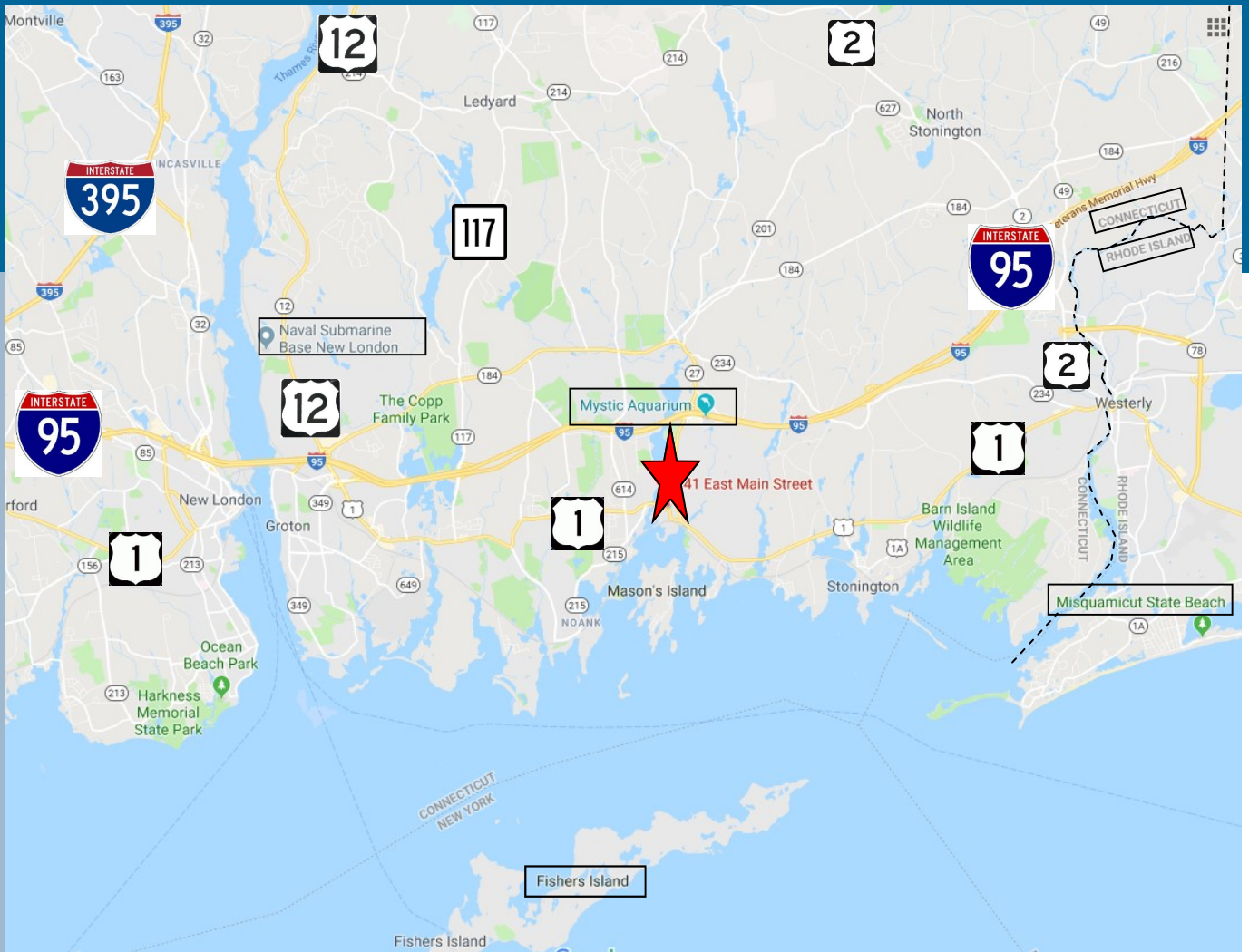
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

- ⌘ Beautifully maintained office building in Downtown Mystic (Stonington) incl. 2,319sf office on 1st flr, 2BR apt above
- ⌘ Class A office space is handicap accessible; has 6 separate offices, 2 conference rooms and a lunch room
- ⌘ Located on 0.23 acres with 84' road frontage
- ⌘ Town Water/Sewer; Oil heat; Central A/C
- ⌘ 7 Off-street parking spaces
- ⌘ 9,000 ADT Counts
- ⌘ \$12,844 Taxes
- ⌘ Zone RH-10

FOR SALE

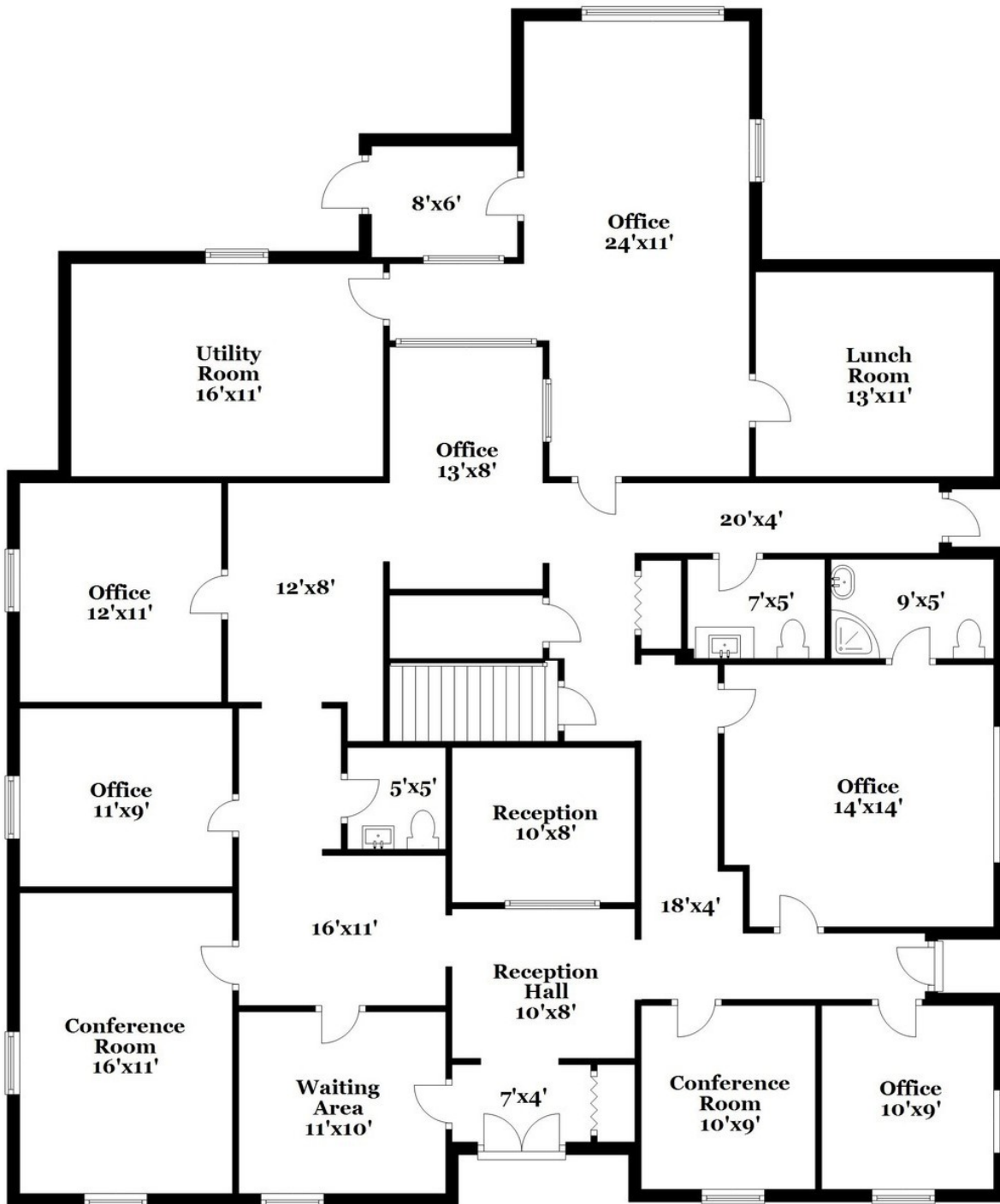
\$849,000



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	14,237	31,771	137,980
Total Households	6,658	15,220	58,848
Household Income \$0—\$30,000	14.49%	15.60%	20.16%
\$30,001-\$60,000	18.16%	21.14%	22.81%
\$60,001-\$100,000	23.43%	26.24%	25.29%
\$100,001+	44.01%	37.02%	31.75%

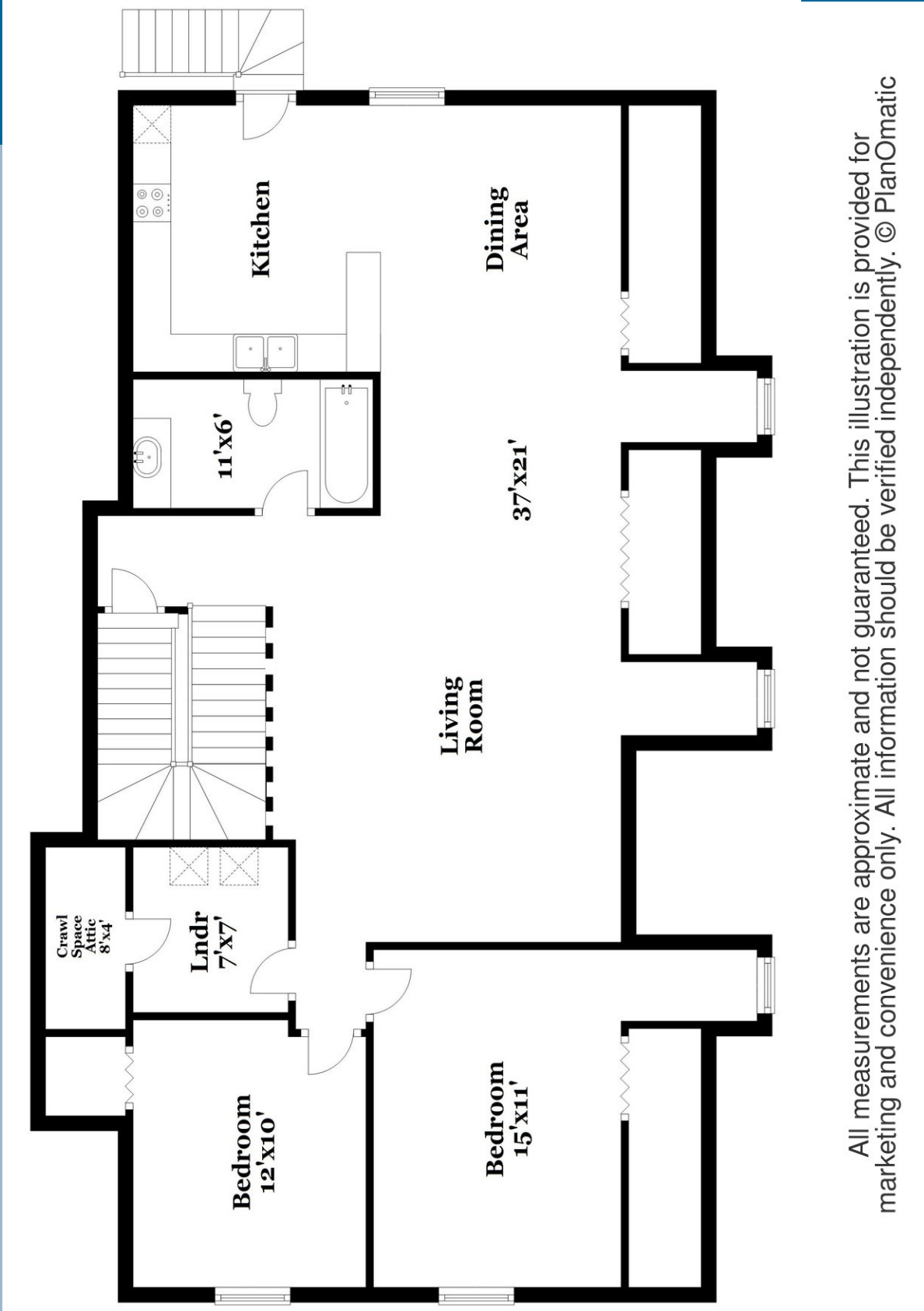
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OFFICE FLOOR PLAN—1ST FLOOR

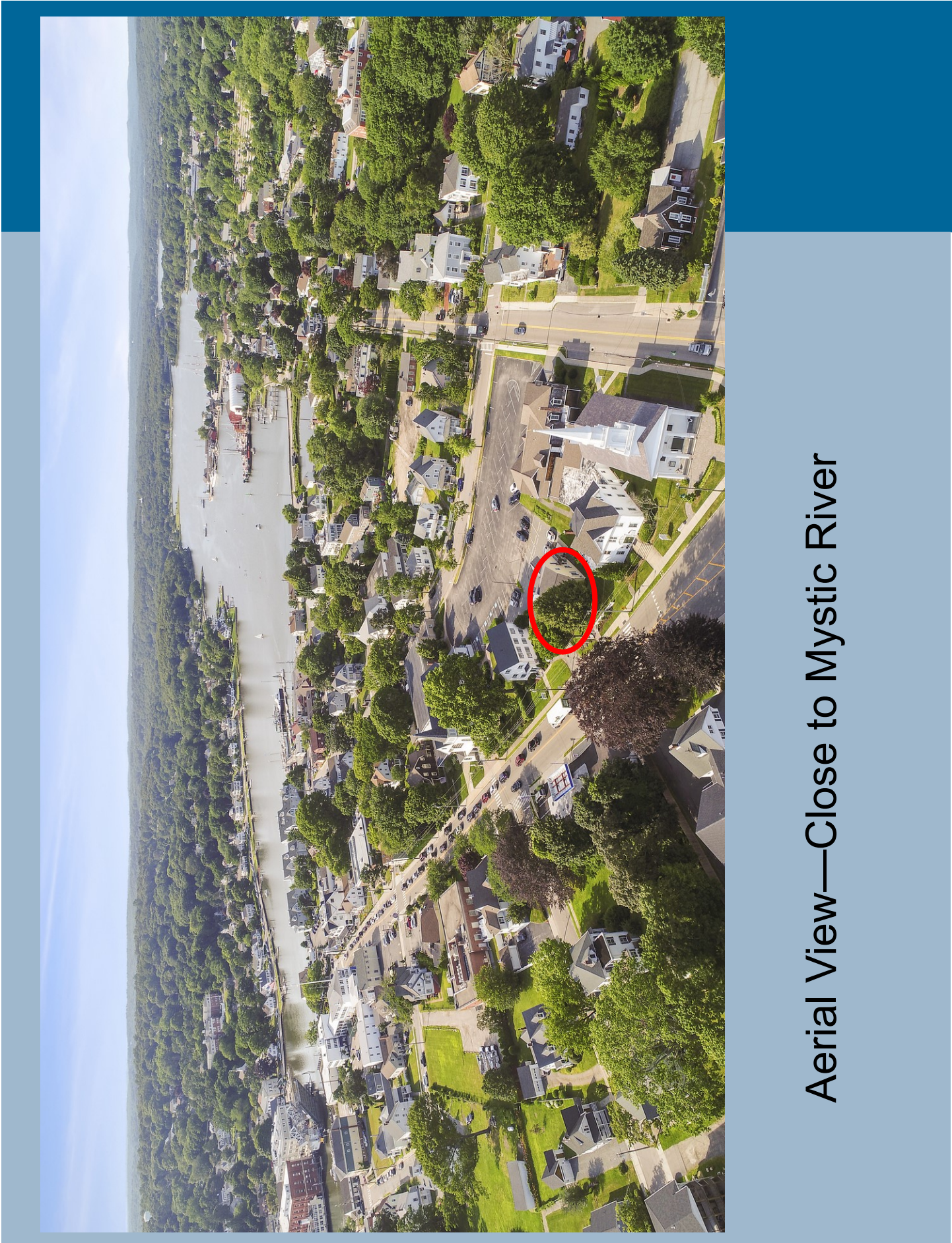


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APT FLOOR PLAN - 2ND FLOOR



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Aerial View—Close to Mystic River



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