



10,000 SQFT

BUILDING SIZE

\$2,600,000

ASKING PRICE

NOI \$149,379.2

***NOI \$179,379.2**



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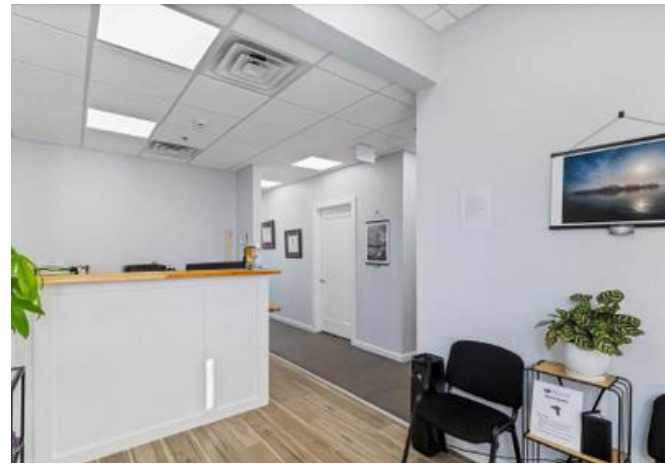
WILLIAM RAVEIS

Projected NOI 179K Subject to approvals

CONFIDENTIALITY AGREEMENT

In connection with the disclosure of information related to the subject property, provided by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant acknowledges that all such information is proprietary and confidential to Seller/Landlord. Purchaser/Tenant agrees that this information will not be used, copied, or disclosed to any third parties, except for Purchaser's/Tenant's legal, financial, or professional advisors involved in evaluating the property, without prior written consent from Seller/Landlord. Seller/Landlord reserves the right to enforce this agreement through injunctive relief or by seeking damages for any breach, in any court with appropriate jurisdiction.

ABOUT THE PROPERTY



Introducing an exceptional mixed-use commercial property in the vibrant heart of East Lyme, where contemporary design meets timeless sophistication. Newly constructed with superior craftsmanship and thoughtful attention to detail, this property offers a rare opportunity for investors, business owners, and residents alike. Designed to accommodate both commercial and residential use, the building features well-planned spaces that combine functionality, style, and long-term value. The property also offers potential for future expansion, including the possibility of adding additional residential apartments, subject to town approvals. With its prime location, quality construction, and strong growth potential, this property stands out as a stable investment opportunity and an attractive option for a 1031 exchange. Whether you are seeking a stable investment, a premier commercial location, or an elegant residential address, this East Lyme property delivers lasting appeal and exceptional potential.

[SCHEDULE A PRIVATE TOUR](#)

Key Highlights:

Prime Location: Ideally situated at Four Corners in East Lyme, offering excellent visibility, convenient access to major roads, and strong appeal for both businesses and residents.

18 Parking Spaces: Dedicated on-site parking provides convenience for tenants, customers, and visitors.

Full Basement: Spacious basement area offers flexible storage and utility space.

Fully Leased Commercial Space: Provides stable income and an attractive investment opportunity.

Quality Construction: Built for long-term durability with a 50-year roof, spray foam insulation, 5/8-inch sheetrock, and a modern sprinkler system.

Upscale Residential Units: Apartments feature granite countertops, stainless steel appliances, and in-unit laundry.

Timeless Exterior: Cedar shake siding adds character, charm, and lasting curb appeal in the heart of East Lyme's Four Corners area.

ABOUT EAST LYME, CT

East Lyme is a beautiful, quaint seaside village situated on the CT Shoreline. There are two villages in East Lyme, Niantic and Flanders. East Lyme is a short 20 minute drive south of

Mystic and is a popular summer destination. Small-business shops, fabulous restaurants, and a (new) mile-long boardwalk along beautiful Long Island Sound. There are a number of special events offered throughout the year that can quickly become a family tradition.



LOCAL AMENITIES

RESTAURANTS

- The Spice Club
- Black Sheep
- 374 Kitchen & Cocktails
- La Llorona
- Family Pizza
- Sift

SHOPPING

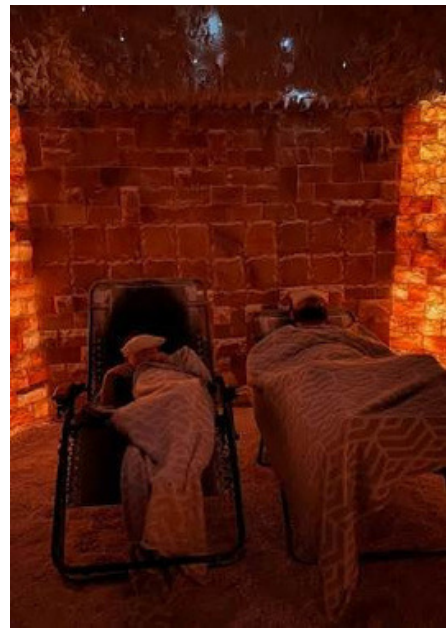
- Walgreens
- CVS Stop & Shop
- Costco
- The Book Barn
- Tri-town Foods

ACCESS

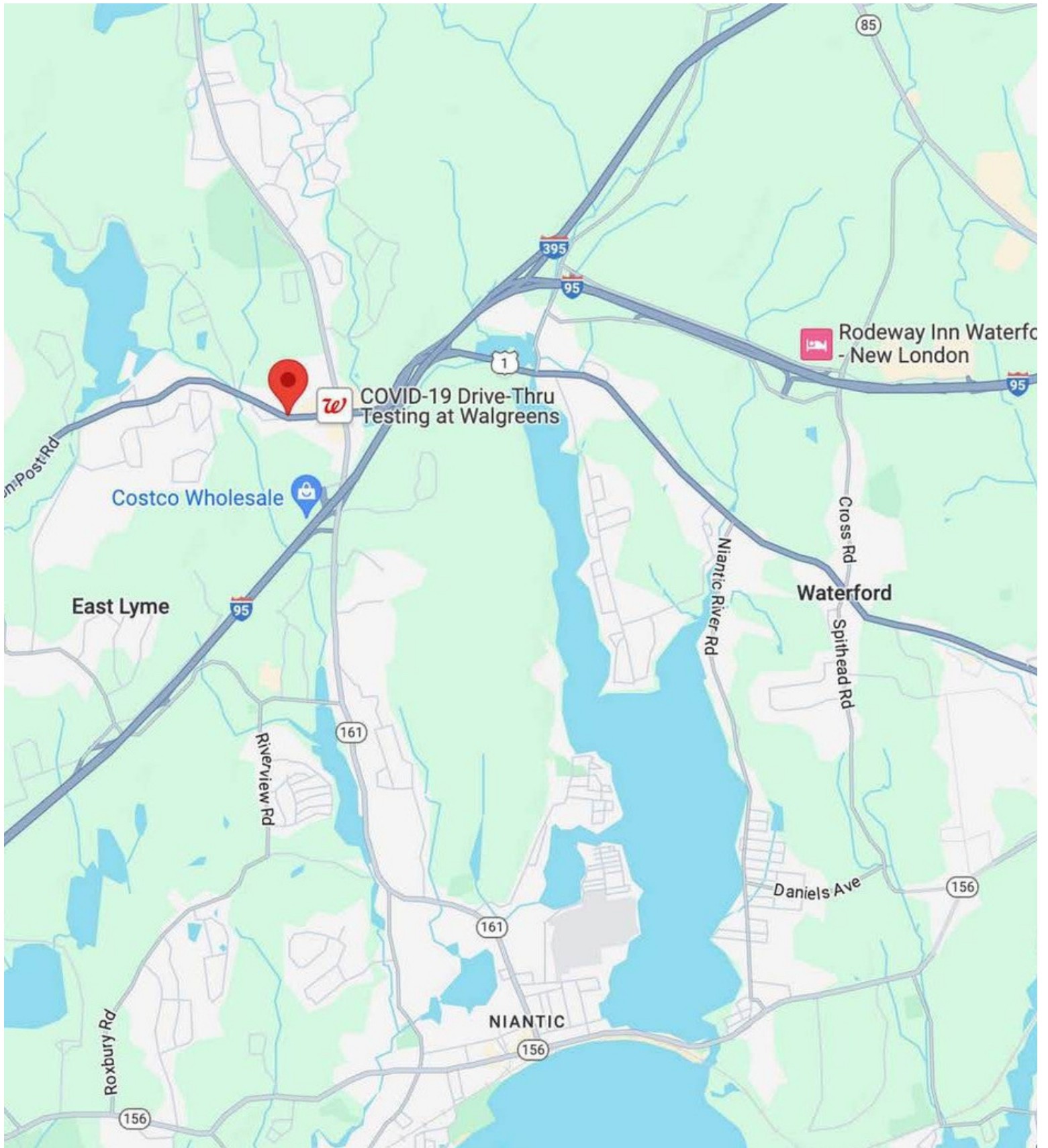
- Minutes away from I-95
- Close proximity to 395 N and S connector

LOCAL AMENITIES

- Mohegan Sun Casino
- Foxwoods Resort Casino
- Goodspeed Opera House
- Hole in the Wall Beach & Boardwalk
- Harkness Memorial Park
- Downtown Niantic
- Groto Solna - Salt Caves



LOCATION MAP



COMMERCIAL & RESIDENTIAL UNIT INFO

Commercial Units

- Unit 1A Commercial - 1,814 sq feet - \$2520/month + Electricity 05/08/27(Renewal option)
- Unit 1B Commercial - 1,151 sq feet - \$2000/month + Electricity (Renewal to be signed)

Residential Units

- Unit 2C Residential 1Bed 1Bath - 630 sq feet - \$2000/month
- Unit 2D Residential 1Bed 1Bath - 560 sq feet - \$2150/month
- Unit 2E Residential 2Bed 1 Bath - 780 sq feet - \$2600/month
- Unit 2F Residential 1Bed 1Bath - 568 sq feet - \$2050/month
- Unit 2G Residential 1Bed 1Bath - 604 sq feet - \$2100/month
- 3rd Floor - Potential expansion for residential unit subject to town approval
*\$2500/month

Rental Income:

Gros Rental Income \$185,040.00

*w additional apartment Gross \$215,040.00

Building Expense Information:

- Lawn care \$1500/year
- Garbage: \$1680 / year
- Water & Sewer \$1200/year
- Electric \$1200/year
- Snow Removal: \$150 / Storm
- Insurance: \$12,604.00/ year
- Taxes: \$16,786.80 / year
- Fire System \$690.00/year

Total \$35,660.80

NOI - \$149,379.2

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RESIDENTIAL UNITS



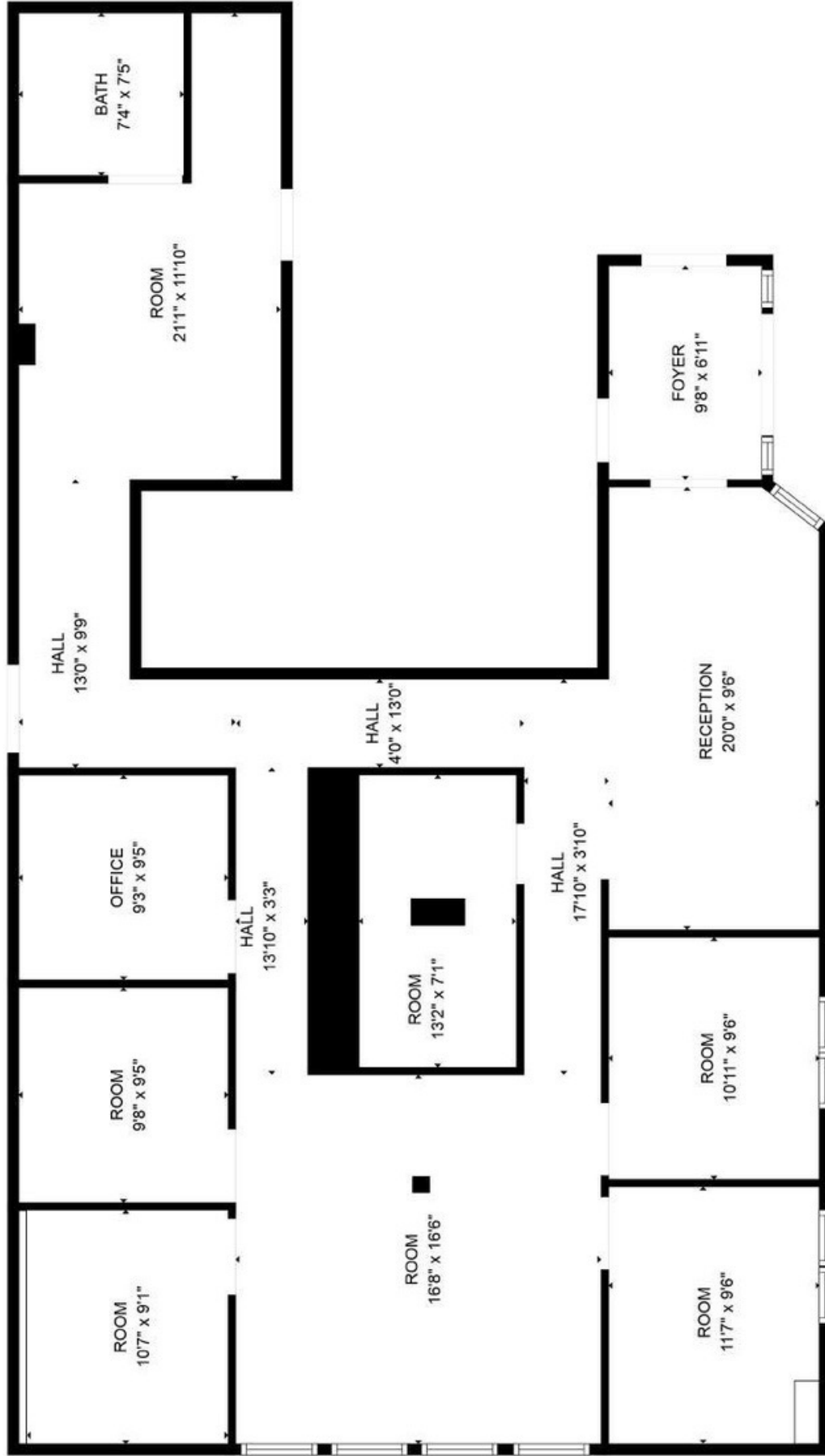
RESIDENTIAL UNITS



COMMERCIAL UNITS



COMMERCIAL UNIT- 1A



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

COMMERCIAL UNIT- 1B

