

FOR SALE **OFFICE/MEDICAL** **CONDOMINIUM**



Unit 311—495 Goldstar Highway Groton, CT 06340

FOR SALE

\$95,000.00

John Jensen, SIOR

Pequot Commercial RE

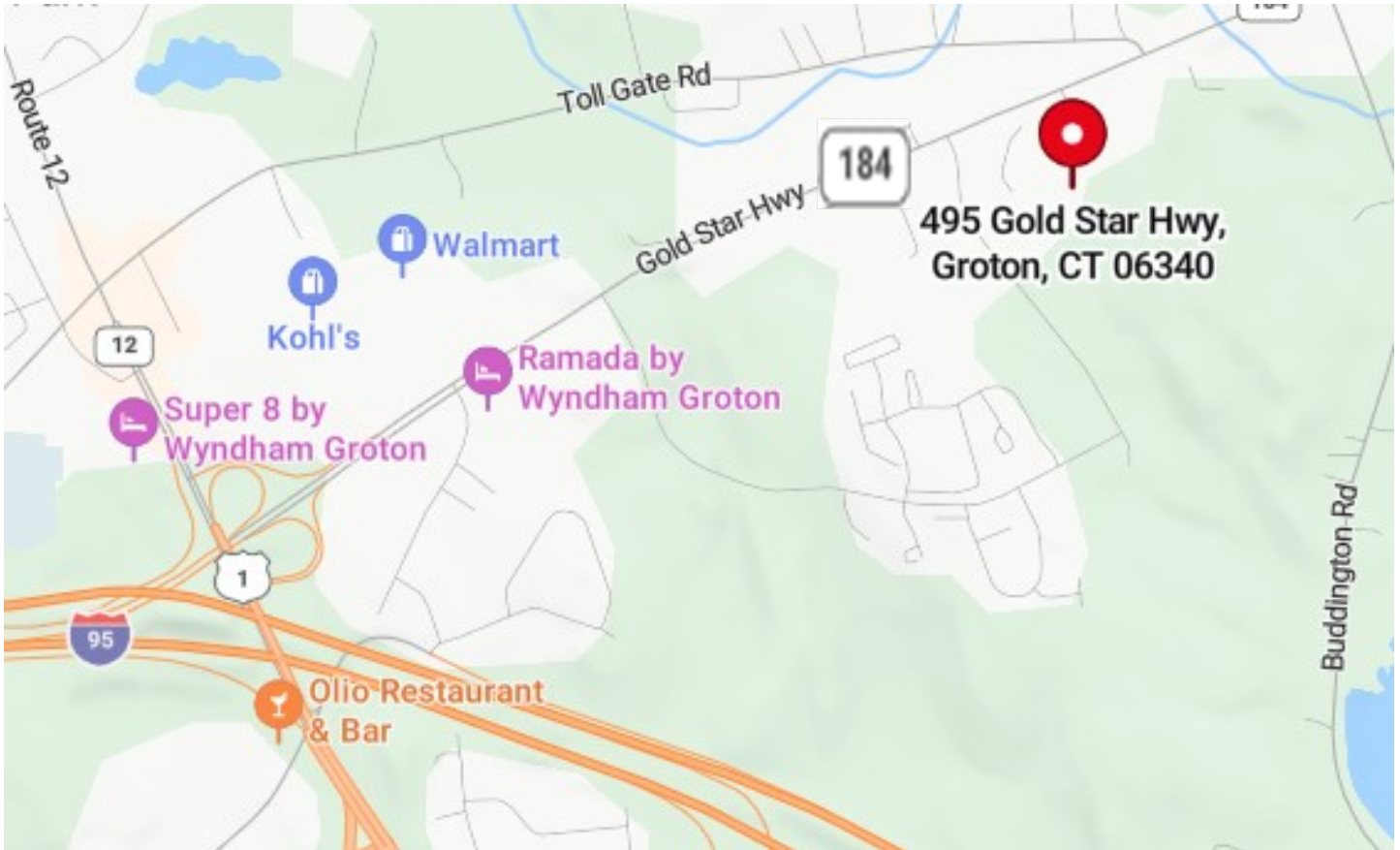
PO Box 5
East Lyme, CT 06333

860-460-0255
jjensen@pequotre.com

- » 1,050sf Office Condo in Goldstar Office Park off Goldstar Highway (Route 184)
- » 3rd Floor Unit with Elevator Handicap Accessible
- » Ample Off-Street Parking
- » 14,000+/- Average Daily Traffic Count
- » Zone CR (Commercial, Regional) General Office Building
- » Public Water/Sewer

Expenses

Taxes (2024) \$1060.51
Condo Fees \$342.40/mo
Utilities (est.) \$300.00/mo



ZONE CR

Permitted Uses: Professional/Medical Offices





