

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

**PRICE REDUCTION !!**



**Unit 311— 495 Goldstar Highway Groton, CT 06340**

**FOR SALE**

**\$78,000.00**

John Jensen, SIOR

Pequot Commercial RE

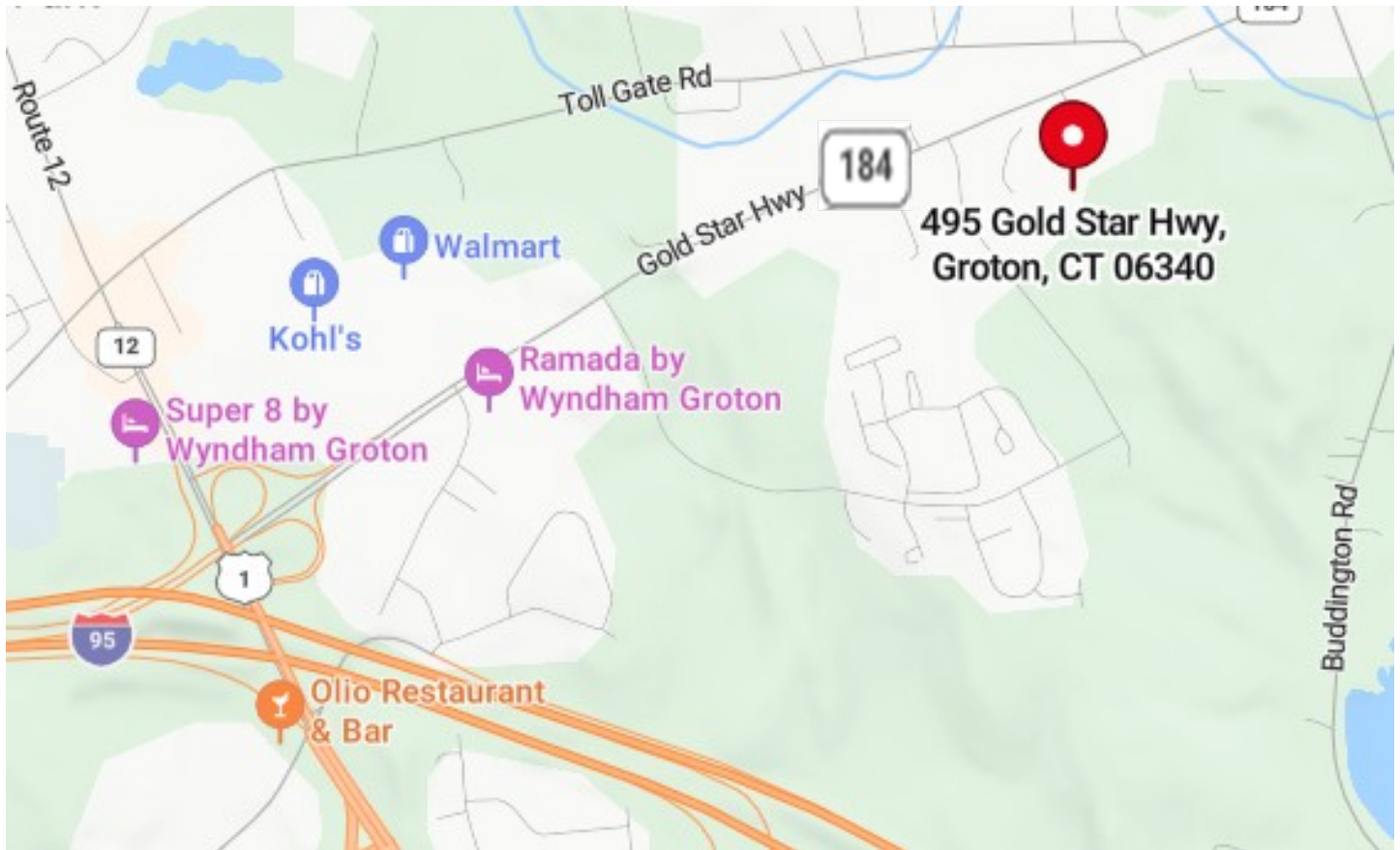
PO Box 5  
East Lyme, CT 06333

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





