

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

PRICE REDUCTION !!



Unit 311— 495 Goldstar Highway Groton, CT 06340

FOR SALE

\$79,900.00

John Jensen, SIOR

Pequot Commercial RE

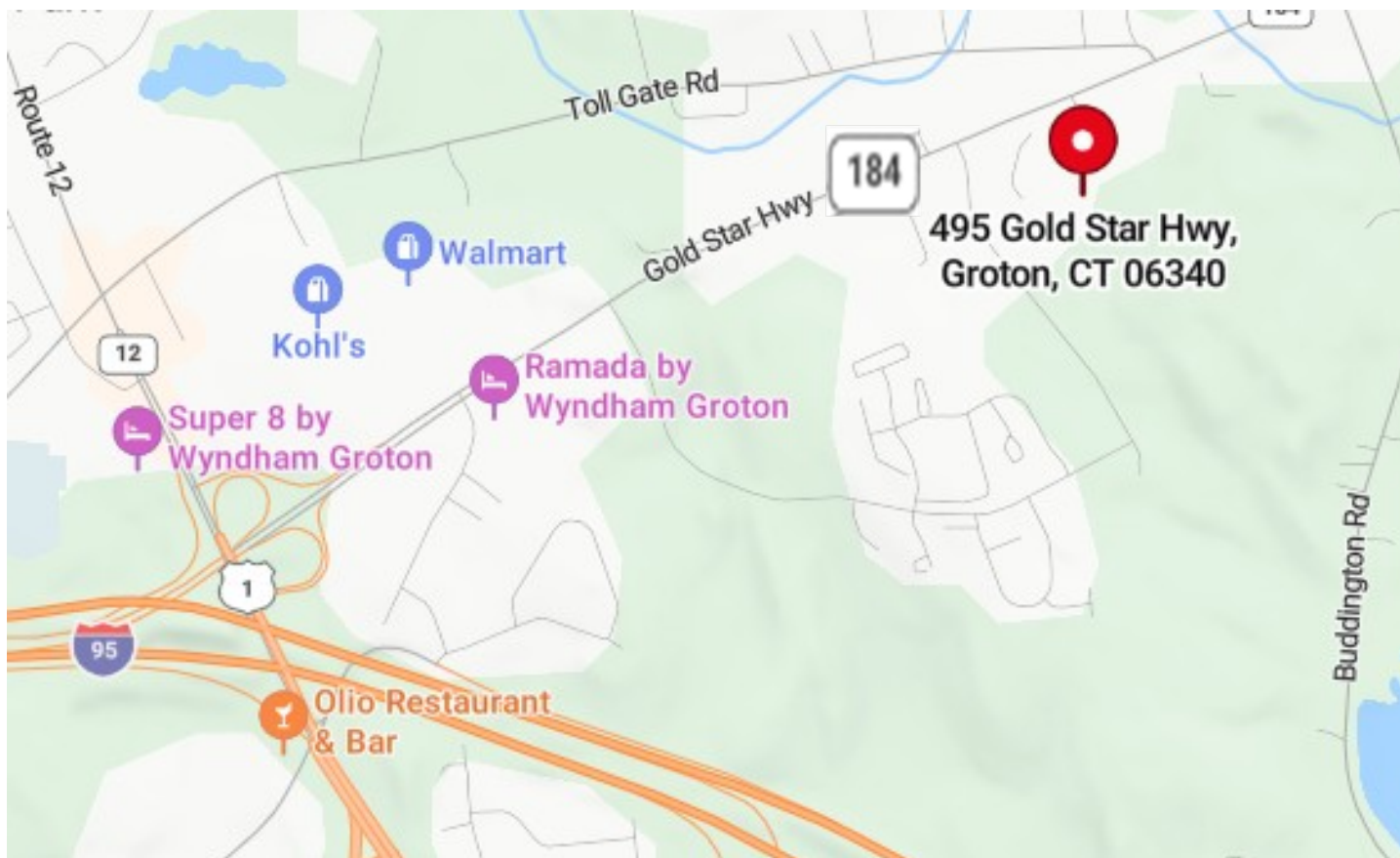
PO Box 5
East Lyme, CT 06333

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





