

U.S. Properties, Inc.

5 Shaw's Cove, Suite 200, New London, CT 06320
860-437-0101 Office 860-440-0721 Fax
www.uspropinc.com

FOR SALE Mixed Use Property



170-178 Bridge Street, Groton, CT

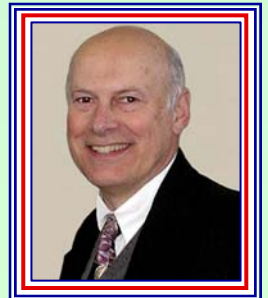


- 20,400 s/f rentable space for 9 tenants
- 1.06 acres with 278 feet of street frontage
- 51 parking spaces on-site, Zoned General Commercial
- Built in 1952, 3 floors, NOI - \$129,783, Cap Rate – 7.02%
- Oil heat, individual and shared

**ASKING
PRICE:
\$1,600,000**



For more information please contact
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