

# 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

## Restaurant FOR SALE



- Fully equipped turn key restaurant with liquor license (remodeled – 2007)
- Seats 84
- 2-bedroom apartment on 2<sup>nd</sup> floor – rented at \$1000/month
- Acreage: 0.71
- Square footage: 3,010 SF (restaurant: 2,170 SF, apartment: 840 SF)
- Parking: 34 spaces
- Well, septic
- 2009 Taxes: \$5,986.50 2009 Assessment: \$301,700

**“CLAM’S”**  
**100 Shore Road**  
**Old Lyme, CT**

**Sale Price:**

**\$685,000**



*For more information please contact*  
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