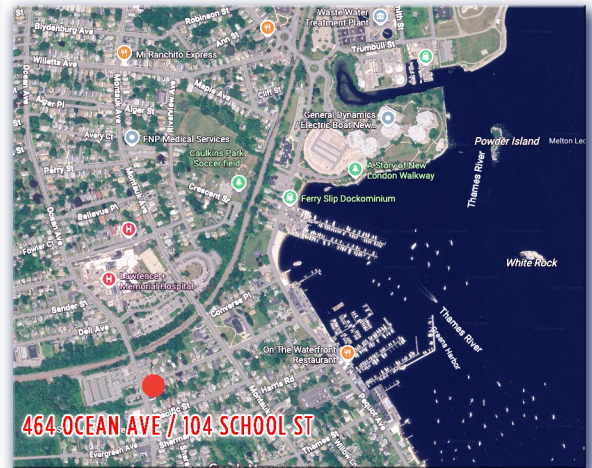


464 OCEAN AVE & 104 SCHOOL ST, NEW LONDON, CT

FOR SALE: \$1,100,000



Rare opportunity to acquire a 14,388 SF highly adaptable commercial property in one of New London's strongest professional corridors. 3 stories with the possibility of adding a 4th floor. 1st floor currently houses an International food market. 2nd and 3rd floors have private offices. Can convert to mixed use with apartments.

Approximately 3,500 SF per floor with elevator service to all floors including full basement. Occupied with multiple tenants having short term leases for new owner's future plans.

Close proximity to Yale New Haven Hospital and General Dynamics Electric Boat Headquarters.

Parking lot behind building for 28 cars. There is also on street parking available in front of building.

Price includes vacant lot located behind building, 104 School Street. Building is owned by a corporation - buyer can also buy the corporation if desired.



464 OCEAN AVENUE

ACREAGE: 0.19

2025 ASSESSMENT: \$580,600

2025 TAXES: \$15,734

ZONE: NB

104 SCHOOL STREET

ACREAGE: 0.17

2025 ASSESSMENT: \$33,300

2025 TAXES: \$902

ZONE: R-1



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