OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

## 53 THAMES STREET
## GROTON, CT

EXCLUSIVELY LISTED BY

DYLAN LAGRANDEUR
SENIOR AGENT
401-692-0773
DYLANLAGRANDEUR@BHHSNE.COM
RES.0805892

KYLE SCHRADER
SENIOR AGENT
860-333-3242
KYLESCHRADER@BHHSNE.COM
RES.0808754

BERKSHIRE HATHAWAY HOMESERVICES | NEW ENGLAND PROPERTIES

COMMERCIAL DIVISION

WWW.BHHSCRE.COM

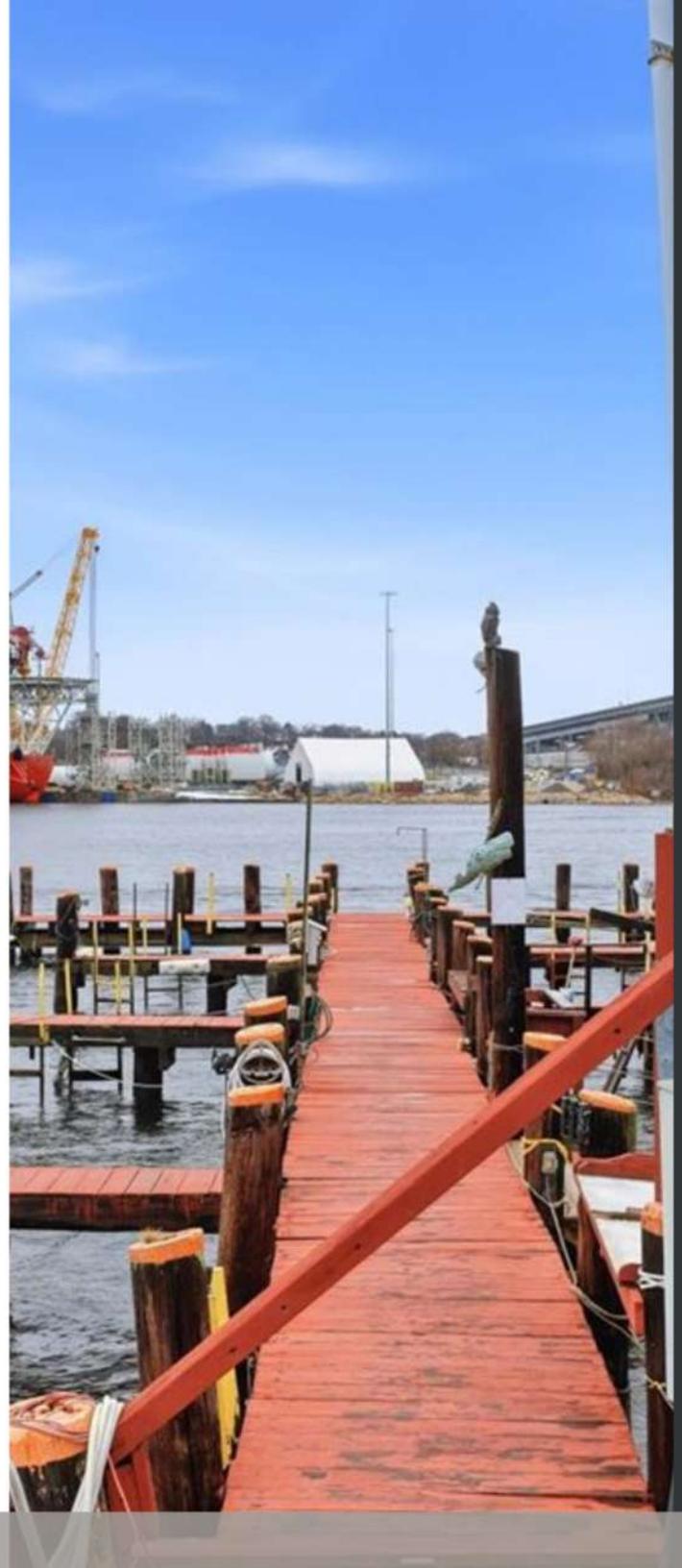
# IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Berkshire Hathaway Commercial Division for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Berkshire Hathaway Commercial Division.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Berkshire Hathaway Commercial Division and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.



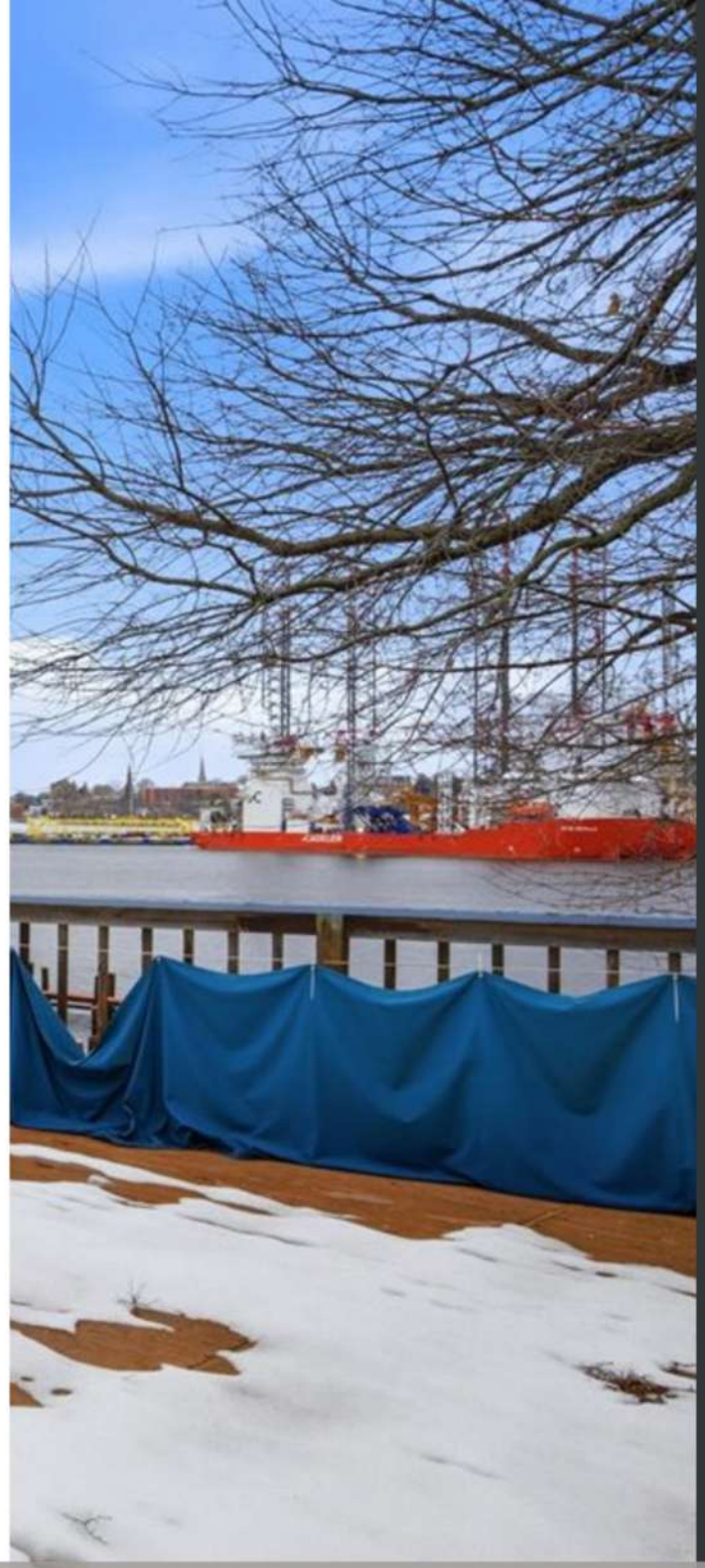
# IMPORTANT DISCLOSURES

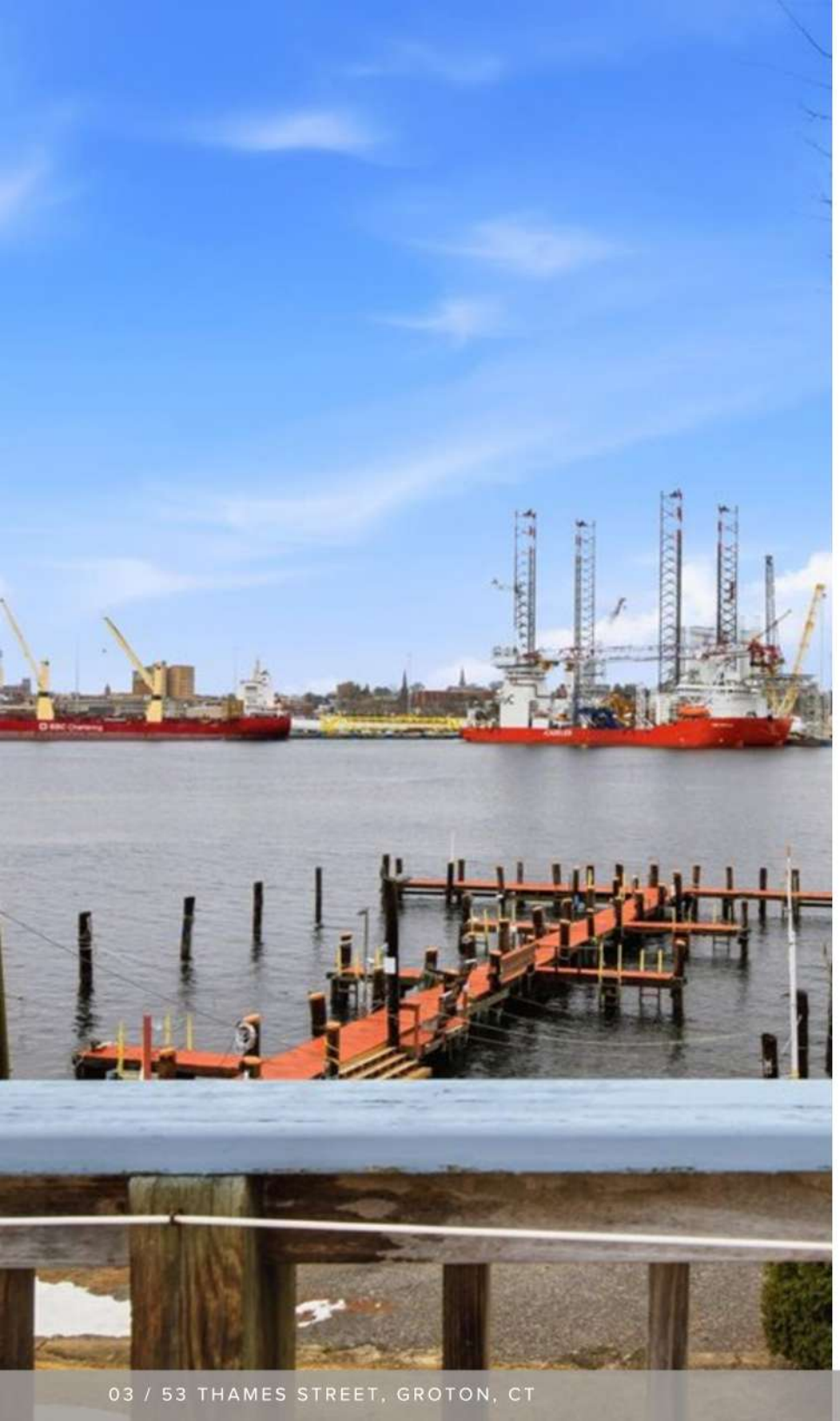
## OFFERED AS-IS, WHERE-IS — ESTATE SALE

This property is offered for sale in its current as-is, where-is condition as part of an estate. The estate makes no representations or warranties, express or implied, regarding the physical condition of the property, its improvements, environmental status, fitness for any particular use, or compliance with any applicable laws, codes, or regulations.

No Phase I or Phase II Environmental Site Assessment has been completed. There are no known environmental issues; resolution documentation is included in this offering memorandum for all previously recorded matters. Buyers are strongly encouraged to conduct their own independent environmental due diligence prior to closing.

The sale is fee simple only. No ground lease or seller financing is available. All offers should be submitted on an as-is basis with buyer-side due diligence conducted within the inspection contingency period. The estate reserves the right to accept or reject any offer at its sole discretion.





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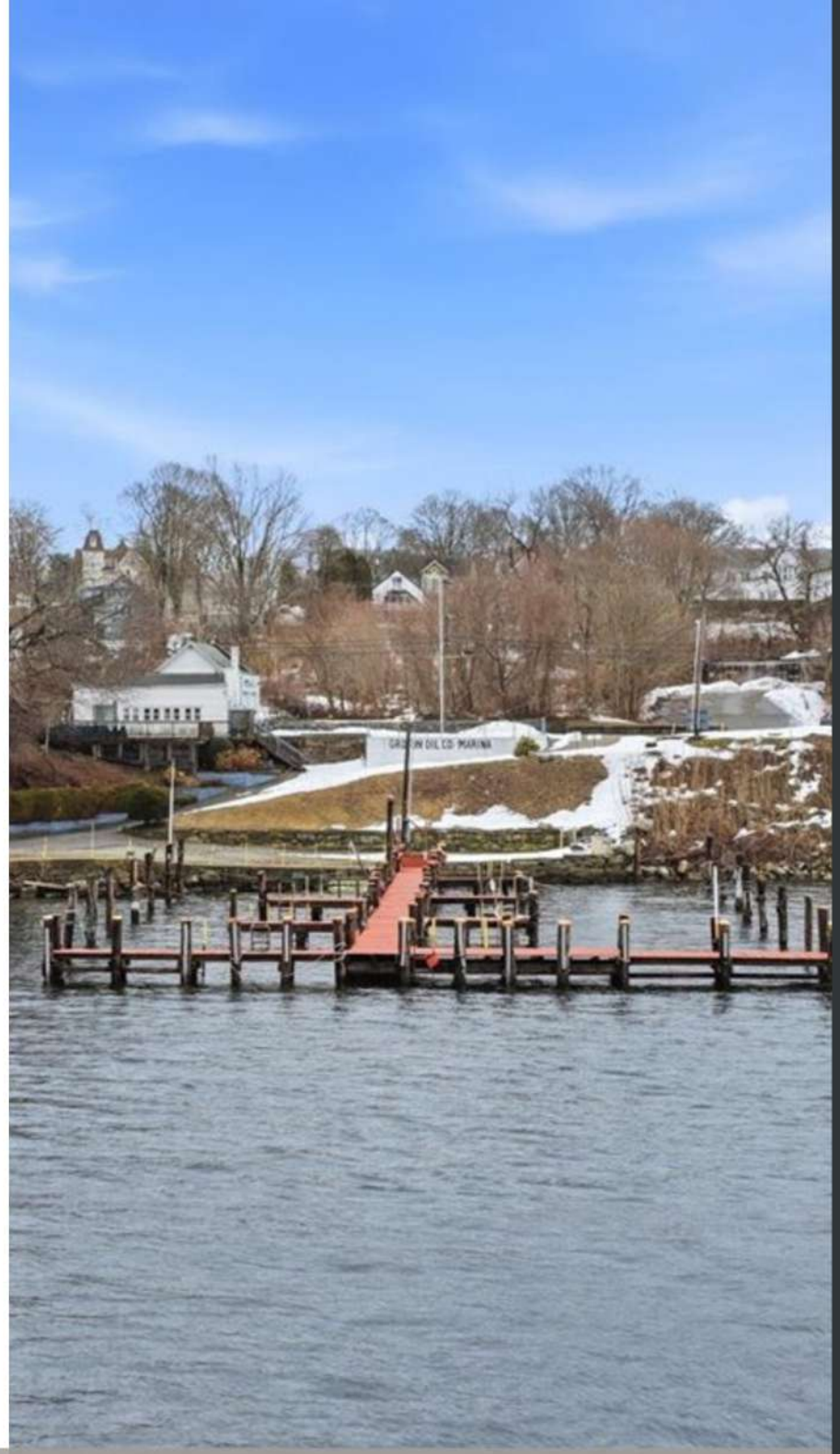
# 01

# INVESTMENT OVERVIEW

THE OFFERING

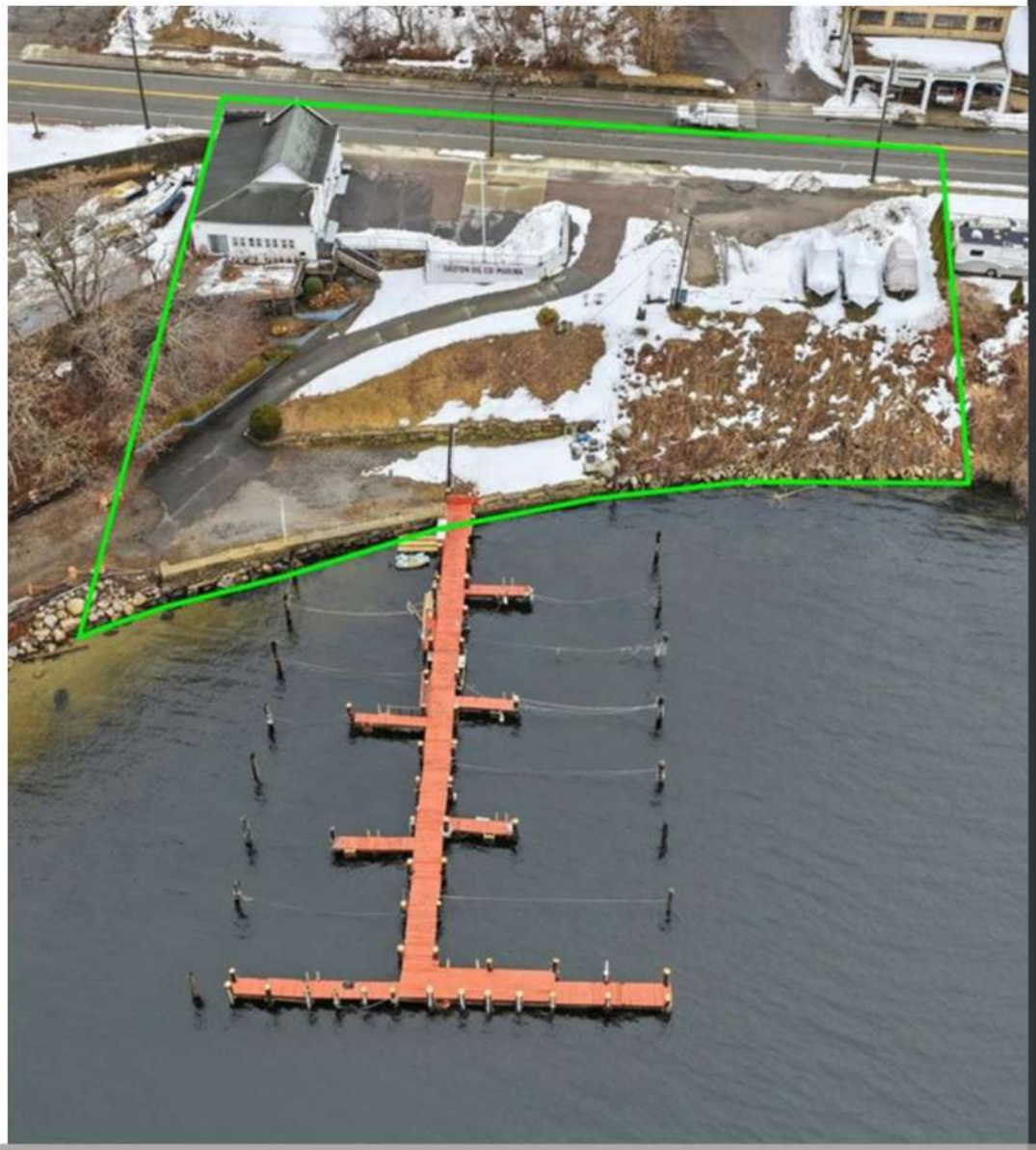
PROPERTY SUMMARY



# THE OFFERING

A rare opportunity to acquire direct Thames River frontage in the heart of Groton's historic commercial corridor. 53 Thames Street offers approximately 24,829 square feet of General Commercial (GC) zoned land with an existing 1,595 SF single-story service bay structure, functional dockage, and on-site parking — all situated along one of southeastern Connecticut's most coveted waterfront stretches. Sale is AS-IS

| | |
|---|---|
| ASKING PRICE | $2,000,000 |
| SQUARE FEET | 1,595 |
| LOT SIZE | .57 ac |
| ZONING | GC |
| ZONING MAX BLDG HEIGHT | 35 FEET |
| MAX BLDG COVERAGE | 70% OF LOT |
| SALE TYPE | AS-IS |
| # OF DOCKS | 15 |



# PROPERTY SUMMARY

A rare opportunity to acquire direct Thames River frontage in the heart of Groton's historic commercial corridor. 53 Thames Street offers approximately 24,829 square feet of General Commercial (GC) zoned land with an existing 1,595 SF single-story service bay structure, functional dockage, and on-site parking — all situated along one of southeastern Connecticut's most coveted waterfront stretches.

Only three direct riverfront parcels have traded along Thames Street in the past twelve months, underscoring the scarcity of this asset class. The property is being offered free and clear of active tenancy, presenting immediate flexibility for an owner-user, developer, or investor seeking to capitalize on the corridor's accelerating momentum.

The Groton submarket is experiencing sustained growth driven by the expanding operations of Electric Boat — a division of General Dynamics — and its deep contractor supply chain, generating demand for marine commercial, hospitality, food and beverage, and mixed-use development along the waterfront.

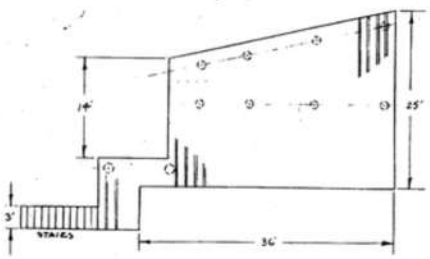
# POTENTIAL USES

- Mixed-Use Development
- Waterfront Restaurant / Bar
- Professional / Business Offices
- Artist Studios & Galleries
- Micro-Brewery / Distillery / Winery
- Marine Retail / Boat Sales & Services
- Waterfront Hotel, Motel, or Boutique B&B

# 02

## SITE PLAN

# SITE PLAN

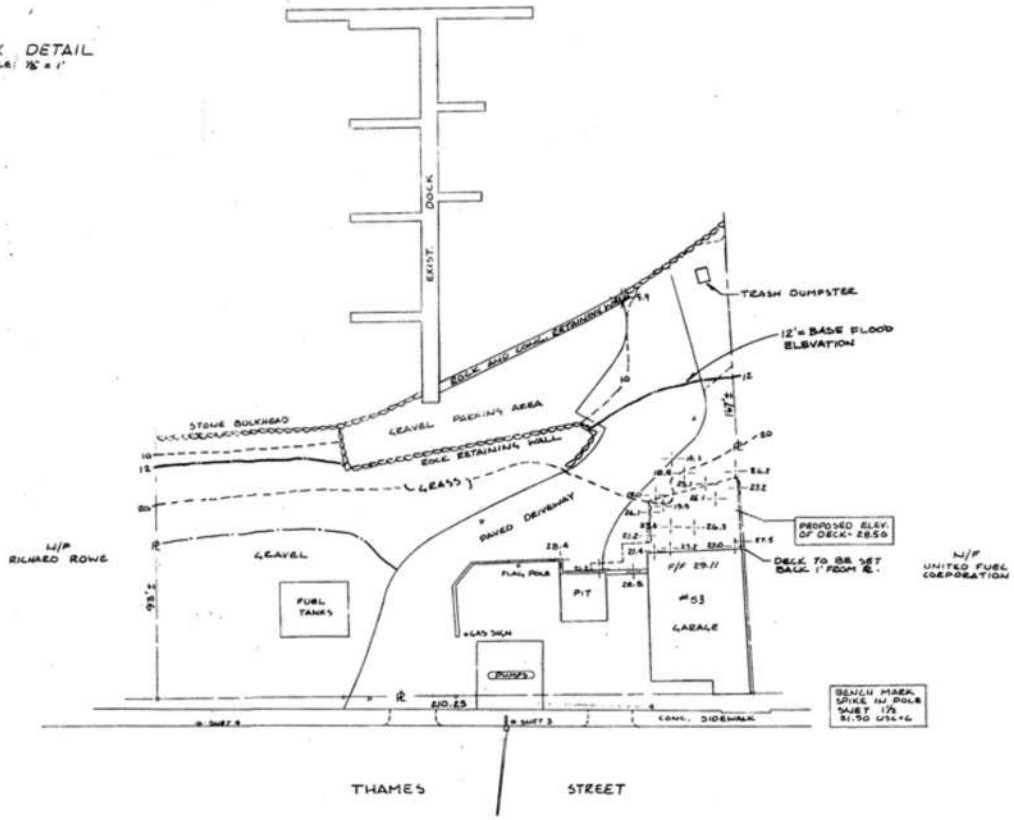



DECK DETAIL
SCALE: 1/8" = 1'

SITE DATA - GENERAL COMMERCIAL (GC)

| ITEM | REQUIRED/ALLOWED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | NO REQUIREMENT | 34,825 (+/-) SF |
| MINIMUM FRONT YARD | NONE (15' IF PROVIDED) | -0- (EXISTING) |
| MINIMUM SIDE YARD | NONE (8' IF PROVIDED) | 1(+/-)FT(EXISTING) |
| MINIMUM REAR YARD | 15 FEET | 95(+/-)FT(EXISTING) |
| MAXIMUM LOT COVERAGE | 50% | 7(+/-)% (EXISTING) |
| MAXIMUM BLDG. HEIGHT | 3-1/2 STORIES OR 35 FT | 1-1/2 STORIES |
| WATER SUPPLY<br>SEWAGE DISPOSAL | MUNICIPAL SYSTEM (EXISTING)<br>MUNICIPAL SYSTEM (EXISTING) | |

LOCATION PLAN
NOT TO SCALE




GENERAL NOTES

1. Reference is hereby made to the following plans:
   - PLAN TO SHOW RELATIONSHIP OF MEAN HIGH WATER TO TOP OF SLOPE, PROPERTY OF DONALD R. SWEET AND NICHOLAS J. & RITA M. SANTACROCE, THAMES STREET, GROTON, CONNECTICUT, SCALE 1"=20', APRIL 1977, RICHARD-SHUTLAT-WELLING ENGINEERS, INC.
   - PLAN SHOWING STREET LINES AND IMPROVEMENTS, THAMES STREET, FROM BROAD STREET ABOUT 750 FT. NORTHERLY, SCALE: HOR. 1"=20', VERT. 1"=2', JUNE 31, 1977, BY FELIX PRONOP, JR. L.S. #8709.
2. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM.
3. THE SITE USE OF THIS PROPERTY IS AN EXISTING FULL SERVICE GAS STATION (NO REPAIRS), A DISPATCH OFFICE FOR A FUEL OIL COMPANY (APPROX. 1590 SQ. FT.) AND AN EXISTING 13 SLIP MARINA.
4. THIS SITE IS LOCATED WITHIN THE GC ZONE.
5. ANY CONSTRUCTION (CATCH BASIN, MANHOLE, SIDEWALK, CURB, ETC.) WITHIN THE CITY RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS, AND A PERMIT MUST BE OBTAINED FROM THE HIGHWAY SUPERINTENDENT PRIOR TO CONSTRUCTION, REGARDLESS OF OTHER APPROVALS OR PERMITS RECEIVED.

Approved by the City of Groton Planning and Zoning Commission:

David P. Rowe — 9/15/92
Commission Chairman — Date

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH THE STANDARDS OF A CLASS D MAP AS INFERRED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984. THIS MAP IS COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND/OR OTHER SOURCES OF INFORMATION AND SUBJECT TO CHANGE AS A FIELD SURVEY MAY DISCLOSE.

Karl F. Acimovic — 11-20-92
KARL F. ACIMOVIC — L.S. #13032

SITE PLAN
SCALE: 1"= 20'
20 0 20 40

Karl F. Acimovic

Rev. 10-28-92
Rev. 10-11-92
Rev. 8-31-92

SITE PLAN
PREPARED FOR
JOHN R. SANTACROCE
GROTON OIL & MARINA, INC.
53 THAMES STREET
GROTON, CONNECTICUT 06340
SCALE: AS NOTED — JUNE 29, 1992

KARL F. ACIMOVIC, P.E. & L.S.
946 STONEHOUSE ROAD
COVENTRY, CONNECTICUT

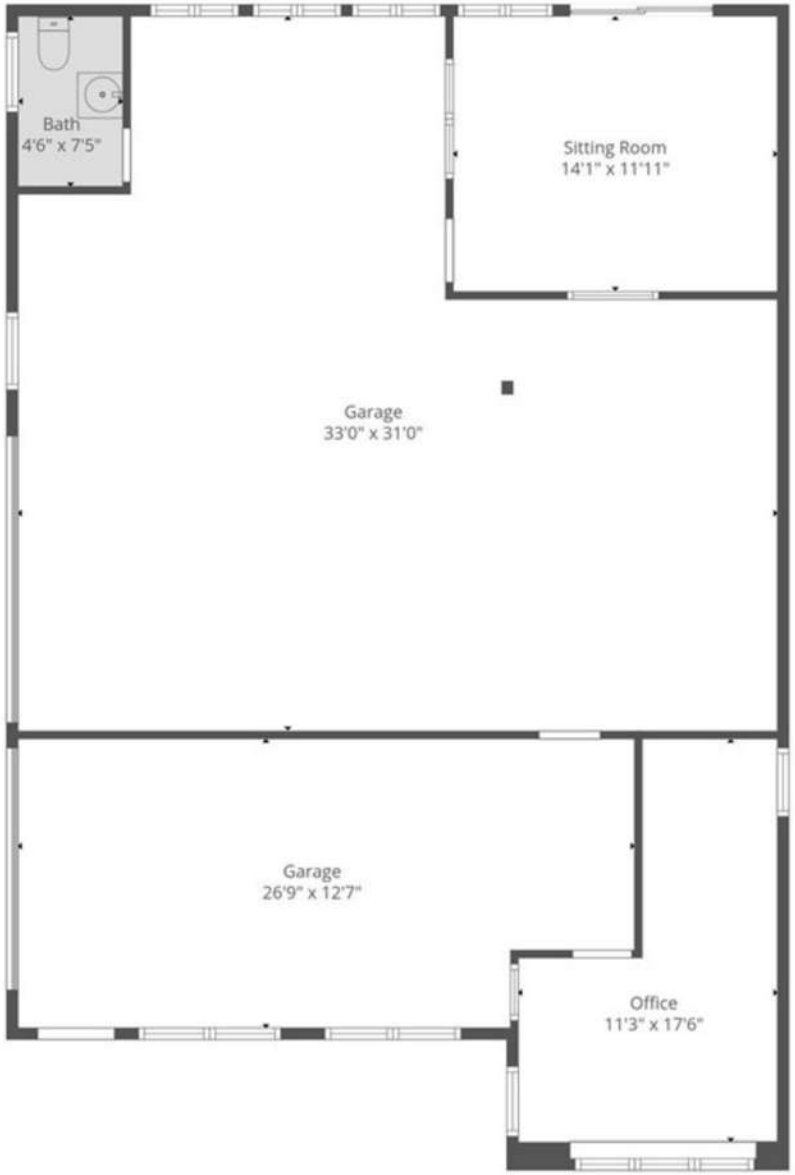
BD 1-80

92008

# 04

# FLOOR PLAN

# FLOOR PLAN

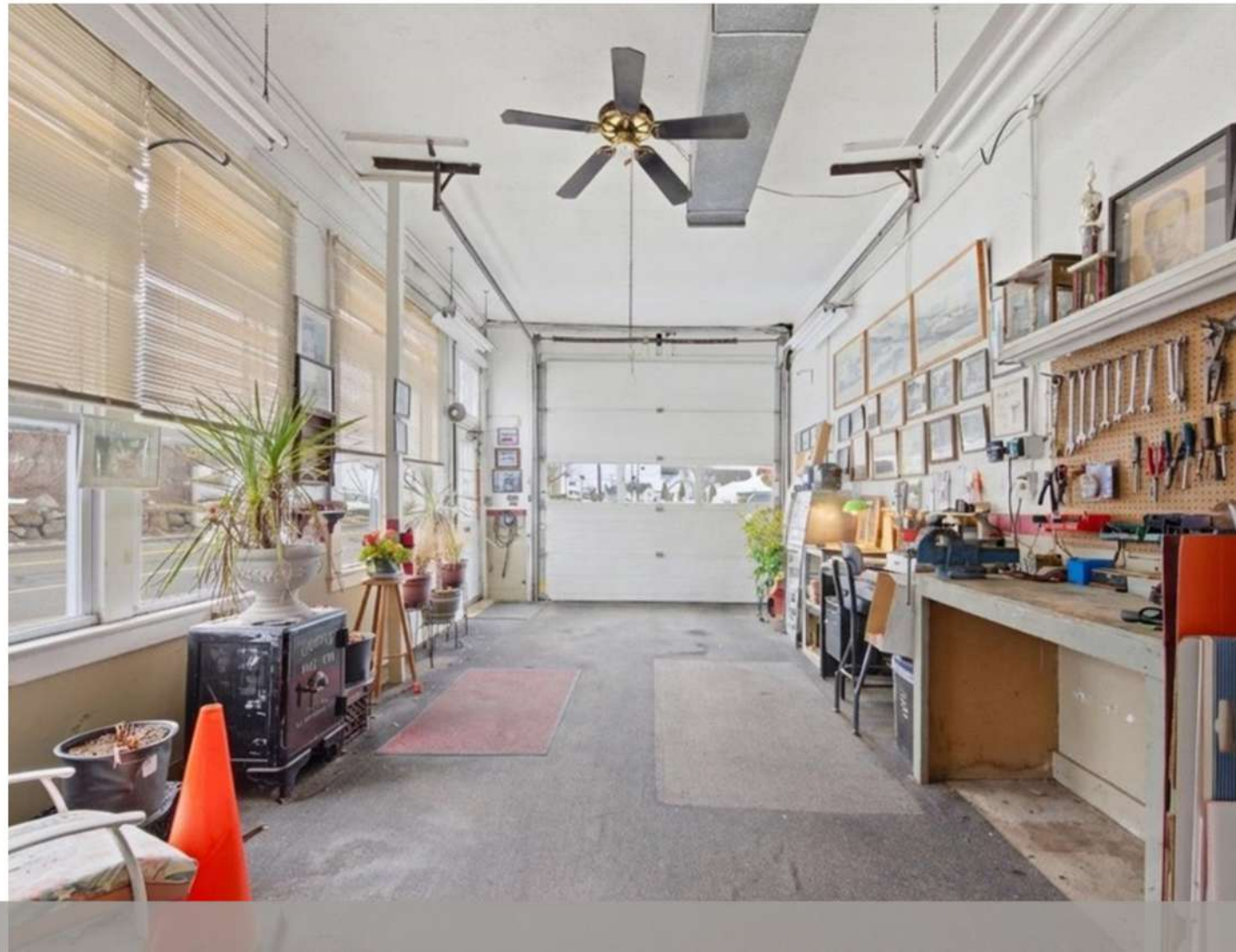

Bath
4'6" x 7'5"
Sitting Room
14'1" x 11'11"
Garage
33'0" x 31'0"
Garage
26'9" x 12'7"
Office
11'3" x 17'6"

# 05

## PROPERTY PHOTOS

GROTON OIL
GROTON OIL
CO.
K-1 KEROSENE

VEEDER-ROOT



Groton
PA·R·K
$20.22

# 06

# ZONING AND USE DETAILS

POTENTIAL USES

GC ZONING REGULATIONS

# POTENTIAL USES

**Waterfront Restaurant / Bar By Right (Site Plan)**
Full-service dining and drinking establishment with potential for outdoor riverfront seating. Strong demand driver serving the growing Electric Boat workforce and regional visitor base. Liquor license eligible with separate Special Permit.

**Marine Retail / Boat Sales & Services By Right (Site Plan)**
Retail and service operation leveraging existing dock infrastructure. Well-suited for marine equipment, outfitting, or water sports rental. Direct river access is a turnkey operational advantage.

**Professional / Business Offices By Right (Site Plan)**
Waterfront office development with exceptional views and on-site parking. Attractive to marine industry professionals, engineering firms, contractors, and defense sector tenants.

**Artist Studios & Galleries By Right (Site Plan)**
Creative use well-suited to the historic character of Thames Street. Riverfront setting offers a compelling backdrop for gallery events and live-work studio space.

**Boatyard / Marine Facility Special Permit Required**
Full boatyard use permitted including building, storing, repairing, and servicing vessels. Dockside fuel dispensing and marine retail permitted as accessory uses. Existing dock infrastructure provides a significant head start.

**Waterfront Hotel, Motel, or Boutique B&B Special Permit Required**
Riverfront hospitality is a notably underserved niche in the Groton/New London market. A boutique hotel or inn capitalizing on Thames River views and proximity to the Naval Base, Electric Boat, and Mystic would address genuine unmet demand.

**Micro-Brewery / Distillery / Winery Special Permit Required**
Waterfront craft beverage production with tasting room and retail component (up to 25% of gross floor area). Production capped at 10,000 barrels/year (beer) or 10,000 gallons/year (wine or spirits). A riverfront taproom concept would be a strong draw in this market.

**Mixed-Use Development (Commercial + Residential) Special Permit Required**
Mixed-use building with ground-floor commercial and up to two dwelling units above. Combines income-generating retail or office use with residential — ideal for a live/work waterfront development.

**Commercial Recreation & Entertainment Special Permit Required**
Broad category encompassing water-based recreation, event venues, entertainment facilities, and similar uses. The riverfront setting and dock access make this site a natural candidate for experiential commercial development.

# GC ZONING REGULATIONS



**Section 4.3**
BUSINESS AND INDUSTRIAL ZONES
GC – General Commercial Zone

Effective December 1, 2016

## 4.3. GC – General Commercial Zone

**4.3.A Purpose**

The purpose of the General Commercial Zone is to maintain and enhance areas containing commercial uses that help to meet the needs of people who live, work, and visit Groton.

**4.3.B Principal Uses Permitted By Zoning / Building Permit (Staff)**

1. Farmer's market as a temporary use, a seasonal use, or a permanent use.

**4.3.C Principal Uses Permitted By Site Plan Approval (Commission or City Planner)**

1. Retail businesses as defined in these Regulations.
2. A licensed medical marijuana dispensary.
3. Automotive supply stores.
4. Eating and/or drinking establishments including the serving of alcoholic beverages, either as a principal or accessory use.
5. Business services, including but not limited to banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government.
6. Business and professional offices.
7. Personal service establishments as defined in these Regulations.
8. Dry cleaning and laundry pickup stations where the processing is done elsewhere.
9. Group daycare homes and child daycare centers subject to the requirements of Section 6.4.
10. Repair services as defined in these Regulations but specifically excluding boat repair, marine repair, machinery repair, outside repair, and the like.
11. Computer centers.
12. Telecommunication facilities, subject to the requirements of Section 6.12 of these Regulations.
13. Artist's studios and galleries.
14. Cultural/Historic Memorial Parklet of 5 acres or less of passive recreation with no active recreation or commercial uses, permanently accessible to the public; temporary or special events are permitted subject to approval by staff.

# GC ZONING REGULATIONS



Effective December 1, 2016

**Section 4.3**
BUSINESS AND INDUSTRIAL ZONES
GC – General Commercial Zone

**4.3.D Principal Uses Permitted By Special Permit Approval and Site Plan Approval (Commission)**

1. Hotels and motels.
2. Boarding, rooming, or lodging houses.
3. Bed and breakfast establishments, subject to the requirements of Section 6.5 of these Regulations.
4. Gasoline stations, motor vehicle dealerships, and motor vehicle repair and/or service garages, and other similar automotive uses, as defined by State Statute subject to the conditions set forth in Section 6.6 of these Regulations.
5. Drive-in type establishments, including but not limited to, restaurants, car washes, beverage distributors, banks, theaters, and other similar establishments primarily designed to provide drive-in facilities.
6. Retail sale of alcoholic liquor.
7. Commercial recreation and entertainment facilities, including but not limited to billiard rooms, bowling alleys, skating rinks, swimming pools, night clubs, theaters, amusement centers, and other similar facilities.
8. Mixed use buildings containing dwelling units and permitted businesses and services provided business and service uses, excluding offices, shall only be permitted on the first floor and/or basement levels; and no mixed building shall contain more than two dwelling units.
9. Parking lots and garages in accordance with Section 7.1 of these Regulations.
10. Clubs, lodges, or associations.
11. Public buildings.
12. Public utility buildings and facilities.
13. Mortuary and funeral homes.

# GC ZONING REGULATIONS



## Section 4.3

Effective December 1, 2016

BUSINESS AND INDUSTRIAL ZONES
GC – General Commercial Zone

14. A boatyard for building, storing, repairing, selling, or servicing boats which may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, restroom and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the boatyard for fire trucks.

15. Docks and other marine-related facilities.

16. Taxi services facility.

17. Community Residential Counseling Facilities, in accordance with Section 6.8 of these Regulations.

18. Halfway houses, in accordance with Section 6.7 of these Regulations.

19. Vocational Training Facilities for persons with physical and developmental disabilities in accordance with Section 6.9 of these Regulations.

20. Micro-brewery-distillery-winery as a principal use provided that:

    a. Such use(s) shall not occupy more than 3,000 SF of floor area for production.

    b. Such facility may include a tasting/retail area in total not to exceed twenty-five percent (25%) of the gross floor area.

    c. The Commission may limit the hours that the micro-brewery-distillery-winery operation is open to the public.

    d. Production shall be limited to not more than 10,000 barrels annually in the case of beer, and/or not more than 10,000 gallons annually of wine or spirits, or a combination thereof.

    e. The facility shall maintain production records which shall be subject to inspection by the Zoning and Building Official for compliance with the foregoing provisions.

    f. Prior to a zoning compliance permit being issued, the Applicant shall demonstrate compliance with State and Federal laws and regulations, and shall have obtained all permits required thereunder.

# GC ZONING REGULATIONS



Effective December 1, 2016

**Section 4.3**
BUSINESS AND INDUSTRIAL ZONES
GC – General Commercial Zone

**4.3.E Permitted Accessory Buildings, Structures and Uses**

1. Other accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety, and welfare.

2. Accessory accommodations for watchmen, caretakers, or custodians in conjunction with a principal use on the same premises.

3. Assembling, converting, altering, finishing, cleaning, or other similar processing of products which is clearing incidental and customarily subordinate to a principal use, and where goods so produced and/or processed are sold from or used on the premises; provided the area used for such purposes shall be within a completely enclosed building.

4. Accessory outside storage of equipment, merchandise, materials, and supplies which is clearly subordinate and customarily incidental to a principal use and where goods so stored are sold from or used on the premises; provided that the area used for outside storage shall be effectively screened by appropriate structures, fencing, walls, or landscaping of suitable type, density, and height.

5. Micro-brewery-distillery-winery as an accessory use to a restaurant or drinking establishment provided that:

    a. Such use shall only be authorized through Special Permit Approval and Site Plan Approval by the Commission.
    b. The combined gross floor area of the principal use and the accessory use shall not exceed 3,000 SF.
    c. The area devoted to production shall not exceed twenty-five (25%) percent of the gross floor area.
    d. Parking for both the principal use and the accessory use shall be established in accordance with Section 7.1.
    e. The Commission may limit the hours that the micro-brewery-distillery-winery operation is open to the public to the same hours as the principal use.
    f. Production shall be limited to not more than 10,000 barrels annually in the case of beer, and/or not more than 10,000 gallons annually of wine or spirits, or a combination thereof.
    g. The facility shall maintain production records which shall be subject to inspection by the Zoning and Building Official for compliance with the foregoing provisions.
    h. Prior to a zoning compliance permit being issued, the Applicant shall demonstrate compliance with State and Federal laws and regulations, and shall have obtained all permits required thereunder.

6. Temporary outdoor events subject to approval by the City Planner and Police Department and provided that placement of merchandise or other objects does not obstruct the sidewalk, affect public safety, or unreasonably reduce parking.

# GC ZONING REGULATIONS



## Section 4.3

Effective December 1, 2016

BUSINESS AND INDUSTRIAL ZONES
GC – General Commercial Zone

### 4.3.F Dimensional Standards

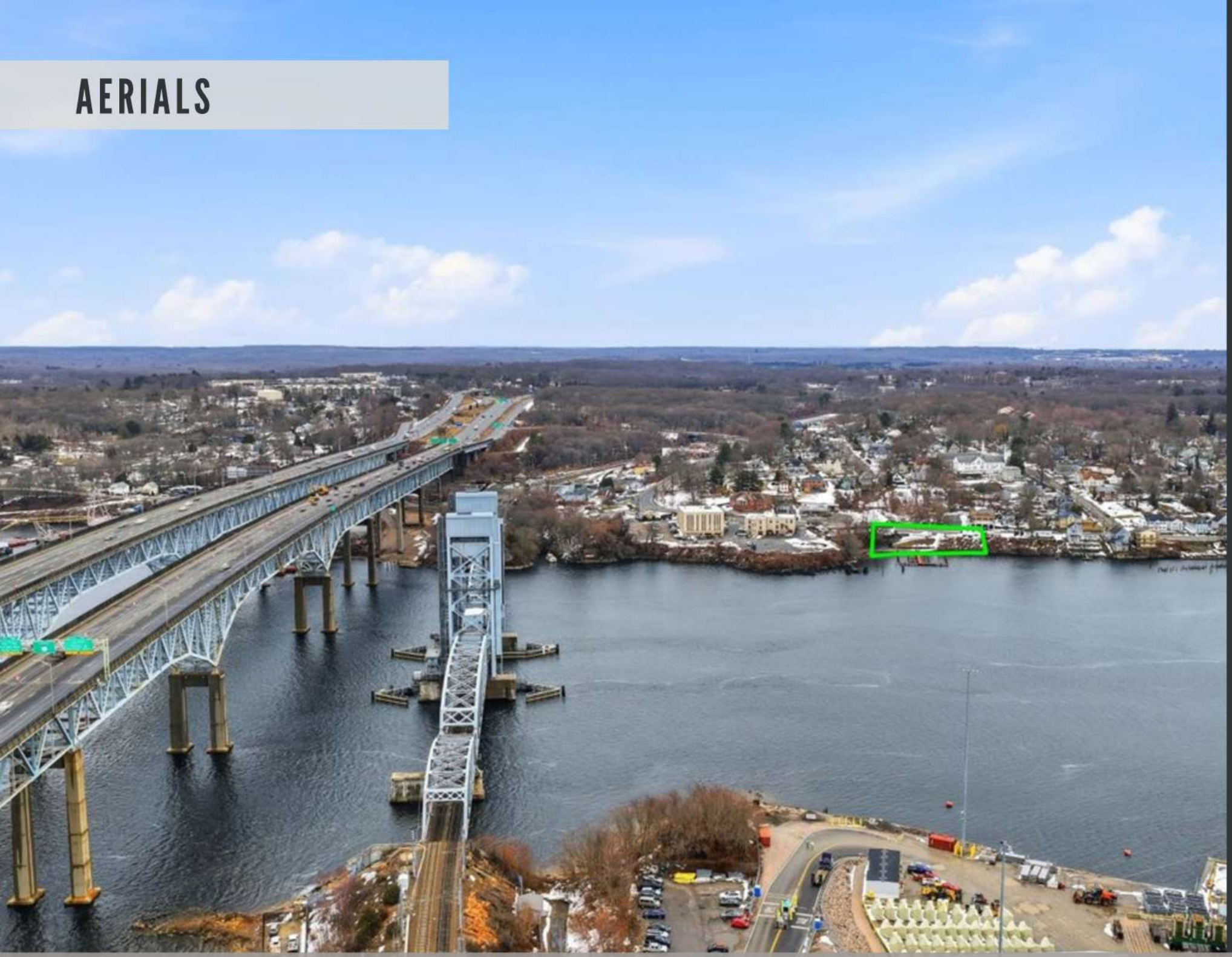
| | General Commercial District |
|---|---|
| **Minimum Lot Area** | 4,000 square feet |
| **Minimum Lot Width** | |
| **Minimum Front Yard Setback** | No requirement, except when provided, there shall be a minimum front yard setback of 15 feet. |
| **Minimum Side Yard Setback** | No requirement, except 8 feet where the lot abuts a residential zone |
| **Minimum Rear Yard Setback** | 15 feet where the lot abuts a residential zone<br><br>Otherwise no requirement, except when provided, there shall be a minimum rear yard setback of 15 feet |
| **Maximum Building Coverage** | 70% |
| **Maximum Building Height** | 35 feet |

Notes - 1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.

# 07

# AERIALS & MAPS

# AERIALS



# AERIALS

# AERIALS

# GIS MAP

TOWN OF GROT

GIS Map

1:488

Disclaimer:

The planimetric and topographic information depicted on this m
by Fugro based on an aerial flight performed in April 2020
property line information depicted on this map has been comp
deeds, maps, assessor records, and other sources of informa
Groton. The intent of this map is to depict a graphical repre
property information relative to the planimetric features for the
and is subject to change as a more accurate survey may disc
Groton and the mapping companies assume no legal resp
information contained in this data
THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PR

Horizontal Datum:

Map Created 2/26/2020 using the Town of Groton, Connecticut GIS Web Application

0 40 80 ft

# DEED, TOWN CARD, & ENVIROMENTALS

# DEED

PROBATE CERTIFICATE OF MUTUAL AGREEMENT

Vol 411 Pg 866

STATE OF CONNECTICUT — PROBATE COURT

DISTRICT OF GROTON — October 1, 1985

I, Lillian E. Erb, Judge of the Court of Probate for said District, hereby certify that the last place of residence of RUDOLPH J. SANTACROCE, deceased, was in the Town of Groton, in said District; that the said deceased died intestate on March 24, 1982 owning real estate; that the estate of said deceased has been settled in said Probate Court; that the said heirs-at-law of said estate have entered into a mutual agreement which is on file in said Probate Court, to divide and distribute real property among themselves in the following manner:

TO: DAVID R. SANTACROCE — Son

Real Estate at Old Farm Road, Town of Groton, County of New London, State of Connecticut as described as follows:

All that certain tract of land known as and designated as Lot #1 in Block #1 on a plat entitled "Plan of Property of Twin-Hills of Groton, Inc., Groton, Connecticut, Scale 1" = 40' Chandler & Palmer Engr's. April 1956; additions June 1, 1956, June 19, 1956. Sheet 1 filed for record in the Town Clerk's Office in the Town of Groton on June 20, 1956, together with a right-of-way for all purposes over the streets set out on said Plan, which Lot is more particularly bounded and described as follows:

FIRST TRACT: Beginning at a merestone in the easterly line of Twin Hills Drive, at the southwest corner of the within described tract adjoining Lot #3 on said plan, run North 55° 44' East 58.67 feet to a point; thence easterly in the arc of a curve having a radius of 28.34 feet at the intersection of said Twin Hills Drive and Old Farm Road run 36.45 feet to a point on the southerly line of said Old Farm Road, as shown on said plan; thence run South 50° 33' east by and along the southerly line of Old Farm Road 68 feet to a point; thence easterly in the arc of a curve having a radius of 158.82 feet, run 30.49 feet to a merestone adjoining Lot No. 2 on said plan; thence run south 50° 27' west 100 feet to a merestone; thence run north 39° 10' west by and along Lot No.3 as shown on said plan 125.6 feet to point of beginning.

SECOND TRACT: Beginning at a merestone on the east side of Twin Hills Drive, which point is the front boundary of lots one (1) and three (3) in Block One (1), thence south five (5) feet by and along the easterly boundary of Twin Hills Drive to a point, thence east one hundred twenty-six (126') feet, plus or minus, to a merestone at the southeast corner of Lot one (1) Block one (1), thence north thirty-nine (39) degrees ten (10) minutes west, one hundred twenty-five and six tenths (125.6') feet to the point of beginning.

Subject to covenants as recorded in Groton Land Records, Volume 150, Page 605 and as amended in Volume 166, page 397.

# DEED



Estate of RUDOLPH J. SANTACROCE



VOL 411 PG 367

TO: JOHN R. SANTACROCE SON

Real Estate at 67 Baker Avenue in the Town of Groton, County of New London, State of Connecticut, with the buildings thereon standing, and bounded and described as follows:

Northerly by Baker Avenue seventy-five (75') feet; easterly by land now or formerly of Walter W. Miner one hundred fifty-five (155') feet, more or less; southerly by land now or formerly of Antone Leverone seventy-five (75') feet; westerly by land now or formerly of Rosazita San Dora one hundred fifty-five (155') feet, more or less.

Real Estate at 53 Thames Street in the City of Groton and County of New London, State of Connecticut and more particularly described as follows:

Two certain tracts (2) or parcels of land with the buildings thereon standing, situated in the Town of Groton, and more particularly bounded and described as follows:

FIRST TRACT: Beginning at the northeasterly corner of the premises at the junction of Thames Street and land now or formerly of Harry and George Elion; thence running westerly by and with said Elion land to the Thames River; thence running southerly by and with the said River to other land now or formerly of The Callahan Oil Company and hereinafter referred to as Second Tract; thence running easterly by and along the northerly line of said Second Tract parallel with the northerly boundary line to the westerly line of Thames Street; and thence running northerly by and with Thames Street, one hundred five (105') feet to the point of beginning.

SECOND TRACT: Beginning at the northeast corner of the tract herein conveyed, being also the southeast corner of Tract above described, thence run southerly by and with Thames Street line forty (40') feet to land now or formerly of Edward E. Spicer Estate; thence deflecting eighty-six (86°) degrees and thirty-one (31') minutes to the right, run westerly by and along said Estate land about sixty (60') feet to the waters of the New London Harbor; thence run northerly with the shore forty (40') feet, more or less, to the southwest corner of the First Tract above mentioned; and thence easterly about sixty (60') feet to the point of beginning.

THIRD TRACT: Beginning at the northeasterly corner of the herein described tract of land at the southeasterly corner of land now or formerly of Rudolph J. and Rita M. Santacroce, said point of beginning being more precisely located in the westerly street line of Thames Street, so-called; thence running southerly, by and with said westerly street line, a distance of sixty-five and twenty-five hundredths (65.25') feet to the southeasterly corner of the herein described tract; thence turning an interior angle of 90° 00' 00" and running westerly, bounded southerly by other land now or formerly of Courtland E. Colver, Jr., a distance of seventy (70') feet, more or less, to the southwesterly corner of the

# DEED



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Estate of RUDOLPH J. SANTACROCE PAGE III

herein described parcel; thence turning and running northerly by and along the easterly shore of the Thames River, a distance of sixty-five (65') feet, more or less, to the northwesterly corner of the herein described tract and the southwesterly corner of land now or formerly of Rudolph J. and Rita M. Santacroce; thence turning and running easterly, bounded northerly by said Santacroce land a distance of sixty (60') feet, more or less, to the point and place of beginning; said last mentioned course forming an interior angle of 86°31' 00" with said first mentioned course. Said tract of land containing an area of 4150 square feet, more or less. Together with all riparian rights thereto.

In testimony thereof, I have hereunto set my hand, and affixed the seal of said Court on this 1st day of October, A.D. 1985.

Attest: Lillian E. Erb, Judge of Probate

RECEIVED FOR RECORD AT GROTON, CONN
ON 10-7-85 AT 9:37 AM,

# TOWN CARD

## Commercial Property Card

Print Date: 2/19/2026

Card 1 of 1

| Parcel ID | Location | Zoning | Deed Book/Page | Acres |
|---|---|---|---|---|
| 168914228906 | 53 THAMES ST | GC | 411/366 | 0.57 |

| District | Use Code |
|---|---|
| CITY OF GROTON | MARINAS |

### Current Owner

SANTACROCE JOHN R (DECD)
80 BAKER AVE
GROTON CT 06340

### Building Information

| | |
|---|---|
| Building No: | 1 |
| Year Built: | 1900 |
| No of Units: | 1 |
| Structure Type: | SERVICE STATION |
| Building Total Area: | 1595 sqft. |
| Grade: | C- |
| Identical Units: | 1 |

### Valuation

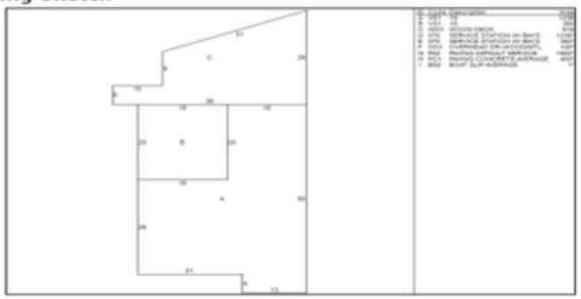
| | |
|---|---|
| Land: | $400,800 |
| Building: | $104,700 |
| Total: | $505,500 |
| Total Assessed Value: | $353,850 |

### Recent Sales

| Book/Page | Date | Price |
|---|---|---|

### Property Picture

### Building Sketch



### Sketch Legend

| | | | | | |
|---|---|---|---|---|---|
| ---- | Main Living Area | 1SMA | Masonry | GRHS | Attached Greenhouse |
| 1FR | Frame | OMP | Open Masonry Porch | CAT | Cathedral Ceiling |
| OFP | Open Frame Porch | EMP | Enclosed Msry Porch | SOP | Screen Open Frame Prch |
| EFP | Enclosed Frame Porch | MUB | Masonry Utility | SMP | Screen Open Msnry Prch |
| FUB | Frame Utility Building | MB | Masonry Bay | CPAT | Concrete Patio |
| FB | Frame Bay | MOH | Masonry Overhang | B | Basement |
| FG | Frame Garage | .5MA | 1/2 Story Masonry | | |
| FOH | Frame Overhang | MP | Masonry Patio | | |
| .5FR | 1/2 Story Frame | WD | Wood Deck | | |
| A(U) | Attic (Unfinished) | CPY | Canopy | | |
| A(F) | Attic (Finished) | | | | |

### Exterior/Interior Information

| Levels | Use Type | Ext. Walls | Const. Type | Heating | A/C | Condition |
|---|---|---|---|---|---|---|
| 01 - 01 | SERVICE STATION W/ BAYS | CONCRETE BLOCK | WOOD JOIST | HOT AIR | NONE | FAIR |
| 01 - 01 | SERVICE STATION W/ BAYS | CONCRETE BLOCK | WOOD JOIST | HOT AIR | NONE | FAIR |

# ENVIROMENTAL SUMMARY

| UST Site ID Number | Site Name | Site Address | Site City | Site Zip | Tank No. | Status of Tank |
|---|---|---|---|---|---|---|
| 59-926 | Groton Oil Co. Inc. | 53 THAMES ST | GROTON | 06340 | A1 | Permanently Closed |
| 59-926 | Groton Oil Co. Inc. | 53 THAMES ST | GROTON | 06340 | C1R1 | Permanently Closed |
| 59-926 | Groton Oil Co. Inc. | 53 THAMES ST | GROTON | 06340 | C1 | Permanently Closed |
| 59-926 | Groton Oil Co. Inc. | 53 THAMES ST | GROTON | 06340 | B1R1 | Permanently Closed |
| 59-926 | Groton Oil Co. Inc. | 53 THAMES ST | GROTON | 06340 | A1R1 | Permanently Closed |
| 59-926 | Groton Oil Co. Inc. | 53 THAMES ST | GROTON | 06340 | B1 | Permanently Closed |

## FULL CLOSURE REPORTS AVAILABLE UPON REQUEST

## CONTACT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BERKSHIRE HATHAWAY HOMESERVICES | NEW ENGLAND PROPERTIES

COMMERCIAL DIVISION

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