

447 Montauk Ave., New London, Connecticut 06320

\$399,900



**Active** Office

Office  
 Listing ID : 24028010  
 Parcel Number: 1997835

DOM / CDOM: 95 / 95  
 County: New London  
 Neighborhood: N/A  
 Complex Name:  
 Is also for Sale/Lease: /

**Overview**

Modern & Contemporary 2540 Sq/Ft Single Story Office Building located south of Lawrence Memorial Hospital. Fully modernized with a great floor plan. Large & Open Rooms for a terrific sales room, training or masterminding business environment. Check out those pics & the Virtual Reality Tour. Wonderful lot & location consisting of more than 20 parking spaces with two accesses between School St & Montauk Avenue. Owner/Broker

**Structural/Parking Information**

Year Built:	1960	Construction:	Frame, Brick
Number of Stories:	1	Roof:	Asphalt Shingle
Number of Units:	1	Foundation:	Concrete
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	8
SqFt/SqFt Source:	2,541/Public Records	# of Restrooms:	2
Space is Subdividable:	Yes	# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	2541
Total Parking Spaces:	20	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	20 Total Spaces, Paved, Parking Lot	Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:	Sidewalk, Gutters		

**Building Information**

Present Use:	Real Estate Office	Tax Year:	July 2024-June 2025
Potential Use:	Office	Taxes:	\$8,830
Business Included:	No	Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	27.5	Gross Annual Expense:	
		Net Operating Income:	

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**Units**

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Office			2	2,541			Electric Range, Microwave, Refrigerator

**HOA**

Home Owner's Assoc.:	No	Association Fee Provides:	
Association Amenities:		Special Assessments / Details:	/
Association Fee / Frequency:	/		

**Utility Information**

Heat Type/Fuel:	Hot Air/Oil	Available Utilities:	Electric, Cable
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	200
Water Service:	Public Water Connected	Electric Phases:	
Sewer Service:		# of Electrical Services:	1
Sewage System:	Public Sewer Connected		
Annual Sewer Fee/Assessment:			

**Lot & Location**

Acres:	0.26	Lot Description:	Level Lot
Zoning:	R-1	In Flood Zone:	No
Location:	Urban	Elevation Certificate:	
Road Frontage Description:	Municipal Street	Available Documents:	None
Road Frontage Feet Approx:			
Traffic Count:			

Walk Score® : 63 Somewhat Walkable - Some errands can be accomplished on foot

**Listing Information**

Directions:	Montauk Ave to School St / Main parking lot access is off of School St	Acceptable Financing:	
Sign:	Yes	Date Available:	Negotiable
		Potential Short Sale / Comments:	No /
		The following items are not included in this sale:	

**Property Management**

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

**Marketing History**

List Price:	\$399,900	Entered in MLS:	07/08/2024
Previous List Price:	\$419,900	Listing Contract Date:	07/08/2024
Original List Price:	\$449,900	Listing Last Updated:	09/03/2024
Price Last Updated:	09/03/2024	Sale Financing:	
List Price as % of Assessed Value:	125%		

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