

COMMERCIAL

FOR SALE

33 BOSTON POST ROAD  
WATERFORD, CT 06385

Subject Property

Boston Post Rd



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01

# INVESTMENT OVERVIEW

THE OFFERING PROPERTY SUMMARY



INVESTMENT



# THE OFFERING

PROPERTY ADDRESS	33 BOSTON POST RD
ZONING	CG - GENERAL COMMERCIAL
LOT SIZE	0.74 ACRE
APPROXIMATE SQUARE FEET	14,672
APPROXIMATE TRAFFIC COUNT	9,700+
PRICE	550,000





# PROPERTY SUMMARY

**Position your business or investment along one of Waterford's most established commercial corridors at 33 Boston Post Road, a strategically located property offering exceptional visibility and accessibility in southeastern Connecticut. Situated along Route 1, this site benefits from strong daily traffic counts, prominent frontage, and convenient access to Interstate 95 and Route 32, making it highly attractive for commercial, service, or redevelopment-oriented users.**

**Boston Post Road serves as a primary retail and service spine for Waterford, connecting surrounding residential neighborhoods with regional employment centers, shopping, dining, and shoreline amenities. The property's location places it minutes from major employers including Electric Boat, the U.S. Naval Submarine Base New London, Lawrence + Memorial Hospital, and Connecticut College, supporting consistent demand driven by a stable and diverse workforce.**

**Waterford's favorable zoning environment and business-friendly climate allow for a wide range of commercial and mixed-use possibilities, making this site well-suited for owner-users, investors, or developers seeking long-term value along a proven corridor. Combined with strong regional connectivity, coastal quality of life, and ongoing demand for well-located commercial sites, 33 Boston Post Road represents a compelling opportunity within one of southeastern Connecticut's most desirable markets.**

## HIGHLIGHTS

- **High-visibility location along Boston Post Road (Route 1), Waterford's primary commercial corridor**
- **Excellent access to I-95, Route 32, and surrounding coastal and employment centers**
- **Strong daily traffic counts supporting retail, service, and commercial uses**
- **Proximity to major regional employers including Electric Boat, Naval Submarine Base New London, and Lawrence + Memorial Hospital**
- **Flexible zoning allowing for a range of commercial or redevelopment opportunities**
- **Located in a stable, well-established shoreline community with long-term demand drivers**



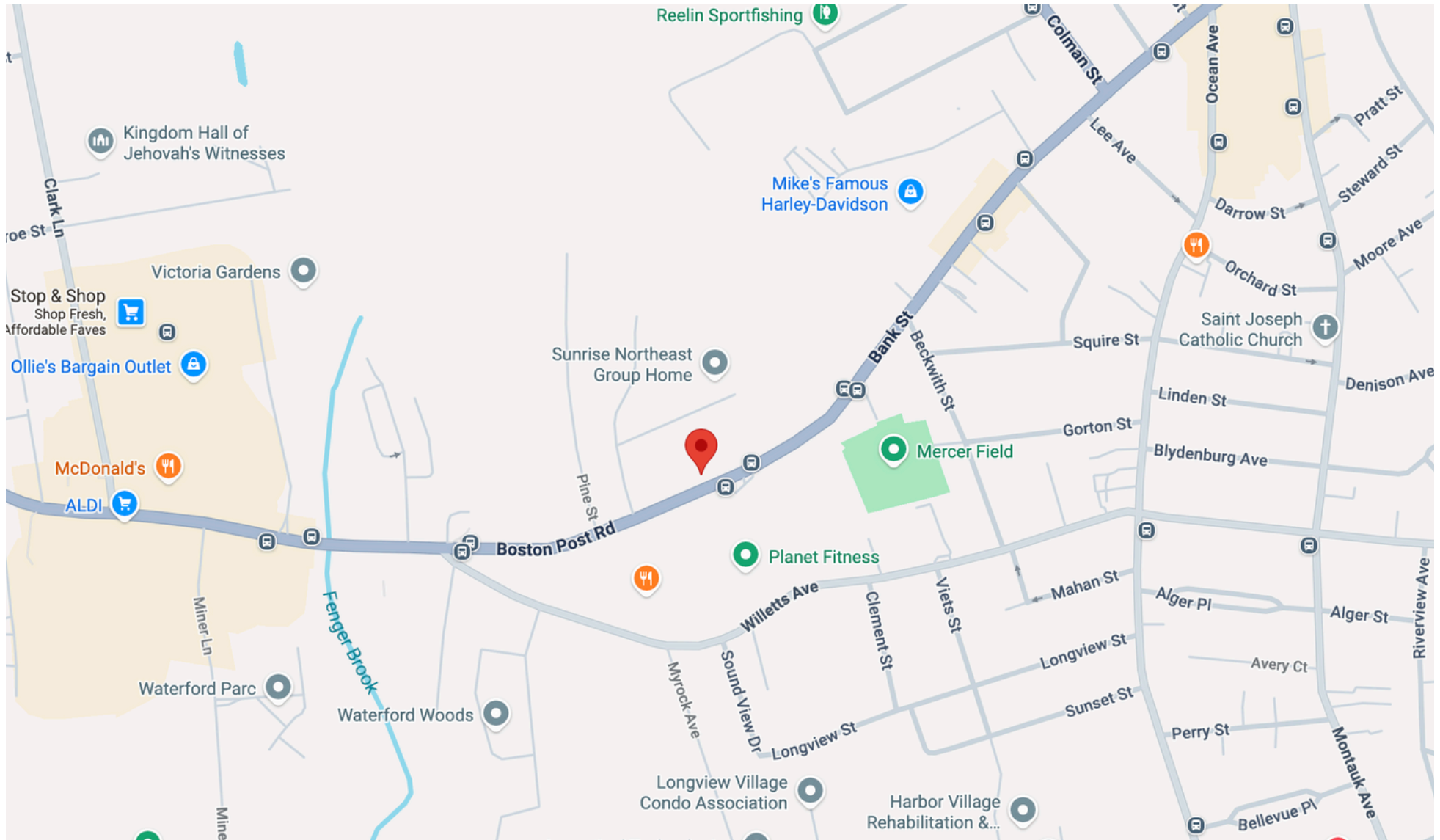
# 02

## MAPS & ZONING



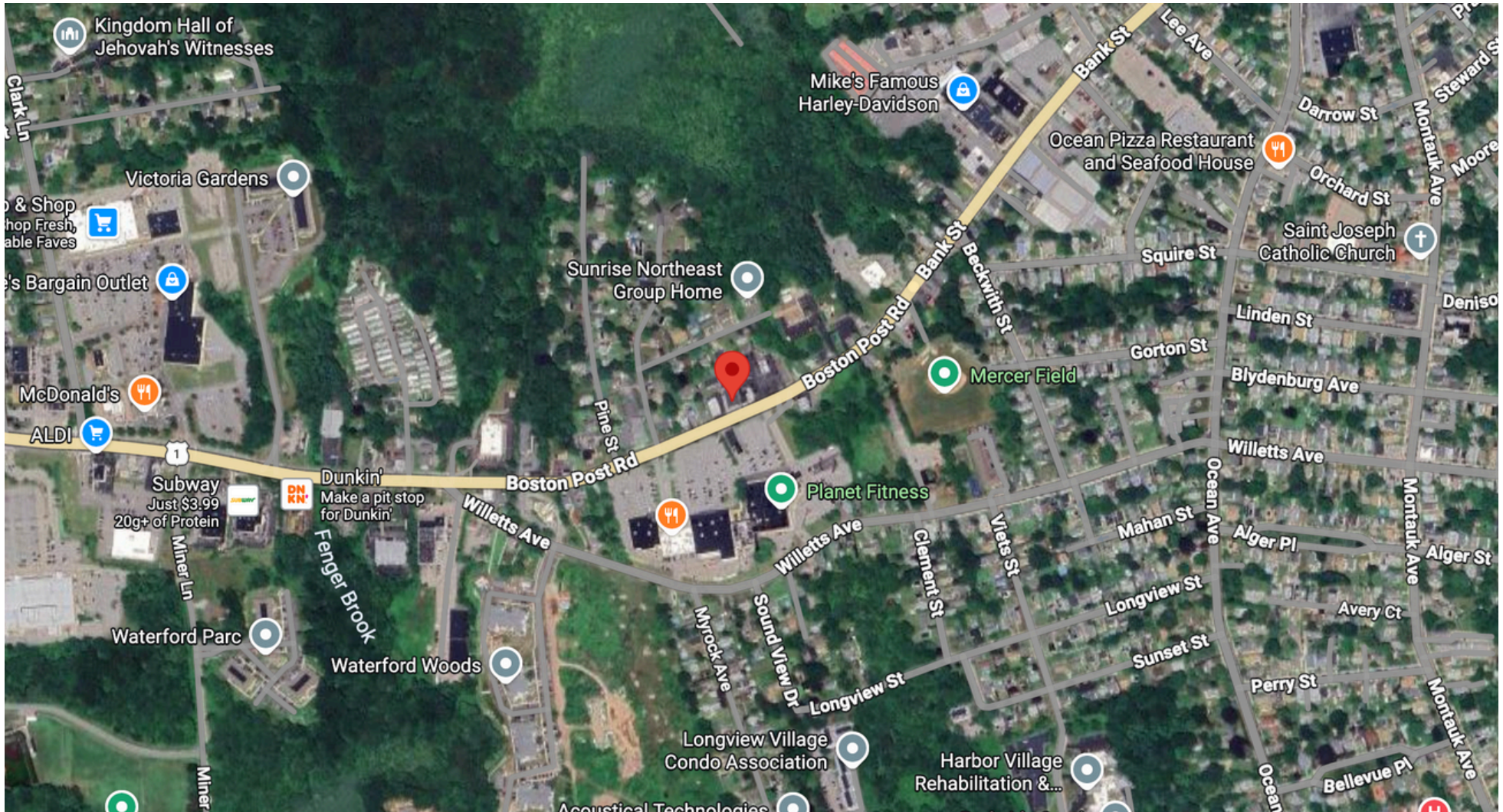


# LOCATION MAP



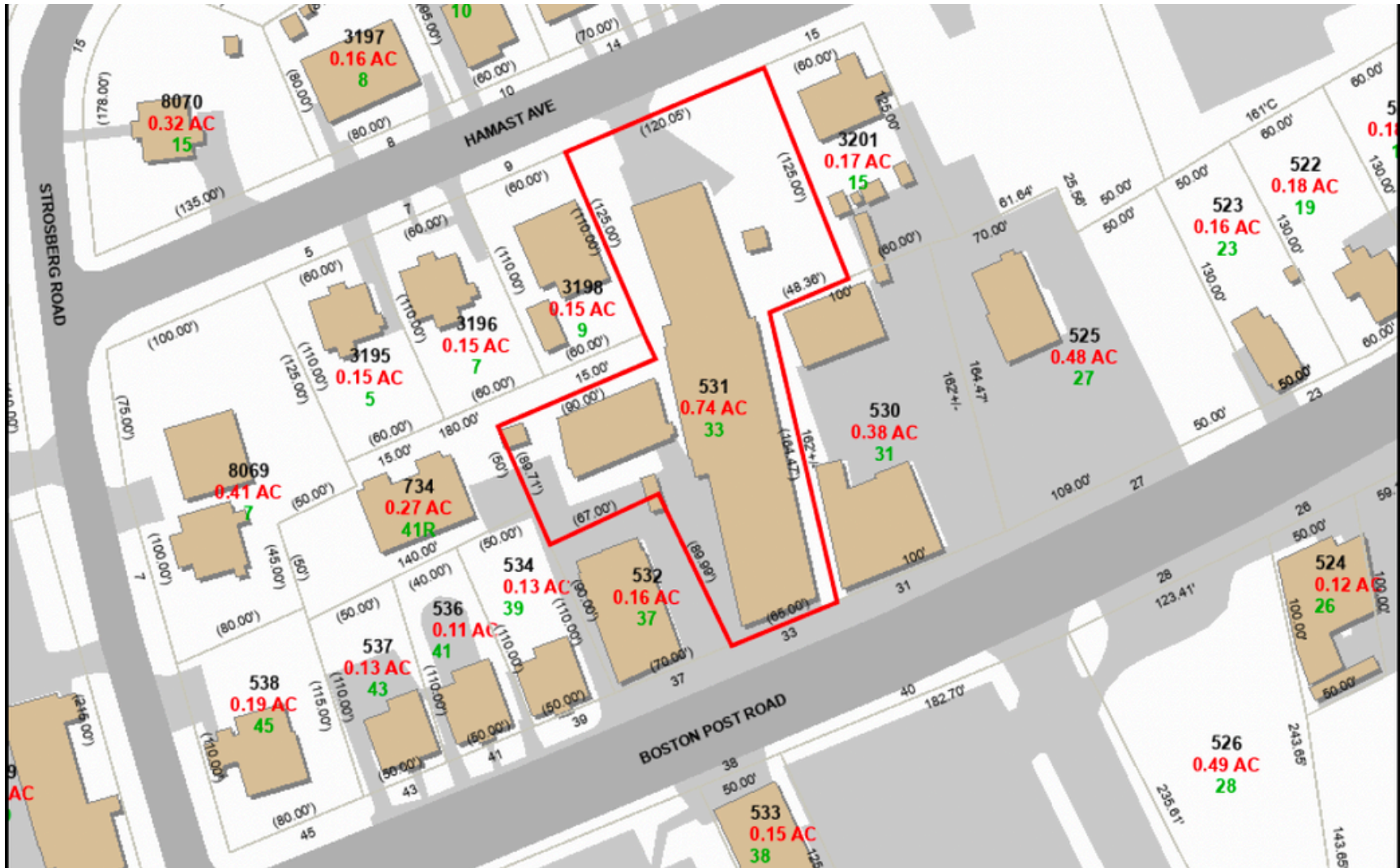


# LOCATION MAP



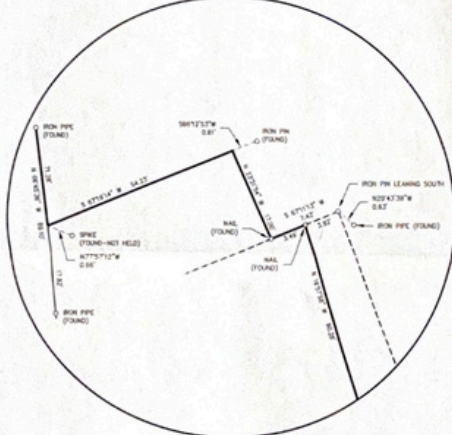


# SITE MAP

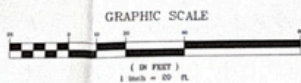
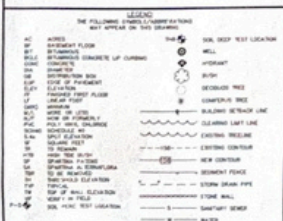




1. 1990-1991



NOT TO SCALE



GRAPHIC SCALE

1 inch = 25.4 mm.

HAMAST AVENUE

32,164.44 SQ FT ML  
0.74 ACRES ML

BOSTON POST ROAD  
(US ROUTE 1)



1997

- [illegible]

## MAP REFINEMENTS

3. CONJECTURE STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP ROAD WATERBORO  
CONNECTICUT, CORNER ROAD FROM WILLETTS AVE. EASTWARD TO THE NEW LONDON CITY LINE ROUTE  
5A1 SCALE 1"=100' NUMBER 80 SHEET 1 OF 1.
4. PLAIN SHOWING PROPERTY OF WHAT IS BRUCHNER AND CHRISTIAN HOLSTEN 23 & 27  
BOSTON POST ROAD WATERBORO, CONN. LAND SUPERIOR MAP #127 DECEMBER 24,  
1911 BY WILLIAM F. HENT LAND SUPERIOR (MAP #125)
5. PLAT OF LANDS OF WILTON K. BRUCHNER AND PHILIP L. BRUCHNER BOSTON POST ROAD  
WATERBORO, CONN. LAND SUPERIOR SCALE 1"=32' BY ROBERT L. BRUCHER LAND SUPERIOR  
(MAP #126)
6. PRELIMINARY PLAIN SHOWING LOTS-ORIGIN OF LANDS OF THE TOWNS OF WATERBORO, CONN. BELONGING  
TO WHAT IS STROBING SCALE 1"=40' MAY 1913 REVISED 3/4/19 BY CONEST L. JECHEFF  
CONJECTURE (MAP BOOK NO. 1026 PAGE 6-7)
7. PLAIN SHOWING PROPERTY OF IRVINE K. JARVIS CORNER BOSTON POST ROAD WATERBORO,  
CONNECTICUT AND 1/2 SECTION 5A1 SCALE 1"=100' APRIL 10, 2008 BY WILLIAM F. HENT LAND  
SUPERIOR (MAP #128)

LTN	DESCRIPTION	DATE
REVISIONS		

## REVISIONS

## BOUNDARY SURVEY

PROPERTY OF

33 BOSTON POST ROAD LLC

FOR PROPERTY LOCATED AT

3 BOSTON POST ROAD (US ROUTE 1)

Sheet No.

S-01

SHEET 1 OF

Scale:

Date  
AUGUST 20, 2024

Project No. 22037-2

2-15023

33 BOSTON POST ROAD, WATERFORD, CT



## **SECTION 8 - GENERAL COMMERCIAL DISTRICT (C-G)**

### **8.1 GENERAL**

The minimum lot size in this district shall be 30,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district. (Amended 7/2/90, Effective 7/13/90)

- 8.1.1 One-family dwellings.
- 8.1.2 Retail stores and service establishments.
- 8.1.3 Business offices and professional buildings.
- 8.1.4 Restaurants. (Revised 08/15/94)
- 8.1.5 Taverns and night clubs, subject to the provisions of Section 3.23 of these regulations.
- 8.1.6 Post Office.
- 8.1.7 Public libraries and firehouses.
- 8.1.8 Financial institutions.
- 8.1.9 Printing and publishing establishments.
- 8.1.10 Veterinary hospitals.
- 8.1.11 Convalescent nursing home, places for assisted living, hospitals, medical clinics or medical service laboratories. (Amended 8/19/08)
- 8.1.12 Funeral parlors and mortuary establishments.
- 8.1.13 Bowling alleys, theaters, assembly halls.
- 8.1.14 Private clubs and fraternal organizations.
- 8.1.15 Combined commercial, retail, and wholesale operations shall be permitted in the same structure, in those cases only, where the products offered for sale on a retail or wholesale basis, are the same. (Amended 9/8/08, Effective 10/1/08)
- 8.1.16 **ACCESSORY USES** as defined in Section 1 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.
- 8.1.17 Accessory Dwelling Units in accordance with Section 3.36 of these Regulations.

### **8.2 USES PERMITTED IN THE C-G DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT**

The following uses may be permitted in the C-G District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 8.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.
- 8.2.2 Cemeteries. Buildings and structures and sub-stations operated by utility companies, but excluding
- 8.2.3 service yards and outside storage areas.
- 8.2.4 Private educational institutions.
- 8.2.5 Service stations and filling stations, subject to the provisions of Section 3.25 of these regulations.
- 8.2.6 Motels and Hotels.

- 8.2.7 Municipal, state, and federal facilities, including garages and firehouses.
- 8.2.8 Light manufacturing.
- 8.2.9 Commercially operated tennis courts and/or private tennis clubs, and similar facilities for racquetball and paddle tennis.
- 8.2.10 Health spas and gymnasiums.
- 8.2.11 Skating rinks.
- 8.2.12 Sports arenas.
- 8.2.13 Marinas and boat yards.
- 8.2.14 Swimming pools and swimming clubs.
- 8.2.15 Establishments primarily offering electronic games.  
(Effective Date: August 12, 1982)
- 8.2.16 NEIGHBORHOOD and COMMUNITY SHOPPING CENTERS as defined in Section 1 of these regulations.
- 8.2.17 Car Washes (Effective 11/1/2001)
- 8.2.18 School Bus Parking Facilities that include outdoor parking facilities for operable school busses and not more than one administrative office and are subject to a contract with the Waterford Board of Education or a contract with a Board of Education from an abutting municipality. (Effective 7/15/2018)

### **8.3 MINIMUM LOT FRONTAGE AND WIDTH**

No lot in this district shall have less than 125 feet frontage on a public street, and each lot shall be at least 150 feet in width at the building line.

### **8.4 MINIMUM SETBACKS**

- 8.4.1 Front Yard - 75 feet.
- 8.4.2 Side Yard - 30 feet.
- 8.4.3 Rear Yard - 50 feet.

### **8.5 BUILDING COVERAGE**

The aggregate building coverage on any lot in this district shall not exceed 25% of the total area of said lot.

### **8.6 MAXIMUM BUILDING HEIGHT**

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 40 feet, except as provided in Section 3.6 of these regulations.

### **8.7 OFF-STREET PARKING**

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

### **8.8 SIGNS**

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.



**8.9 ENVIRONMENTAL PROTECTION**

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

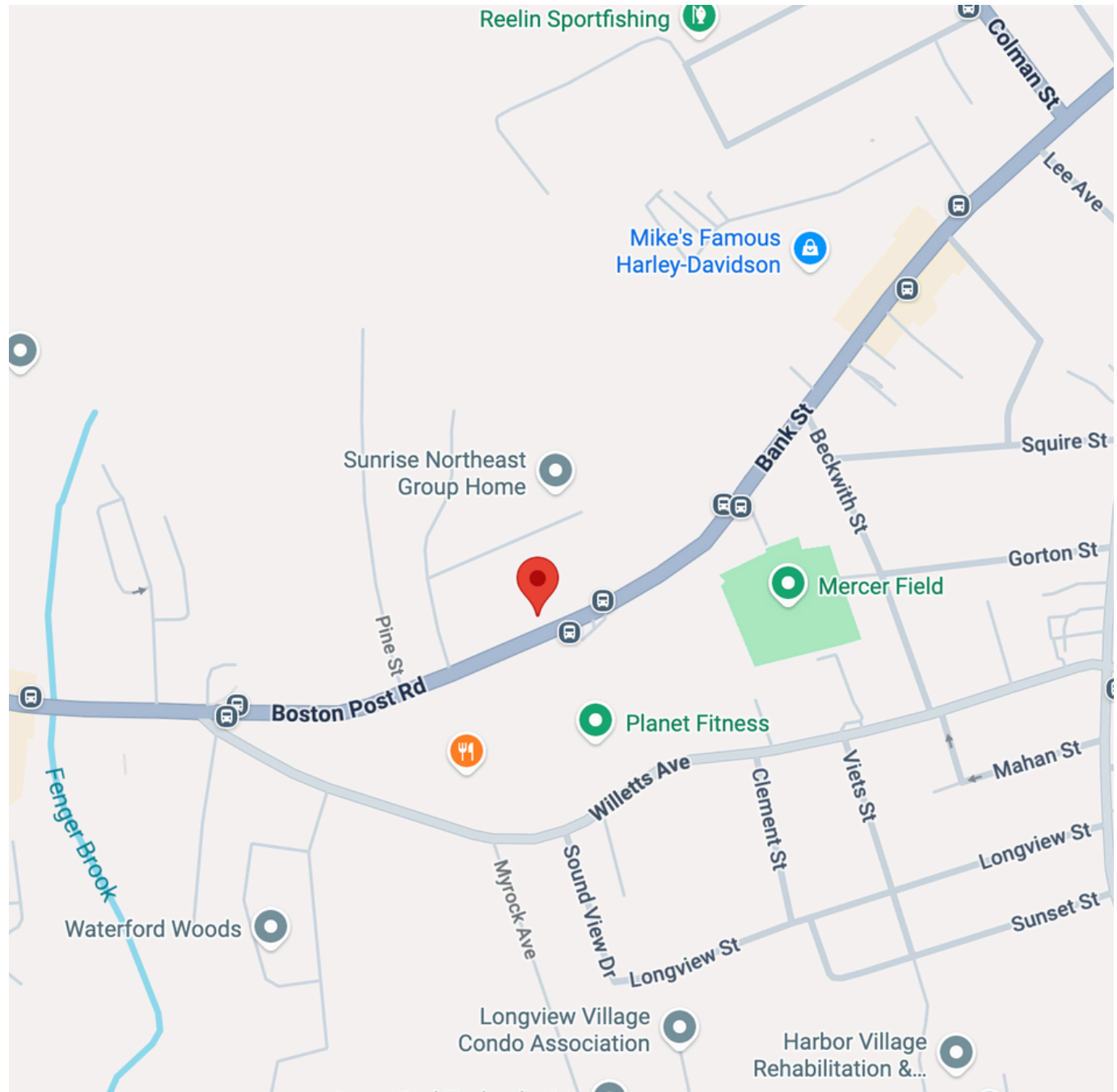
**8.10 SITE PLAN APPROVAL**

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.



# 03

## AREA OVERVIEW



# MARKET OVERVIEW: WATERFORD, CT

**Strategically positioned along Connecticut's southeastern shoreline, Waterford is a highly desirable coastal community known for its strong demographics, diversified employment base, and proximity to major regional economic drivers. Located between New London and East Lyme, Waterford benefits from direct access to Interstate 95, Route 1 (Boston Post Road), and Route 32, providing seamless connectivity throughout Southeastern Connecticut and the broader Northeast Corridor.**

**Waterford's location places it within minutes of the region's most significant employers and institutions, including Electric Boat, the U.S. Naval Submarine Base New London, Lawrence + Memorial Hospital, and Connecticut College. The town is approximately 45 minutes from Providence, Rhode Island, under 2 hours from Boston, and just over 2.5 hours from New York City. Additional regional accessibility is supported by Amtrak rail service, Shore Line East commuter rail, and nearby airports including T.F. Green International Airport and Bradley International Airport.**

**With a population of approximately 19,000 residents and inclusion in the larger New London metropolitan area, Waterford maintains a stable and well-educated workforce with above-average household incomes for the region. The local economy is anchored by defense manufacturing, healthcare, education, energy, and professional services, providing long-term employment stability and demand for commercial and residential real estate.**

**Boston Post Road (Route 1) serves as one of Waterford's primary commercial corridors, characterized by strong traffic counts, established retail and service uses, and convenient access to surrounding residential neighborhoods. Properties along this corridor benefit from excellent visibility, ease of access, and proximity to regional shopping, dining, and employment centers, making it an attractive location for commercial users, mixed-use concepts, and redevelopment opportunities.**

**Waterford is also recognized for its exceptional quality of life, featuring a coastline along Long Island Sound, public beaches, marinas, and recreational amenities. Cultural assets such as the Eugene O'Neill Theater Center further enhance the town's appeal, drawing visitors and supporting a vibrant local economy.**

**With its combination of strategic location, strong infrastructure, stable employment base, and continued demand for well-located commercial sites, Waterford represents a compelling investment environment within Southeastern Connecticut. Properties situated along Boston Post Road are particularly well-positioned to benefit from long-term economic stability, redevelopment potential, and sustained regional growth.**



# Waterford, Connecticut

## General

	Waterford	State
ACS, 2019–2023		
Current Population	19,629	3,598,348
Land Area <i>mi²</i>	33	4,842
Population Density <i>people per mi²</i>	600	743
Number of Households	8,047	1,420,170
Median Age	47	41
Median Household Income	\$109,485	\$93,760
Poverty Rate	5%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Retail Trade	2,324	
<i>Clothing, Shoes &amp; Jewelry Retail</i>		18%
2 Health Care and Social Assistance	1,402	
<i>Ambulatory Health Care Services</i>		55%
3 Manufacturing	733	
<i>Chemical Mfg</i>		34%
4 Utilities	729	
<i>Utilities</i>		100%
5 Construction	520	
<i>Specialty Trade Contractors</i>		53%
Total Jobs, All Industries		9,072

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	138	155	201	173	185

Total Active Businesses 1,527

### Key Employers

Data from Municipalities, 2025

- 1 Dominion Energy
- 2 Analysts
- 3 Eugene O'Neill Theater
- 4 Seaconn Fabrication LLC
- 5 Defender Industries LLC

## Demographics

ACS, 2019–2023

### Age Distribution

	Waterford	State
Under 10	1,776	10%
10 to 19	2,299	13%
20 to 29	2,198	13%
30 to 39	2,038	13%
40 to 49	2,564	12%
50 to 59	3,061	14%
60 to 69	2,594	13%
70 to 79	1,821	8%
80 and over	1,278	4%

### Race and Ethnicity

	Waterford	State
Asian	5%	5%
Black	2%	10%
Hispanic or Latino/a	6%	18%
White	83%	63%
Other	4%	5%

*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home

	Waterford	State
English	77%	93%
Spanish	2%	13%

### Educational Attainment

	Waterford	State
High School Diploma Only	26%	29%
Associate Degree	7%	8%
Bachelor's Degree	23%	23%
Master's Degree or Higher	17%	19%

## Housing

ACS, 2019–2023

	Waterford	State
Median Home Value	\$325,300	\$343,200
Median Rent	\$1,561	\$1,431
Housing Units	8,929	1,536,049

	Waterford	State
Owner-Occupied	66%	81%
Detached or Semi-Detached	65%	88%
Vacant	8%	10%

## Schools

CT Department of Education, 2024–25

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Waterford School District	PK-12	2,281	72	89%
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24	Math	ELA
Waterford School District	56%	56%
Statewide	44%	49%

# Waterford, Connecticut

## Labor Force

CT Department of Labor, 2024

Employed	Waterford	State
Unemployed	9,653	1,842,285
Unemployment Rate	320	67,181
Self-Employment Rate*		

\*ACS, 2019–2023



### Catchment Areas of 15mi, 30mi, and 60mi



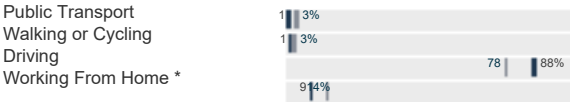
## Access

ACS, 2019–2023

Mean Commute Time *	22 min	26 min
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### Commute Mode



### Public Transit

CTtransit Service	-
Other Public Bus Operations	Southeast Area Transit District (SEAT)
Train Service	-

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

### Municipal Revenue

Total Revenue	\$105,815,970
Property Tax Revenue	\$93,937,215
per capita	\$4,792
per capita, as % of state avg.	146%
Intergovernmental Revenue	\$9,334,839
Revenue to Expenditure Ratio	105%

### Municipal Expenditure

Total Expenditure	\$100,482,924
Educational	\$58,640,004
Other	\$41,842,920

### Grand List

Equalized Net Grand List	\$5,460,500,822
per capita	\$278,554
per capita, as % of state avg.	156%
Commercial/Industrial	37%
Share of Net Grand List	27.64
Actual Mill Rate	17.21
Equalized Mill Rate	

### Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AA
Total Indebtedness	\$67,179,794
per capita	\$3,427
per capita, as % of state avg.	117%
as percent of expenditures	67%
Annual Debt Service	\$7,934,633
as % of expenditures	8%

### About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.



# TRAFFIC COUNT

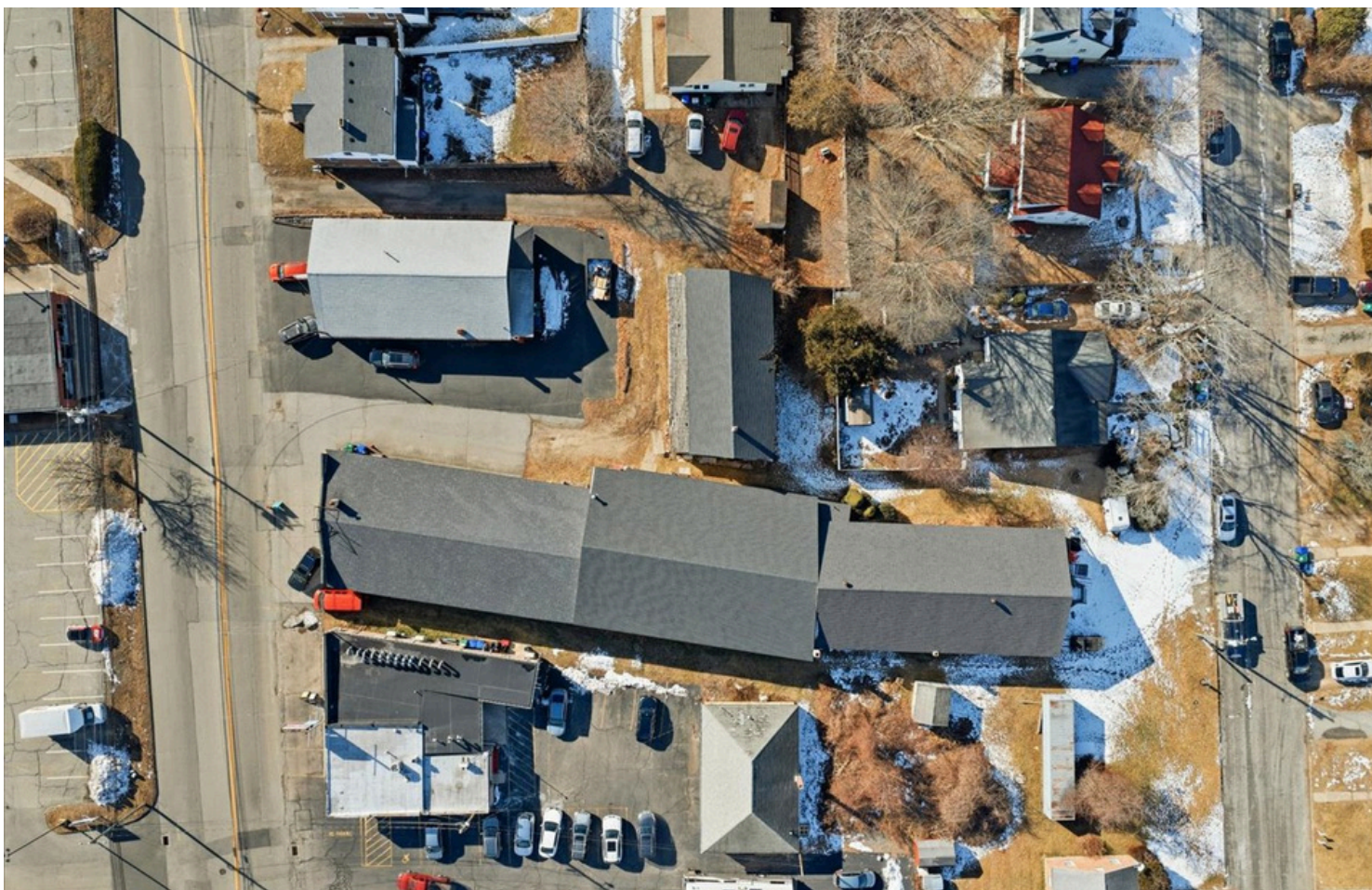
## Traffic Monitoring Station Viewer





# 04

## STREET CARD





## 33 BOSTON POST ROAD

**Location** 33 BOSTON POST ROAD**Mblu** 134/ / 531/ /**Acct#** 00051800**Owner** 33 BOSTON POST ROAD LLC**Assessment** \$250,150**Appraisal** \$357,360**PID** 531**Building Count** 2

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$224,780	\$132,580	\$357,360
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$157,340	\$92,810	\$250,150

### Parcel Addresses

Additional Addresses		
Address	City, State Zip	Type
33 BOSTON POST ROAD		Secondary

### Owner of Record

**Owner** 33 BOSTON POST ROAD LLC**Co-Owner****Sale Price** \$350,000**Certificate****Book & Page** 1777/171**Sale Date** 05/02/2022**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
33 BOSTON POST ROAD LLC	\$350,000		1777/171	00	05/02/2022
BRUCKNER MARK H	\$0		0511/0608	00	04/24/2000
BRUCKNER PHILLIP	\$0		0355/0213	00	01/03/1989
BRUCKNER PHILLIP	\$0		0141/0209	00	06/29/1962

**Building Information****Building 1 : Section 1**

**Year Built:** 1940  
**Living Area:** 3,312  
**Replacement Cost:** \$137,473  
**Building Percent Good:** 20

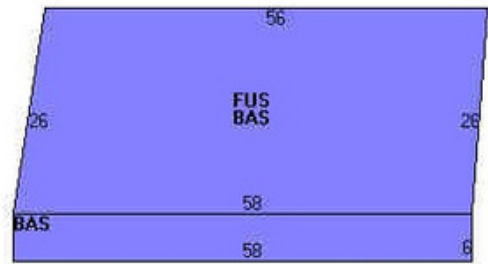
Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Ind/Comm
Grade	Fair 2.00
Stories:	1.00 Brick
Occupancy	Veneer
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil Forced Hot
Heating Type	Air None
% Central Air	Poured Conc
Foundation	Comm Mdl 96 0
Bldg Use	0 0
Total Rooms	
Total Bedrms	
Total Fixtures	
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	LIGHT
% Finished	30
Class	C
Wall Height	8.00

**Building 2 : Section 1**

**Year Built:** 1955

**Building Photo**

(<https://images.vgsi.com/photos/WaterfordCTPhotos//00\00\79\76.JPG>)

**Building Layout**

([https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/531\\_531.jpg](https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/531_531.jpg))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,830	1,830
FUS	Finished Upper Story	1,482	1,482
		3,312	3,312



**Living Area:** 11,276  
**Replacement Cost:** \$685,335  
**Building Percent Good:** 28

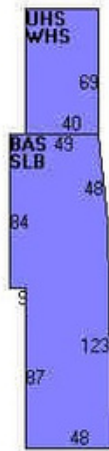
Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Furniture Store
MODEL	Ind/Comm
Grade	Fair
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Plaster
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet Gas
Heating Fuel	Forced Hot Air
Heating Type	None Poured
% Central Air	Conc Comm
Foundation	Mdl 96 0 0 4
Bldg Use	
Total Rooms	
Total Bedrms	
Total Fixtures	
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
% Finished	60
Class	C
Wall Height	12.00

### Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos//default.jpg>)

### Building Layout



([https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/531\\_20014.jpg](https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/531_20014.jpg))

Building Sub-Areas (sq ft)			<b><u>Legend</u></b>
Code	Description	Gross Area	Living Area
BAS	First Floor	8,516	8,516
WHS	Warehouse	2,760	2,760
SLB	Slab	8,516	0
UHS	Unfinished Half Story	2,760	0
		22,552	11,276

### Extra Features

Extra Features	<b><u>Legend</u></b>
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	296	Size (Acres)	0.74 0 0
Description	Comm Mdl 96	Frontage	\$92,810
Zone	C-G	Depth	\$132,580
Neighborhood	BPR1	Assessed Value	
Alt Land Appr	No	Appraised Value	
Category			

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	3000.00 S.F.	\$4,500	1
SHD1	Shed	FR	Frame	120.00 S.F.	\$900	2

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$224,780	\$132,580	\$357,360
2022	\$224,780	\$132,580	\$357,360

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$157,340	\$92,810	\$250,150
2022	\$157,340	\$92,810	\$250,150





# Town Of Waterford

Town Of Waterford
15 ROPE FERRY ROAD
WATERFORD, CT 06385
860-444-5816

## Bill Information

**\*2024010001086\***

## Taxpayer Information

Taxpayer Information			
Bill #	2024-1-0001086 (REAL ESTATE)	Town Benefit	
Unique ID	00051800	Elderly Benefit	
District/Flag			
Name	33 BOSTON POST ROAD LLC	Assessment	275,165
Care of/DBA		Exemption	0
Address		Net	275,165
Detail Information	33 BOSTON POST ROAD	Mill Rate      Town 23.36	
Volume/Page			

Bill Information As of 11/04/2025

Installment Inst #	Due Date	Town			Total Due	
Inst #2	07/01/2025	2,921.75			Tax/ Princ/ Bond Due	3,213.93
Inst #3 Inst #4	01/01/2026	2,921.75			Interest Due	241.04
Total Adjustments					Lien Due	0.00
Total Installment + Adjustment					Fee Due	518.25
		584.36			Total Due Now	3,973.22
		6,427.86			Balance Due	7,187.15
Total Payments		0.00				

\*\*\* Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. \*\*\*

### Payment History

[illegible]

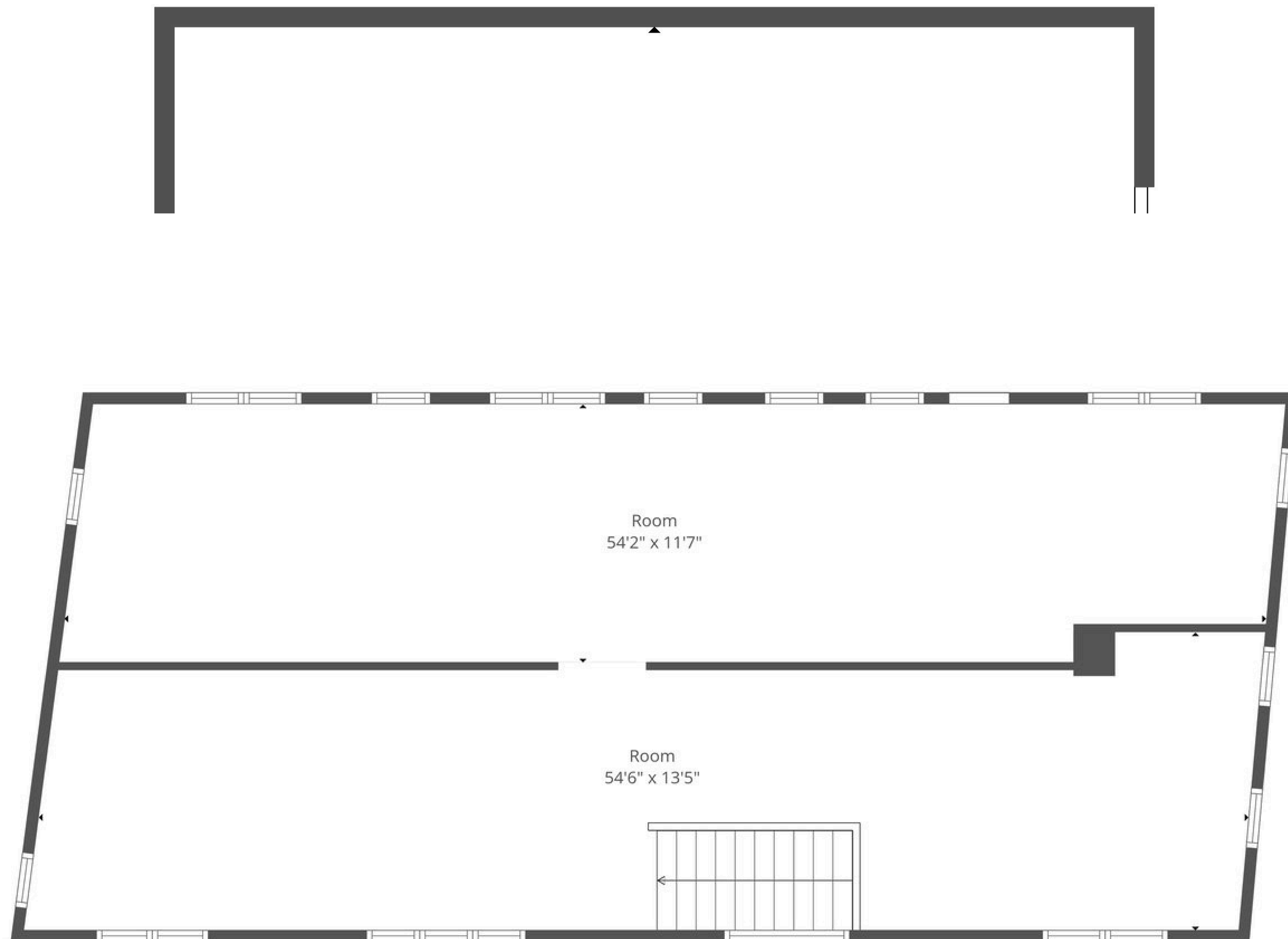
*** Total payments made to taxes in	2024	\$0.00
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# 05

## FLOOR PLANS





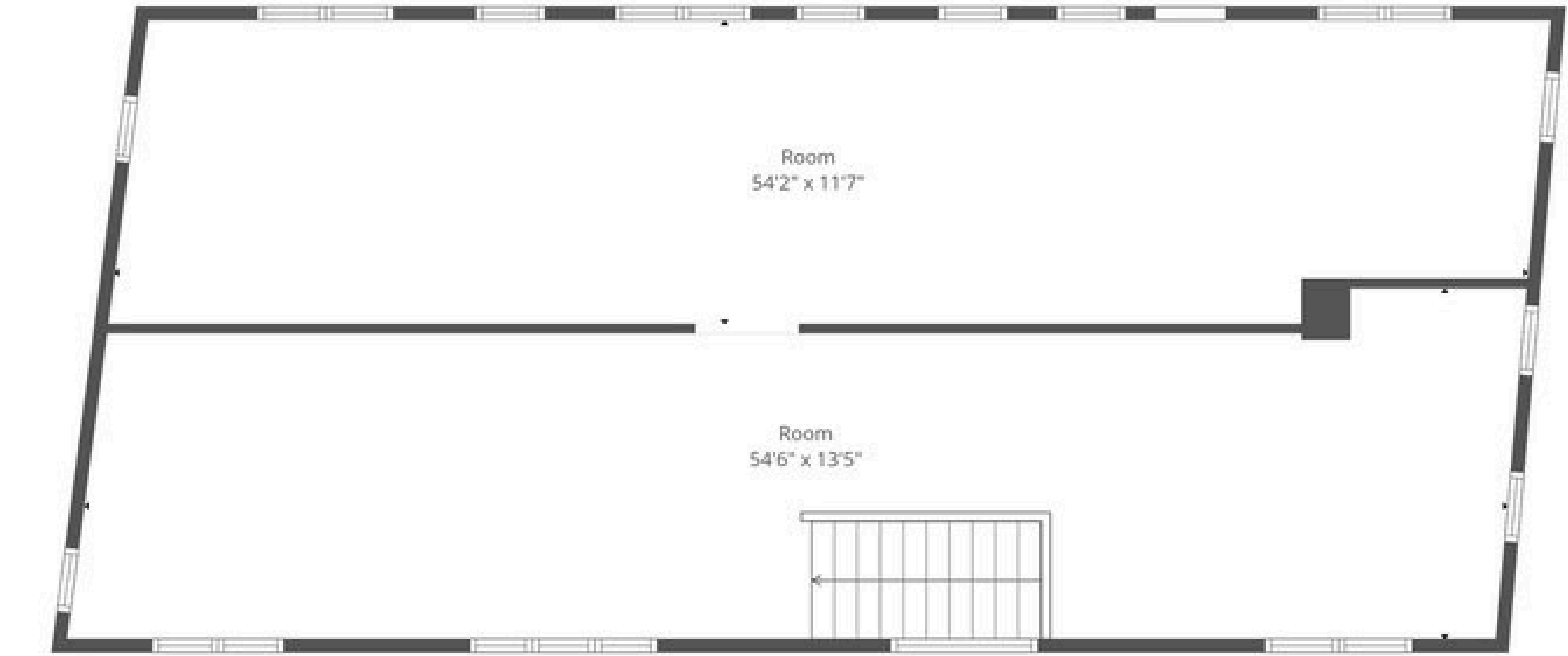
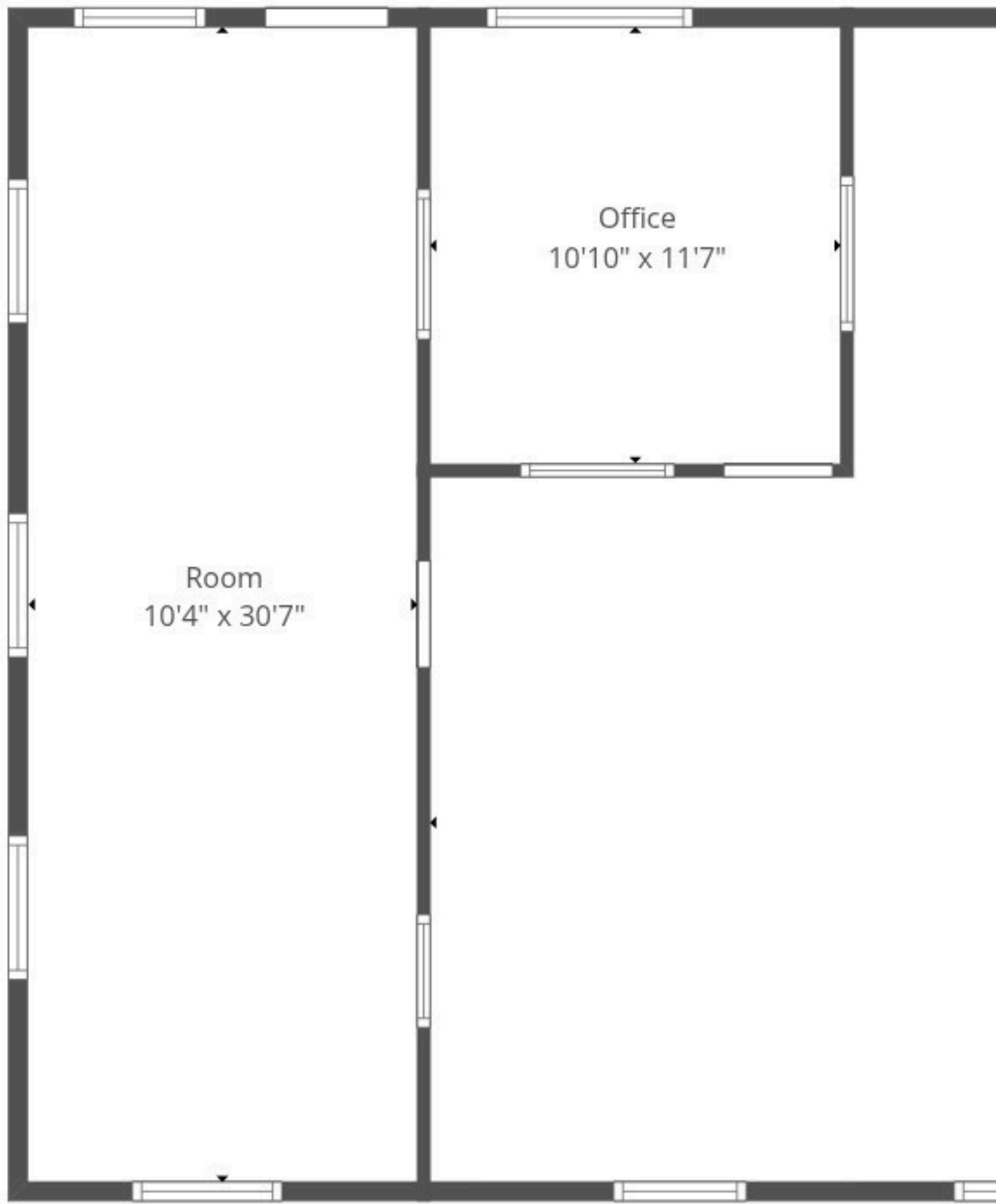


**TOTAL: 0 sq. ft**  
1st floor: 0 sq. ft, 2nd floor: 0 sq. ft  
EXCLUDED AREAS: STORAGE: 1692 sq. ft, ROOM: 1287 sq. ft, WALLS: 166 sq. ft

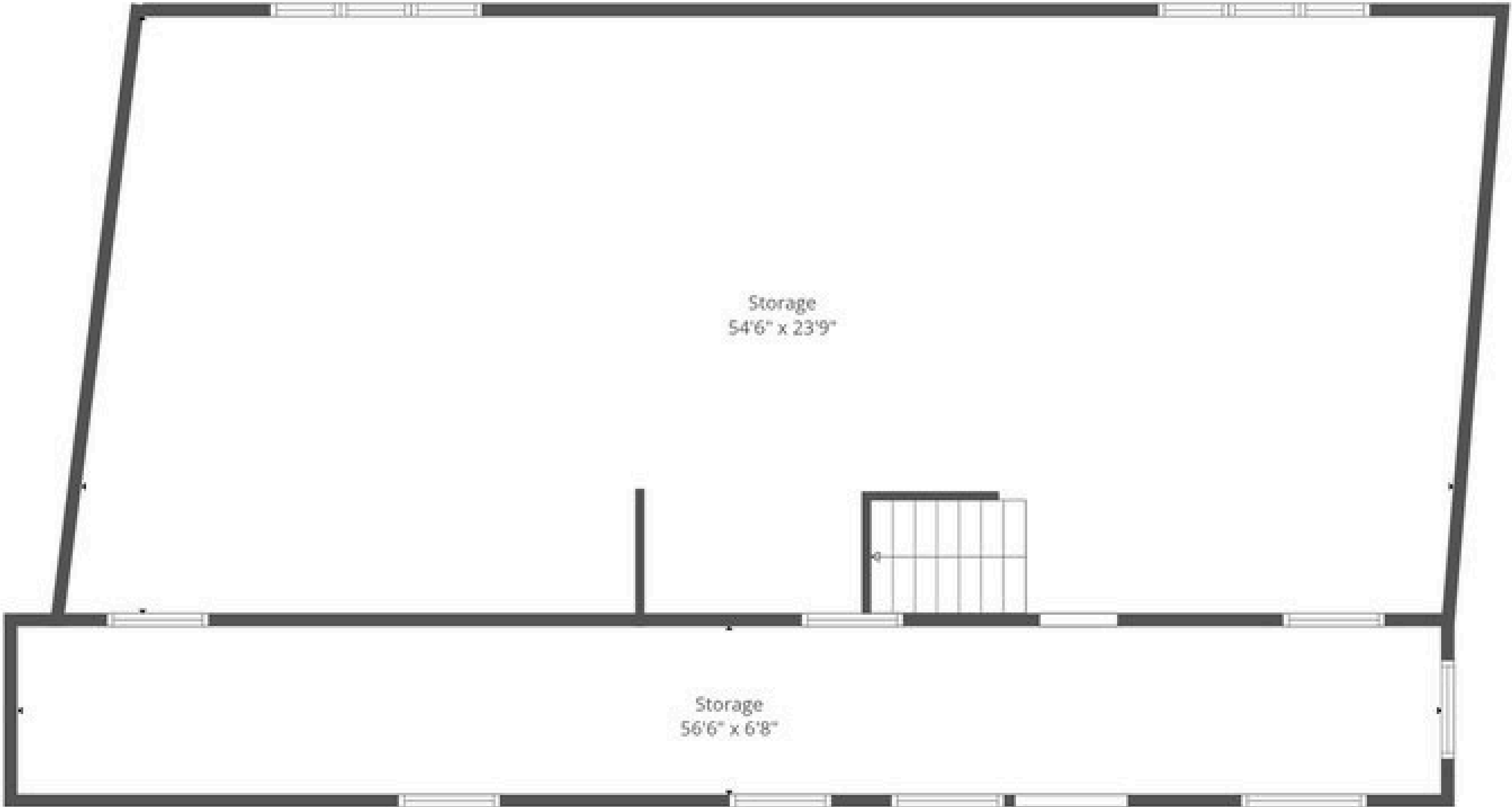
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**TOTAL: 5361 sq. ft**  
BELOW GRADE: 0 sq. ft, FLOOR 2: 5361 sq. ft  
EXCLUDED AREAS: BASEMENT: 772 sq. ft, WALLS: 261 sq. ft

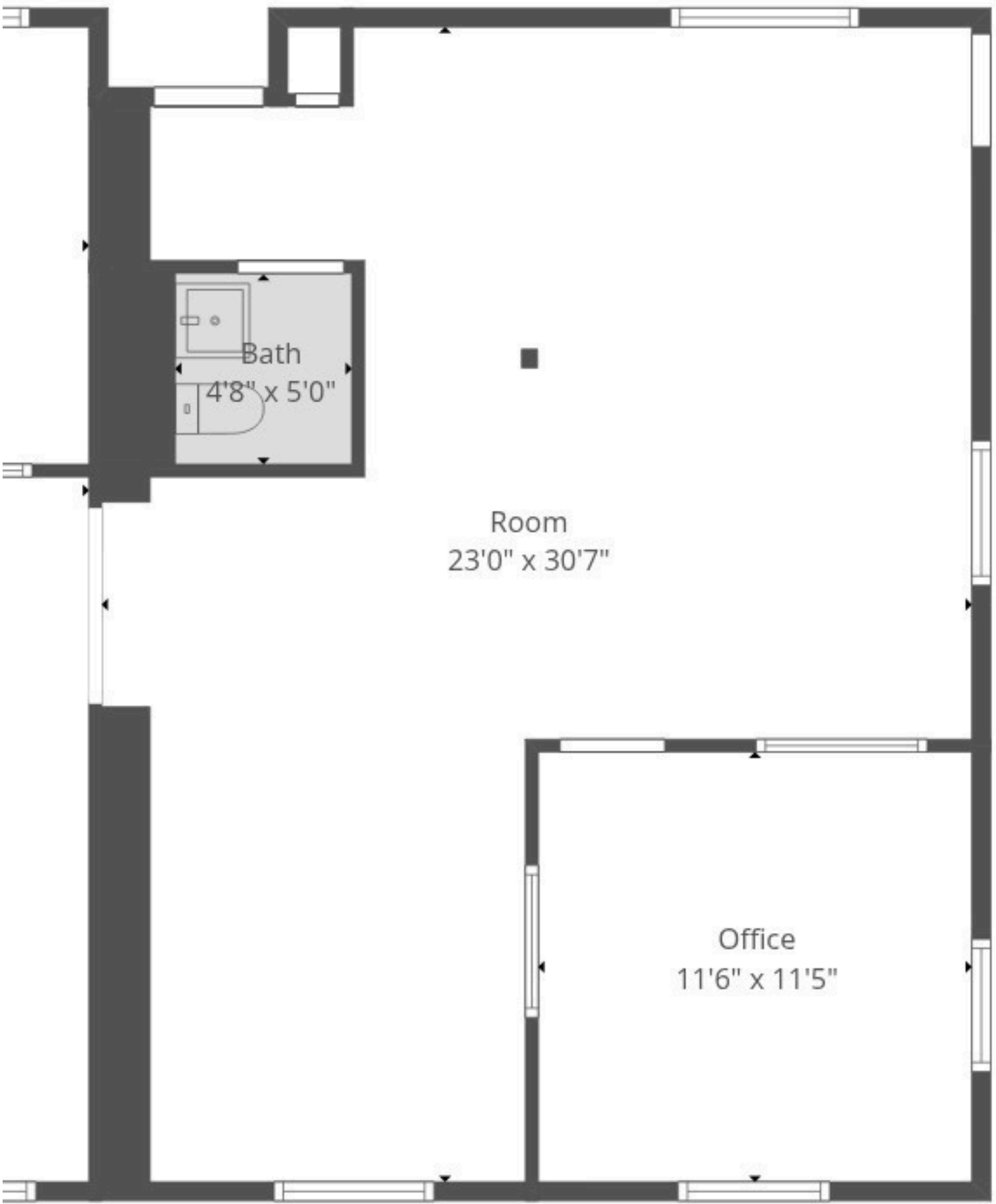
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



2nd Floor



1st Floor

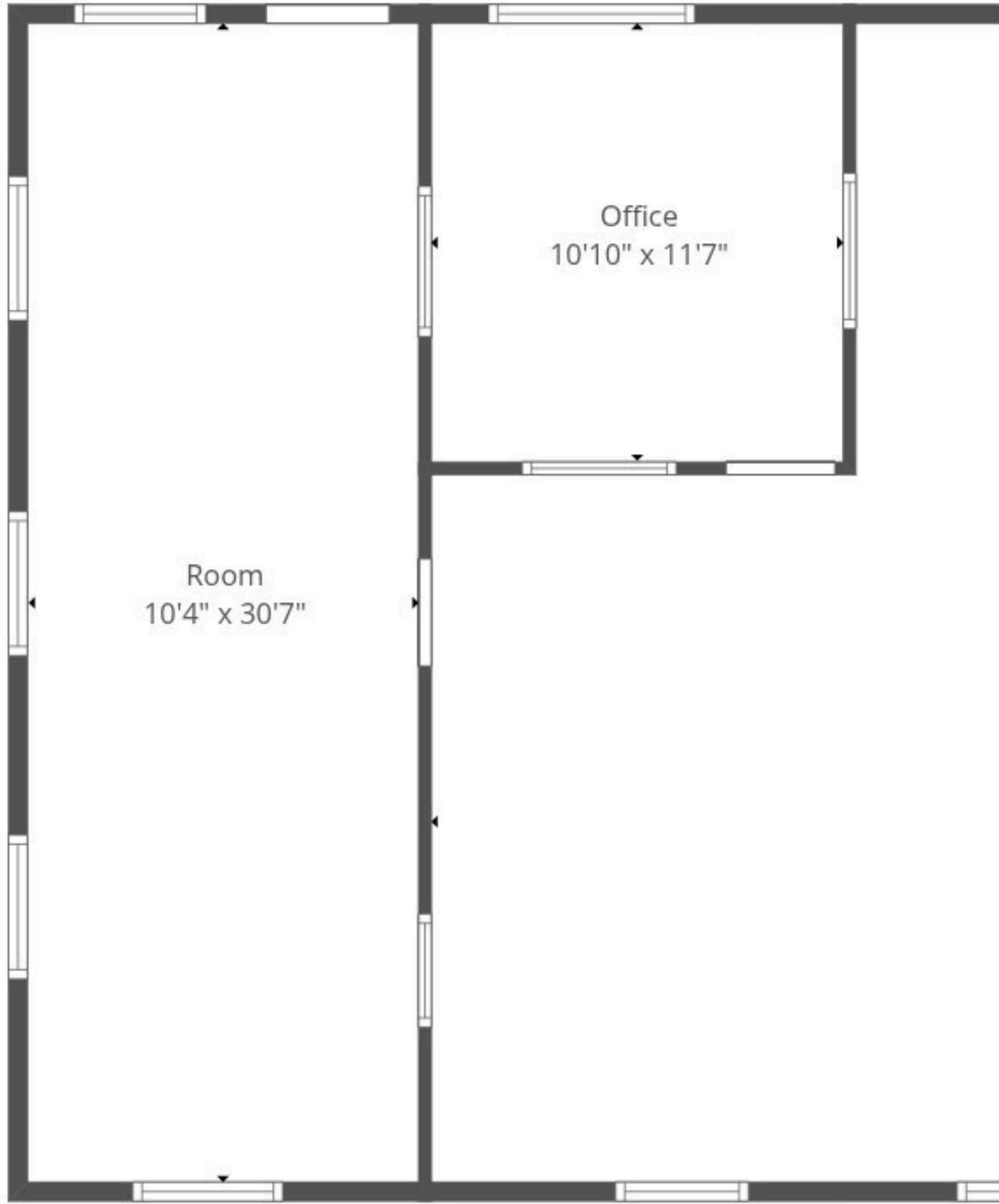


**TOTAL: 0 sq. ft**  
1st floor: 0 sq. ft, 2nd floor: 0 sq. ft  
EXCLUDED AREAS: STORAGE: 1692 sq. ft, ROOM: 1287 sq. ft, WALLS: 166 sq. ft

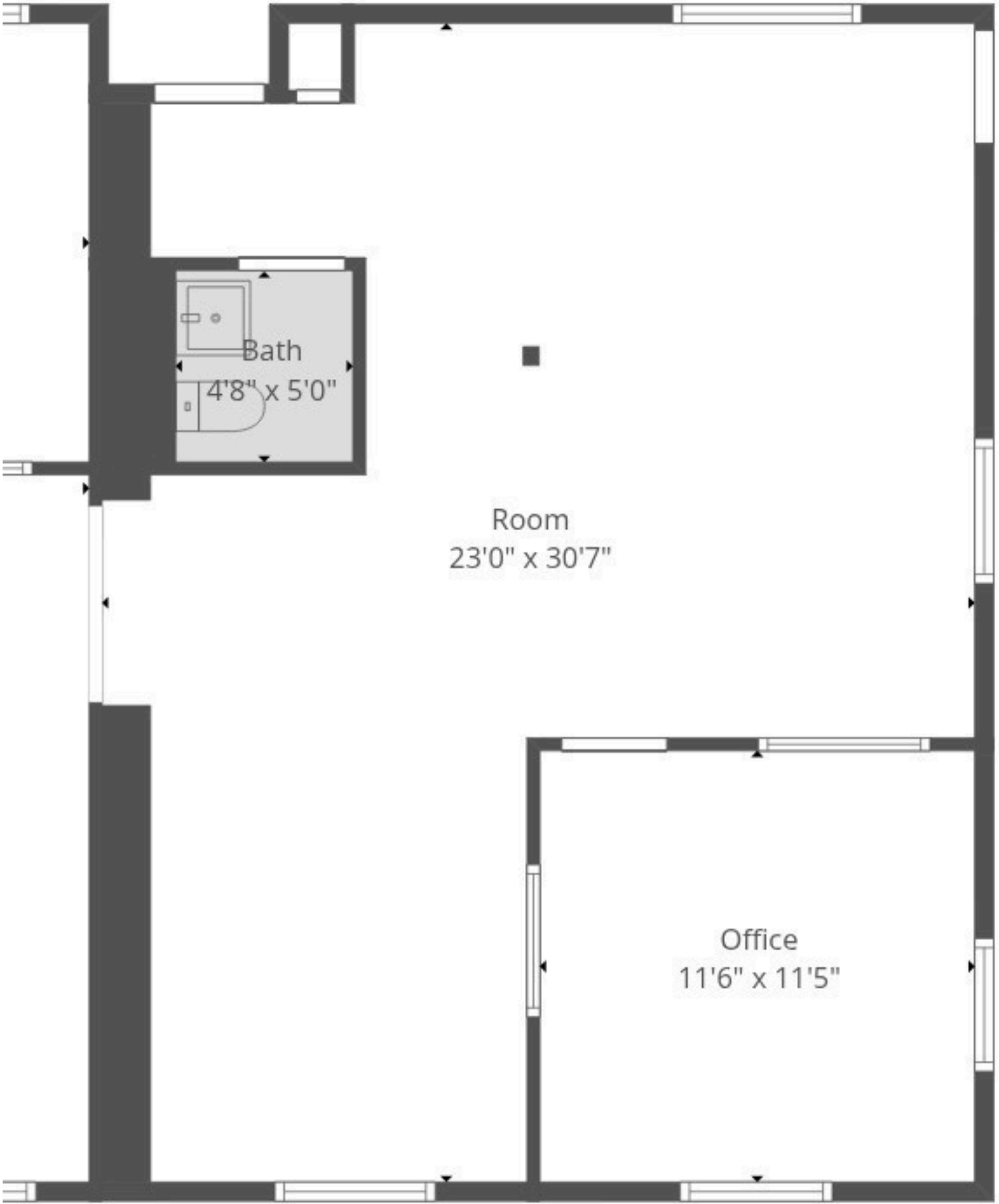
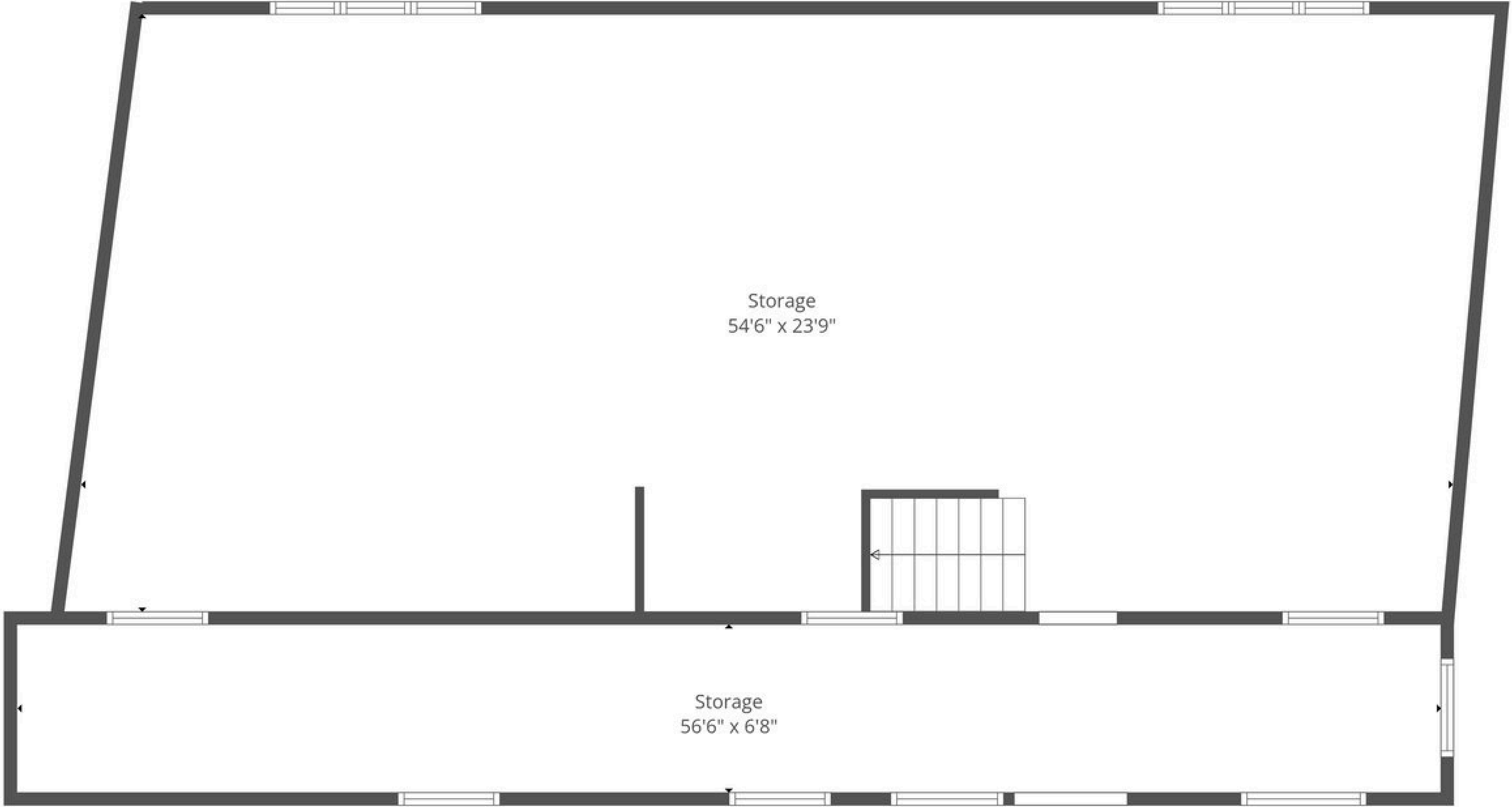
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**TOTAL: 5361 sq. ft**  
BELOW GRADE: 0 sq. ft, FLOOR 2: 5361 sq. ft  
EXCLUDED AREAS: BASEMENT: 772 sq. ft, WALLS: 261 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Floor 2



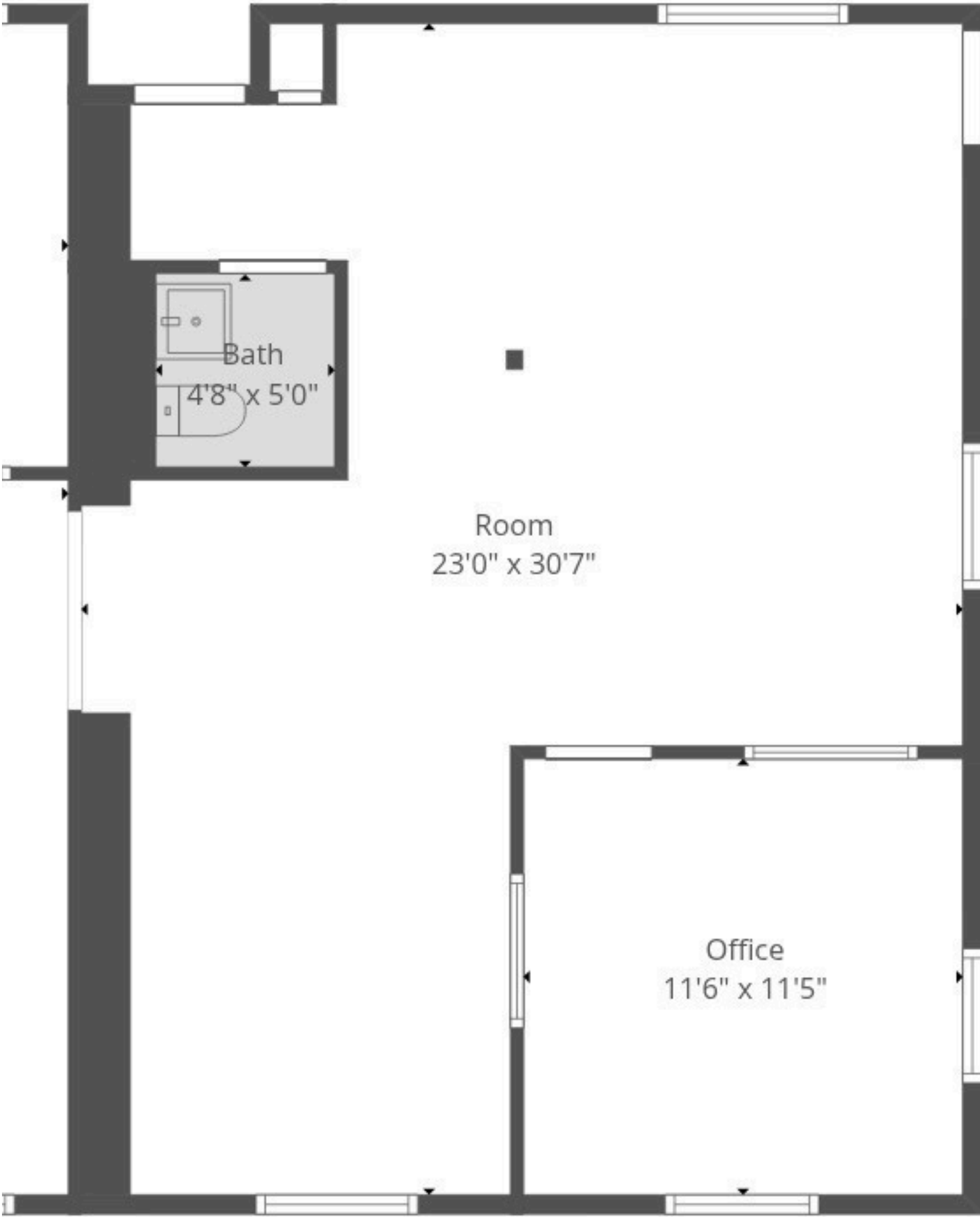
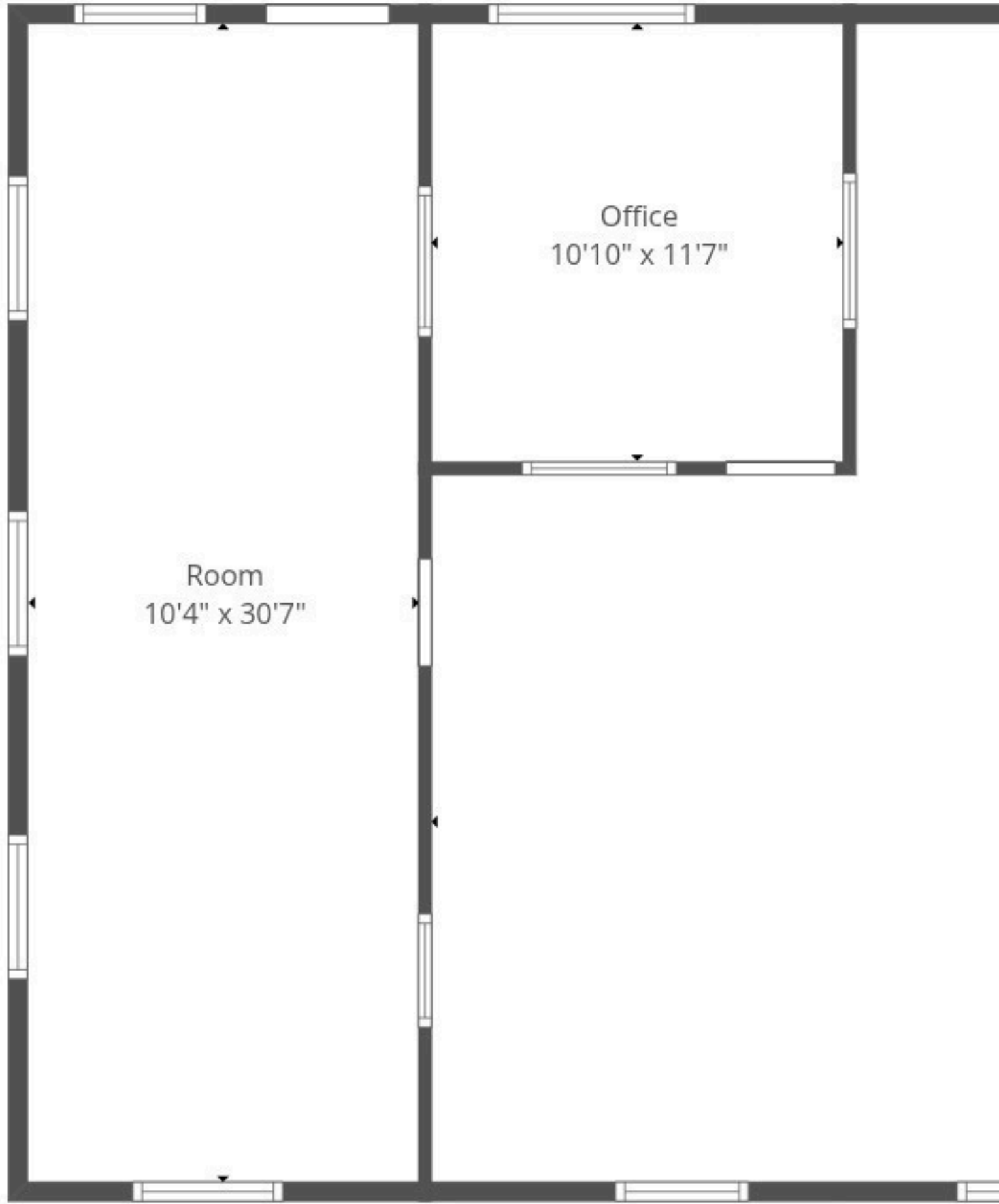
**TOTAL: 0 sq. ft**  
1st floor: 0 sq. ft, 2nd floor: 0 sq. ft  
EXCLUDED AREAS: STORAGE: 1692 sq. ft, ROOM: 1287 sq. ft, WALLS: 166 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**TOTAL: 5361 sq. ft**  
BELOW GRADE: 0 sq. ft, FLOOR 2: 5361 sq. ft  
EXCLUDED AREAS: BASEMENT: 772 sq. ft, WALLS: 261 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





**TOTAL: 69 sq. ft**  
1st floor: 69 sq. ft  
EXCLUDED AREAS: WORKSHOP: 9713 sq. ft, UTILITY: 76 sq. ft, WALLS: 290 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**TOTAL: 5361 sq. ft**  
BELOW GRADE: 0 sq. ft, FLOOR 2: 5361 sq. ft  
EXCLUDED AREAS: BASEMENT: 772 sq. ft, WALLS: 261 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# 06

## DEED





Return to:

33 Boston Post Rd LLC  
49 Jay St.  
New London CT 06320

**WARRANTY DEED**

*To all People to Whom these Presents shall Come, Greeting:*

*Know Ye*, that I, **MARK H. BRUCKNER**, of the Town of Waterford, County of New London, and State of Connecticut (hereinafter referred to as the "Grantor"), **for the consideration of Three Hundred and Fifty Thousand and 00/100 (\$350,000.00) received to my full satisfaction of 33 BOSTON POST ROAD, LLC a Connecticut limited liability company with a business address of 49 Jay Street, New London, Connecticut 06320** (hereinafter referred to as the "Grantee"), **do give, grant, bargain, sell and confirm unto the said Grantee, and unto such Grantee's heirs and assigns forever**, the following described premises:

**Property Address:  
33 Boston Post Road  
Waterford, Connecticut**

**See Schedule A Attached Hereto and Made Part Hereof**

**The grantee herein agrees to assume any assessments and taxes hereinafter coming due.**

Said premises conveyed subject to easements as of record appear. Grantee herein agrees to assume taxes and assessments hereinafter coming due.

**To Have and to Hold** the above granted and bargained premises with the appurtenances thereof unto the said Grantee and unto such Grantee's heirs and assigns forever, to them and their own proper use and behoof.

**And also**, I, the said Grantor, do for myself, my heirs, executors, administrators, successors and assigns covenant with the said Grantee, and with such Grantee's heirs and assigns, that at and until the ensealing of these presents, I am well seized of the premises as a good, indefeasible estate in fee simple and I have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever except as hereinbefore mentioned.

**And Furthermore**, I, the said Grantor, by these presents bind myself and my heirs, executors, administrators, successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to them the said Grantee, and to such Grantee's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.


CONVEYANCE TAX RECEIVED  
STATE \$ 4375.00  
LOCAL \$ 875.00  
DAVID L. CAMPO, CCTC  
WATERFORD TOWN CLERK

*In Witness Whereof*, the Grantor has hereunto set his/her hand and seal this 28th day of April, 2022.

*Signed, sealed and delivered in the presence of:*



Peter W. Hoops, Witness



Mark H. Bruckner



Michelle T. Davis, Witness

*State of Connecticut*           )  
  ) ss: Groton  
*County of New London*       )

On this the 28th day of April, 2022, before me, the undersigned officer, personally appeared **Mark H. Bruckner**, known to me (or satisfactorily proven) to be the person(s) who executed the foregoing instrument and who acknowledged that she executed same as and for /her free act and deed.



Peter W. Hoops  
Commissioner of the Superior Court



## Property Description

### Tract 1:

Those three certain tracts or parcels of land, with the buildings thereon standing, situated in the Town of Waterford, County of New London, State of Connecticut; the First and Second tracts or parcels of land being shown on a map or plan on file in the Waterford Town Clerk's Office, entitled "Preliminary Plan Showing Sub-Division of Land, Town of Waterford, Connecticut, Belonging to Mary S. Strosberg, Scale 1" equals 50', May, 1942, Ernest L. Deshefy, Surveyor, New London, Connecticut"; the Third tract or parcel of land, with the buildings thereon standing, being situated in the rear of No. 37 Boston Post Road in said Town of Waterford. Said tracts or parcels are more specifically bounded and described as follows: to wit:

**FIRST TRACT:** Beginning at a point in the northerly line of the Boston Post Road, so-called, where said within described tract adjoins the southwesterly corner of land now or formerly of M. Robillo; thence running northerly by and along said Robillo land 162 feet, more or less, to the southerly boundary line of Lot No. 36, as shown on said plan; thence running westerly or southwesterly by and along the southerly boundary lines of Lots No. 36 and 37, 72 feet, more or less, to the southwesterly corner of Lot No. 37, as shown on said plan; thence running southerly or southwesterly in a straight line 162 feet, more or less, to an iron pipe set in the northerly line of said Boston Post Road where the southwesterly corner of the within described tract adjoins land now or formerly of Michael Johns et al, as shown on said plan; thence running easterly or northeasterly by and along the northerly line of said Boston Post Road 67 feet, more or less, to said Robillo land and to the point of beginning.

Together with the right of said Grantee, his heirs and assigns, and others, to draw water from the well located on premises adjoining the above described First Tract, which right and easement is more particularly described in a deed from Mary Strosberg to the Grantor and Grantee herein, which deed is dated February 4, 1953 and recorded in Waterford Land Records, Volume 98, Page 121-123.

**SECOND TRACT:** Comprising two building lots shown and designated as Lots No. 36 and 37 on said plan, and bounded and described as follows, to wit:

Beginning at the southwesterly corner of Lot No. 37 where it adjoins Lot No. 38 and the northwesterly corner of FIRST TRACT hereinabove described, as shown on said plan; thence running northerly or northwesterly by and along Lot No. 38, as shown on said plan; 125 feet, more or less, to the southerly line of

Hamast Avenue, as shown on said plan; thence running easterly or northeasterly by and along the southerly line of said Hamast Avenue 120 feet, more or less, to the northwesterly corner of Lot No. 35, as shown on said plan; thence running southerly or southeasterly by and along the westerly line of Lot No. 35 125 feet, more or less, to the northerly line of land now or formerly of M. Robillo, as shown on said plan; thence running westerly or southwesterly by and along the northerly line of said Robillo land and the First Tract hereinabove described, 120 feet to the southwesterly corner of Lot No. 37 and to the point of beginning.

**THIRD TRACT:** Beginning at the northeasterly corner of land now or formerly of Charles Suisman, Trustee; thence easterly along land now or formerly of Charles Suisman, Trustee 67 feet to the northeasterly corner of the land of Charles Suisman, Trustee; thence northerly along other land now or formerly of Mary S. Strosberg forming an interior angle of  $112^{\circ} 45'$  run 33.3 feet to an iron pipe; thence northerly forming an interior angle of  $165^{\circ} 14'$  along other land now or formerly of Mary S. Strosberg along a line parallel with and 4 feet distant easterly from the easterly side of the building on the land herein conveyed run 56 feet to an iron pipe; thence westerly along other land now or formerly of Mary S. Strosberg forming an interior angle of  $82^{\circ} 15'$  run 60.7 feet to an iron pipe; thence southerly along other land now or formerly of Mary S. Strosberg forming an interior angle of  $107^{\circ} 18'$  run 90 feet to the point of beginning.

The above described premises are subject to easement rights set forth in an easement agreement between Mary S. Strosberg and Fay-Mar Motors, Incorporated dated February 18, 1953 and recorded in the Waterford Land Records in Volume 98, Page 603-604. Together with a reservation of water rights and easement pertaining thereto, as set forth in a Warranty Deed from Mary S. Strosberg to Michael J. Johns and Concetta Spinnato dated November 30, 1950 and recorded December 1, 1950 in Volume 90 at Page 64 of the Waterford Land Records.

### Excepting therefrom:

A certain parcel of land located on the northerly side of the Boston Post Road in the Town of Waterford, County of New London, State of Connecticut, said parcel being shown on a plan entitled "Plan Showing Property Of Mark H. Bruckner and Christian Kosloskey, 33 & 37 Boston Post Road, Waterford, Connecticut, Zone: C-G, Scale: 1"=20', Dated: December 24, 1999", more particularly described as follows:

Beginning at an iron pipe located eighty nine and ninety nine hundredths (89.99) feet from the northerly line of the Boston Post Road as measured along the line between land of the grantee and land, now or formerly, of Irene Strosberg Jarvis; said point being the southwesterly corner of the described parcel and the northwesterly corner of other land now of the grantee; thence  $N05^{\circ} 42' 48" W$ , seventeen and eighty two hundredths (17.82) feet along land of said Jarvis to a point and land now of the grantor; thence  $N66^{\circ} 48' 52" E$ , fifty four and twenty three hundredths (54.23) feet along land now of the grantor to a point; thence  $S23^{\circ} 11' 10" E$ , seventeen (17.00) feet still along land now of the grantor to a point and other land now of the grantee; thence  $S66^{\circ} 48' 50" W$ , fifty nine and fifty eight hundredths (59.58) feet along other land now of the grantee to the point and place of beginning.

**Tract 2:**

A certain parcel of land located on the northerly side of the Boston Post Road in the Town of Waterford, County of New London and State of Connecticut, said parcel being shown on a plan entitled "Plan Showing Property of Mark H. Bruckner and Christian Kosloskey, 33 & 37 Boston Post Road, Waterford, Connecticut, Zone C-G, Scale: 1" = 20', Dated: December 24, 1999", more particularly described as follows:

**BEGINNING** at an iron pin located in the northerly line of the Boston Post Road, said point being the southwesterly corner of land now of the Grantee and the southeasterly corner of the described parcel; thence S 66° 48' 50" W, ten (10.00) feet along the northerly line of the Boston Post Road to a point and other land now of the Grantor; thence N 16° 56' 26" W, ninety and forty-five hundredths (90.45) feet along other land of the Grantor to a point and other land now of the Grantee; thence N 66° 48' 50" E, three and ninety-two hundredths (03.92) feet along other land of the Grantee to a point; thence S 20° 47' 30" E, eighty-nine and ninety-nine hundredths (89.99) feet still along other land of the Grantee to the point and place of beginning.

Together with an easement and rights to enter upon a strip of land fifteen (15') feet in width for the purpose of repairing and replacing any and all water pipes contained within said strip, as set forth in an Easement granted by Mary S. Slosberg to Fay Mar Motors, Incorporated dated February 18, 1953 and recorded June 8, 1953 in Volume 98 at Page 603 of the Waterford Land Records.

RECEIVED FOR RECORD  
May 02, 2022 11:33A  
DAVID L. CAMPO  
TOWN CLERK  
WATERFORD, CT





# Seaport

COMMERCIAL



KIM CASEY  
REAL ESTATE ADVISOR  
KIM@SEAPORTRE.COM  
860-941-4842



TIM BRAY  
REAL ESTATE BROKER  
TBRAY@SEAPORTRE.COM  
860-912-7137