



1203 & 1209 POQUONNOCK RD

GROTON, CT

KNG
REALTY

EXCLUSIVE

**JUST
LISTED**

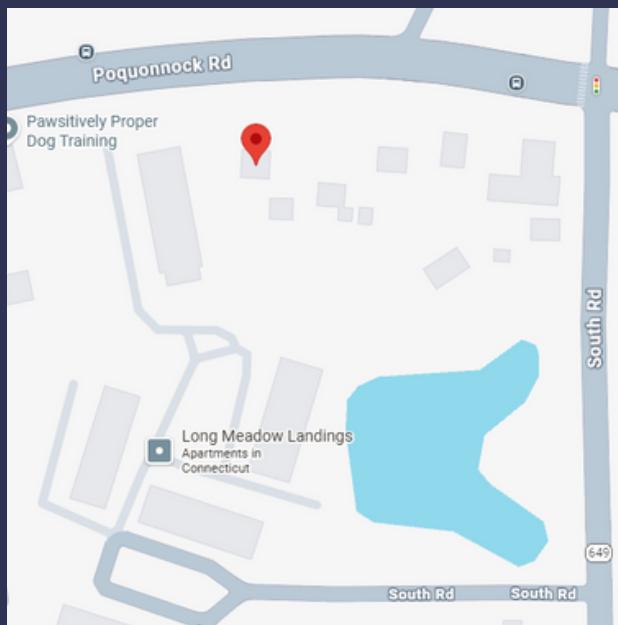
**MIXED USE
&
MULTI-FAMILY**

**LISTED
AT**

\$499,000



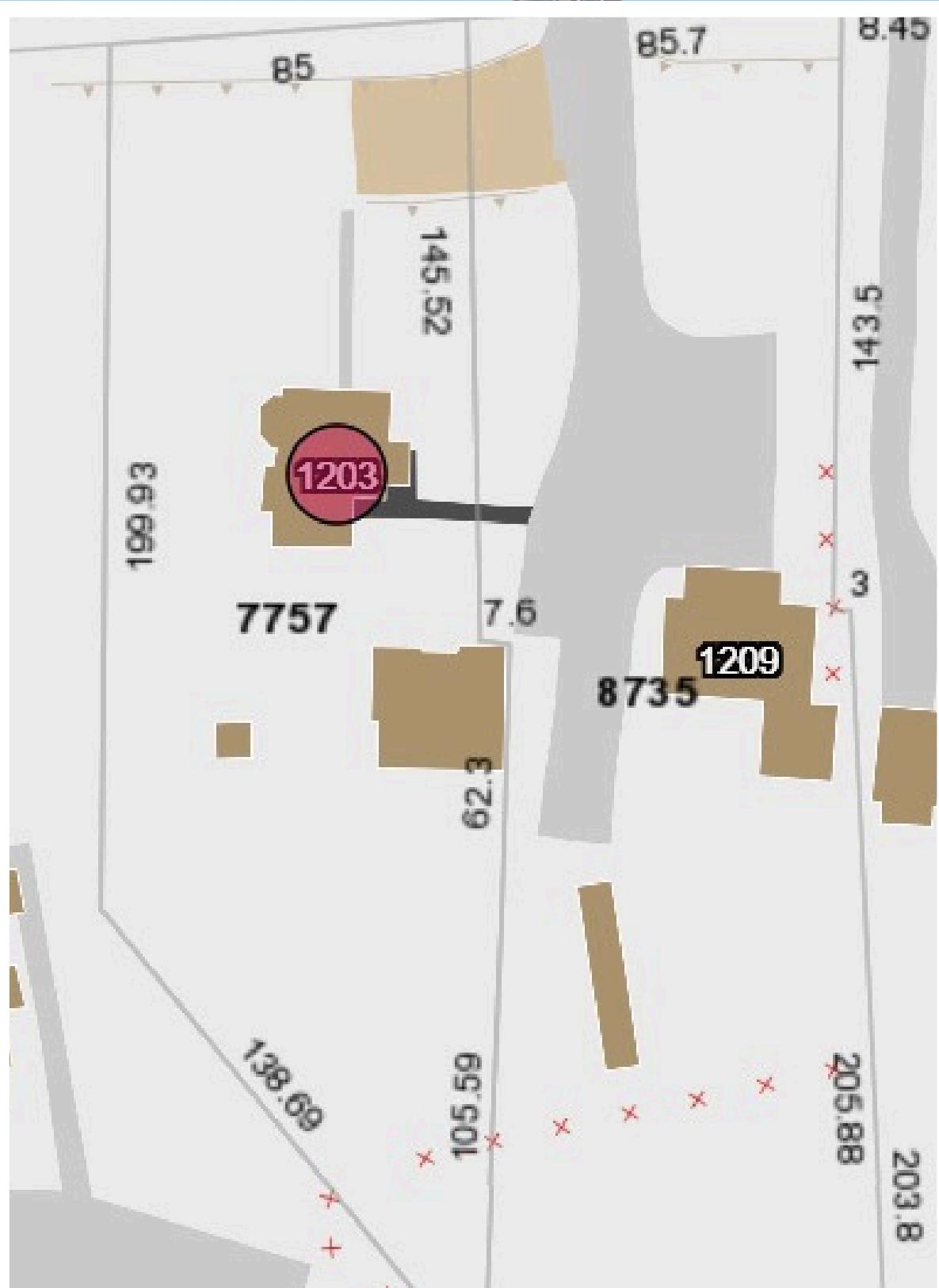
**FOR
SALE**



ABOUT THE PROPERTY

- 3 buildings on two adjoining lots
- 1209 Poquonnock: Mixed Use Building (potential for multifamily conversion)
- 1203 Poquonnock: Single Family Houses and a Duplex
- MVC Zoning allows for a host of uses
- Possible redevelopment development site
- Busy Commercial and Residential Corridor
- Groton's continued job and population growth has led to newsworthy housing demand





PRESENTED BY JEREMY GOUN
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1203 POQUONNOCK RD

Total SQFT	4525 SQFT +-
Acreage	0.52
Year Built	1840
Ceiling Height	N/A
City Water/Well	N/A
City Sewer/ Septic	N/A
Construction	Masonry
Heating	Electric
A/C	
Roof Structure	Frame
# of Floors	1
Parking	N/A
Bathrooms	3
Assessment	133,140
Mill Rate	68.95
Taxes	\$3,979.55



1209 POQUONNOCK RD

Total SQFT	2681 SQFT +-
Acreage	0.65
Year Built	1946
Ceiling Height	N/A
City Water/Well	N/A
City Sewer/ Septic	N/A
Construction	Masonry
Heating	Electric
A/C	
Roof Structure	Frame
# of Floors	1
Parking	N/A
Bathrooms	N/A
Assessment	\$186,270
Mill Rate	N/A
Taxes	\$5,567.61

