



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

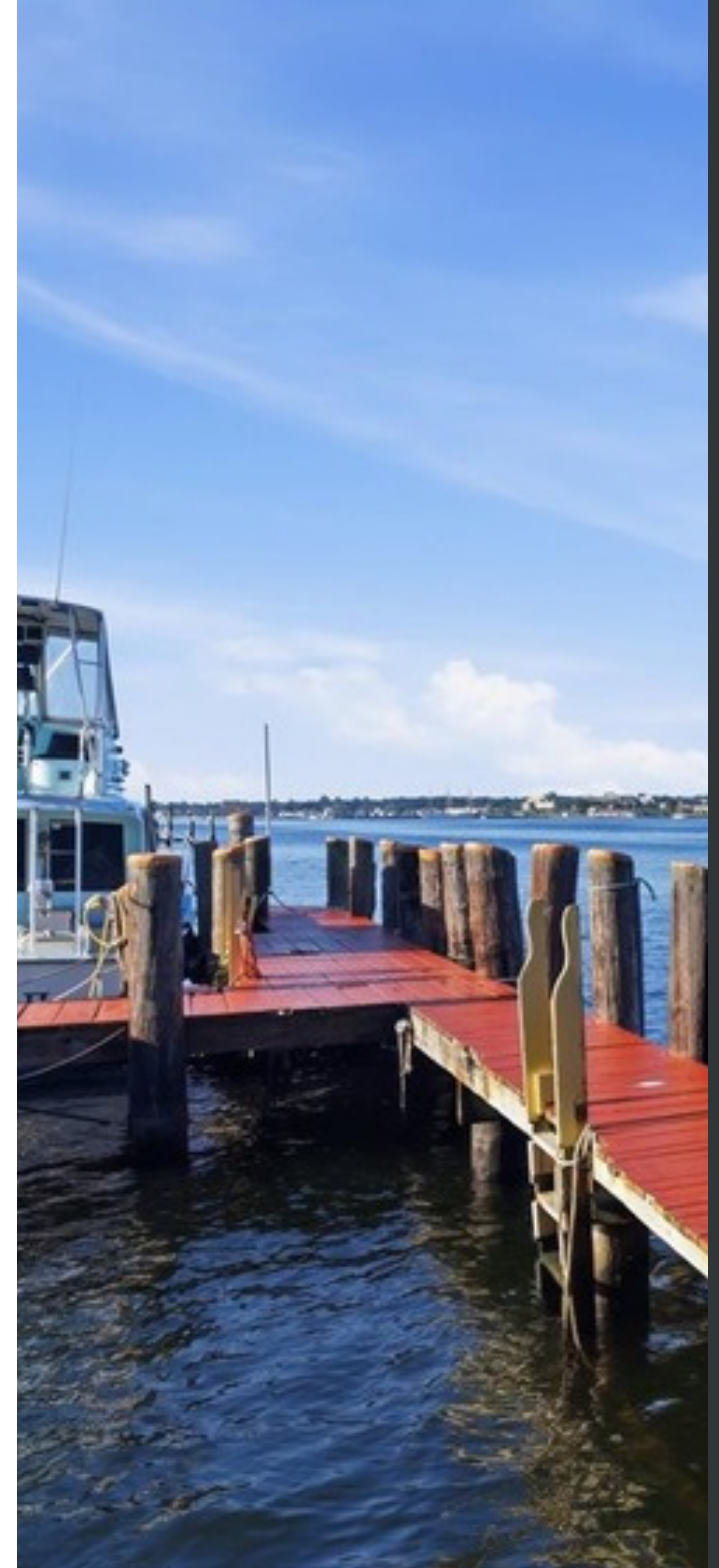
IMPORTANT DISCLOSURES

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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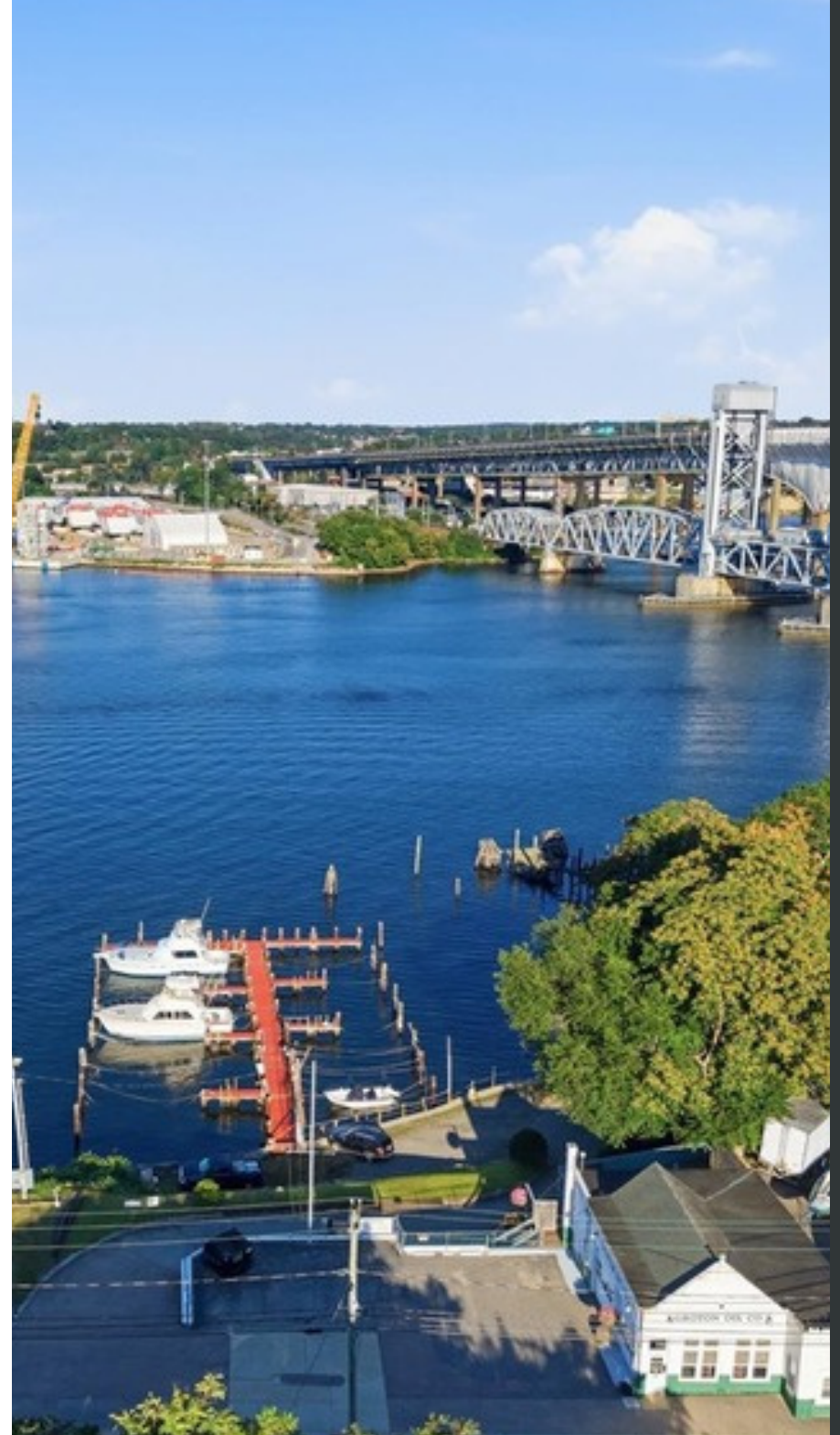
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- 06 AERIALS & MAPS
- 07 DEED, TOWN CARD, &
ENVIRONMENTALS

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	\$1,400,000
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

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SITE PLAN

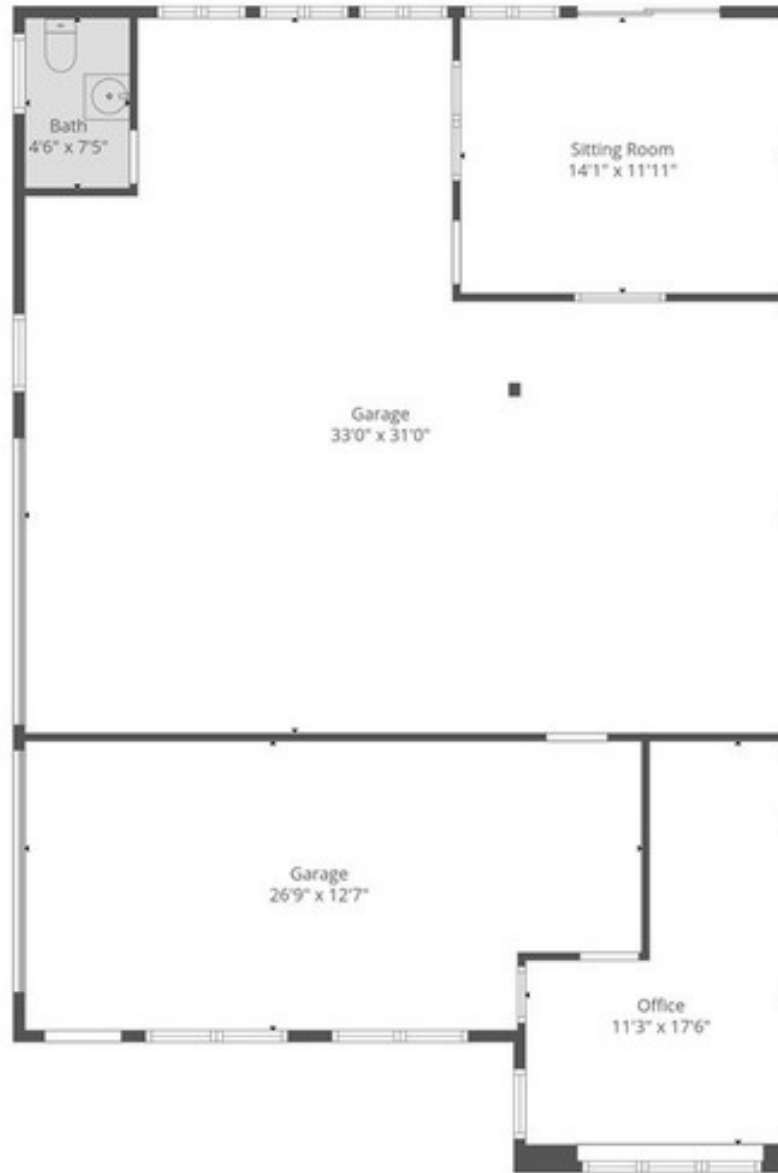


04

FLOOR PLAN



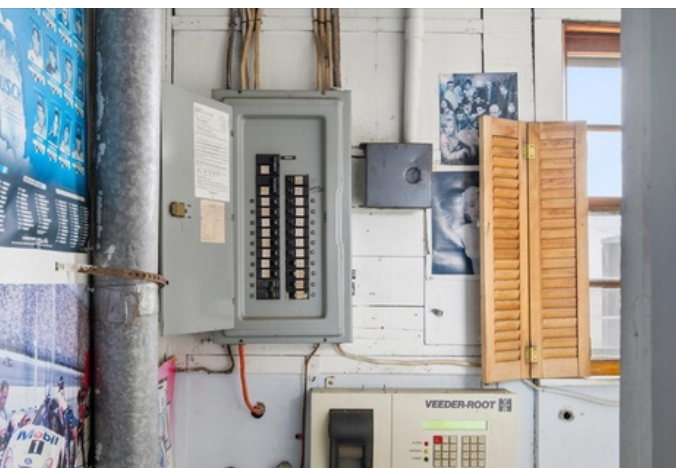
FLOOR PLAN

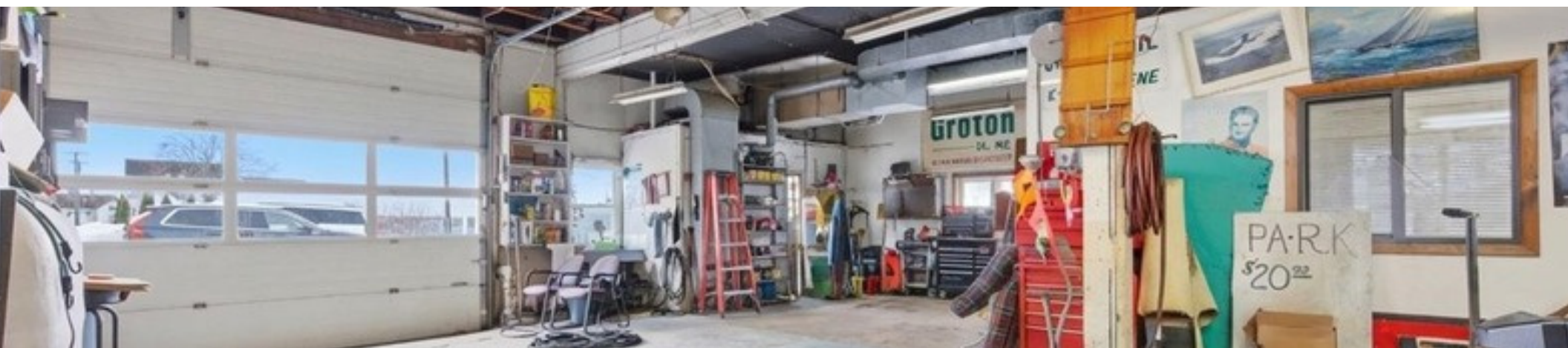
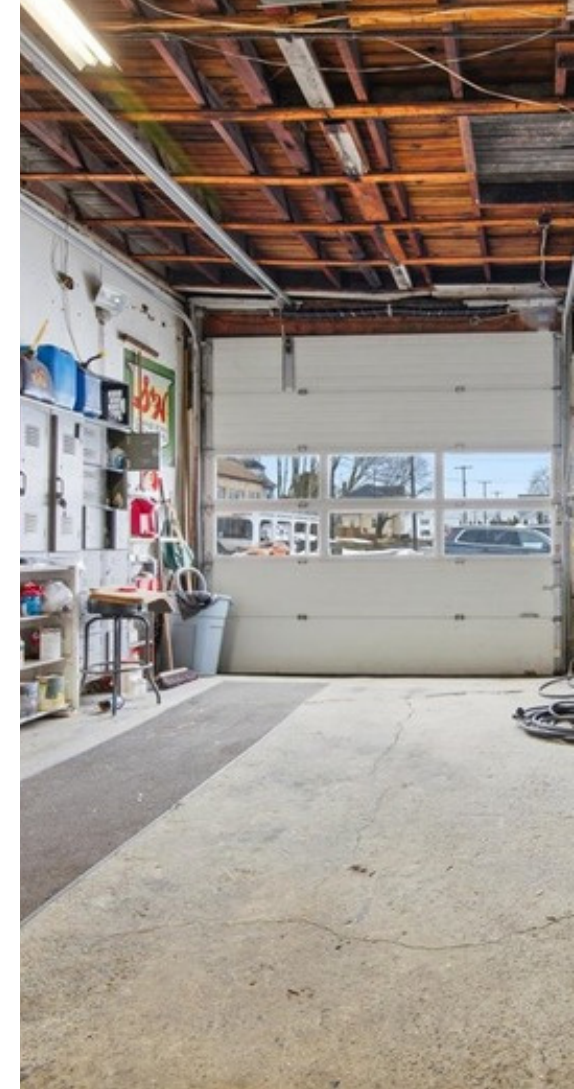


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PROPERTY PHOTOS





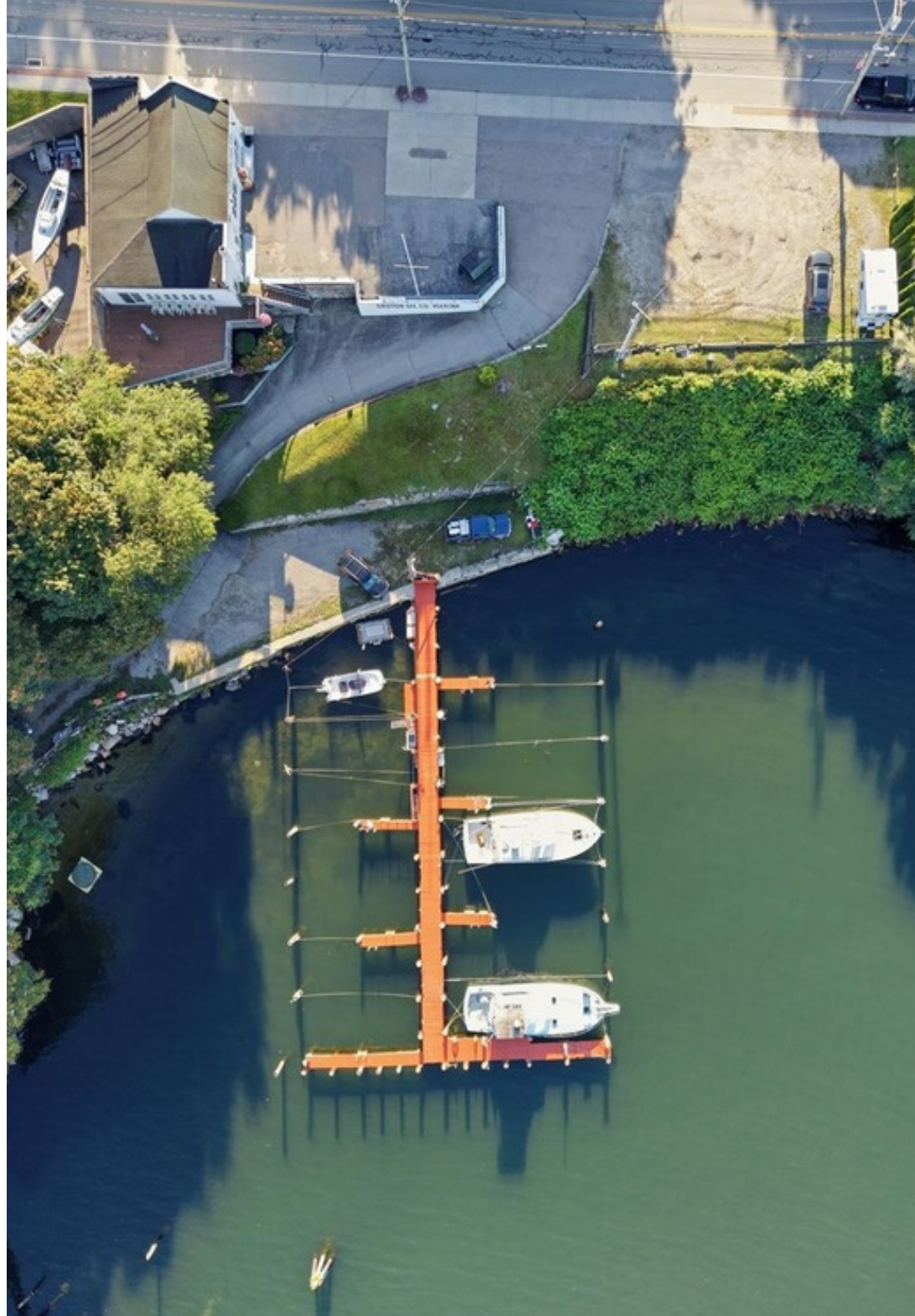


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ZONING AND USE DETAILS

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

BUSINESS AND INDUSTRIAL ZONES
GC – General Commercial Zone

Effective December 1, 2016

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 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 GROTON



GIS Map

AERIALS & MAPS



1:488

Disclaimer:
The planimetric and topographic information depicted on this map is derived from an aerial photograph taken in April 2008. It is not intended to be used for any purpose other than general reference. The information depicted on this map has been compiled from various sources, including aerial photography, ground surveys, and other sources of information. The user of this map is to be aware of the limitations of the information depicted on this map and to use it for general reference only. The user is to be aware of the limitations of the information depicted on this map and to use it for general reference only. This map is not to be used for the transfer of property.

Horizontal Datum:
North American Datum of 1983 (NAD83)
Vertical Datum:
North American Vertical Datum of 1988 (NAVD88)

DEED, TOWN CARD, & ENVIROMENTALS



DEED

STATE OF CONNECTICUT

41161 566

STATE OF CONNECTICUT

PROBATE COURT

DISTRICT OF GROTON

October 2, 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 28.67 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° 18' 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 130, Page 603 and as amended in Volume 186, page 397.

DEED

Estate of RODOLPH J. SANTACROCE

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411-1 367

TO: JOHN R. SANTACROCE

SON

Real Estate at 47 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. Minor 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 Rosarita 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 Eliot; thence running westerly by and with said Eliot 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 westerly 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 Rodolph J. and Rita M. Santacrocce, 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

41150 368

Estate of RUDOLPH J. SANTACROCE

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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 herewith set my hand, and affixed the seal of said Court on this 1st day of October, A.D. 1985.

Attest:

William E. Erb
William E. Erb, Judge of Probate

RECEIVED FOR RECORD & INDEXING
ON 10-17-85 9:57 AM
BY [illegible]

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

Property Picture



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
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Building Sketch



Sketch Legend

— Main Living Area	ESMA Masonry	GHHS Attached Greenhouse
SFR Frame	OMP Open Masonry Porch	CAT Cathedral Ceiling
OFP Open Frame Porch	EMP Enclosed Masonry Porch	SOP Screen Open Frame Porch
EFP Enclosed Frame Porch	MUS Masonry Utility	SOP Screen Open Masonry Porch
FUB Frame Utility Building	MB Masonry Bay	CPAT Concrete Patio
FB Frame Bay	MCH Masonry Overhang	B Basement
FG Frame Garage	1/2 Story Masonry	
FCH Frame Overhang	MP Masonry Patio	
SFR 1/2 Story Frame	WD Wood Deck	
A(U) Attic (Unfinished)	OPY 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

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

KYLE SCHRADER
SENIOR AGENT
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Berkshire Hathaway NE Properties | 35 Thorpe Ave. Wallingford, CT,
06492| 860-571-7405 | Brenda Maher-Broker REB.0424886
www.bhhscre.com