

N. Stonington, CT – Route 2

5.06± Acres of Prime Commercial Development Land
Between Holly Green Plaza & the Bellissimo Grande Hotel

4.5± Miles North of I-95, Exit 92

Close to Mystic Attractions & Foxwoods Resort

Zoned C1 for a wide variety of commercial, office and mixed residential uses



AUCTION: Wednesday, May 17 at 12pm On-site

JJ Manning

— AUCTIONEERS —

www.JJManning.com

800.521.0111

179 Old King's Highway, Yarmouth Port, MA 02675



CT REB.0790057
Bro 1608
Ref 17-1717



Terms of Sale

10% certified deposit of which \$25,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 5/19/17. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction..

Pre-auction Offers

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer.

Buyer's Broker Terms

Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory 24 hour broker pre-registration.

5.06± Acres of Prime Commercial Development Land

Between Holly Green Plaza & the Bellissimo Grande Hotel

Close to Mystic Attractions & Foxwoods Resort

399 Norwich-Westerly Rd
N. Stonington, CT

4.5± Miles North of I-95, Exit 92

Recent List: \$1.8 Million

Parcel ID: 101-3285

Site Area: 5.06± acres

Frontage: 380± ft.

Improvements: Paved entry lane in place shared by cross easements with abutting retail/office plaza that contains exit lane

Features: Level, mostly cleared with gravel excavation potential

Legal Ref.: New London County 213-911

Area Utilities: Town water, electric, cable, telephone

Traffic Count: Average 20,000± per day

See Property Info. Package:

A-2 survey, conceptual plans for up to 50,000± sf. of development, proforma



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Real estate auction in cooperation with Commercial Real Estate Group

Property Information, Photos & Full Terms at:

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