

**Available  
For Sale**

**3 Buildings  
New London, Connecticut**



- **3 Buildings in Downtown New London**
- **9,789 SF Total**
- **New Renovations**
- **2 Commercial Units and 8 Residential Apartments**
- **Close to L&M Hospital**
- **37 Parking Spaces**

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**LONDREGAN**  
Commercial Real Estate Group  
londregan.com

## **THREE PROPERTIES FOR SALE**

**ADDRESS:** 190, 192-196 & 198 Montauk Avenue, New London, CT

**PROXIMITY:** Near L&M Hospital and Downtown New London.

**AVAILABLE:** 9,789 SF. Three separate properties being sold as one package. 2 commercial and 8 residential.

**ACRES:** .55 Acre

**FRONTAGE:** 150 Ft

**DESCRIPTION:** Excellent condition. Recent and ongoing renovations.  
190 Montauk: Tenanted, 3-family building. 2 rented. 1 soon to be rented.  
192-196 Montauk: 2 commercial units; (formerly Premier Hair Salon), plus 2 residential units; 198 Montauk: Fully tenanted, 3-family building.

**BUILDING AGE:** #190: 1900; #192: 1920; #198: 1890

**PARKING:** Large private off-street parking lot with 35 spaces and 2 handicap spaces.

**POPULATION:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Total Population:</b>	11,349	51,165	75,128
<b>Total Households:</b>	5,270	22,661	32,057
<b>Median Household Income:</b>	\$39,241	\$46,122	\$49,552
<b>Total Daytime Population:</b>	11,904	51,927	71,364

**TRAFFIC COUNT:** 9,200 Average Daily Count

**UTILITIES:** Tenant-paid utilities. Heat: natural gas

**ZONING:** R-2: Residential District - Two-family medium density.  
Permitted Uses: Single & two-family dwellings; home-based businesses.

**OCCUPANCY:** Immediate

**TAXES:** #190: \$4,406; #192: \$3,908; #198: \$3,200

**FOR SALE:** \$845,000

**FOR LEASE:** \$1,600/Month  
(commercial space: former salon)

### **FOR MORE INFORMATION CONTACT**

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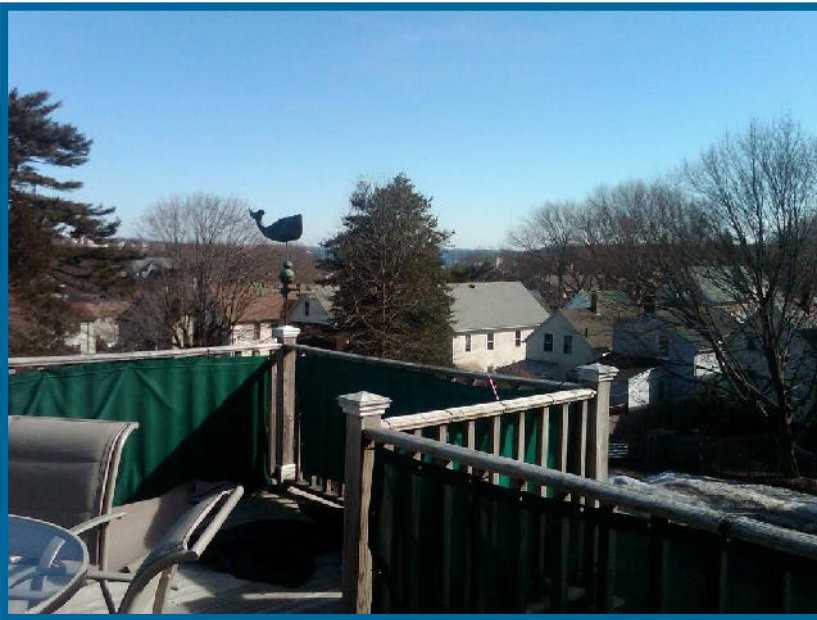
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### **BROKERS PARTICIPATION INVITED**

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.







**SUBJECT  
PROPERTY**

**MONTAUK AVENUE**

**L&M HOSPITAL**

**PFIZER  
& GENERAL DYNAMICS**