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13 Fort Hill Road, Groton, CT 06340

\$1,800,000



DRF

Other

Commercial For Sale

Listing ID : **24151815**

Parcel Number: **1954157**

DOM / CDOM: /

County: **New London**

Neighborhood: **Poquonock Bridge**

Complex Name:

Is also for Sale/Lease: /

Overview

Unique specialty building with character and flexible layout. High visibility and strong traffic counts. Ample parking and large 3 bay access. Surrounded by growth and redevelopment. The CA-12 zoning allows for some residential uses, alongside a variety of commercial and mixed uses. This means that while the primary focus is commercial, limited residential development such as single-family or two-family homes is permitted under this zoning classification. Perfect for adaptive reuse-brewery, restaurant, auto use, fitness center, or creative commercial concepts. The building has been overhauled within the past 5 years to include roof, utilities, creative lighting, generator, irrigation and 2- 1/2 bathrooms on main floor and 1 full bath on second floor plus 1 bathroom roughed in on basement level and second floor. Unique features are 2 sets of folding glass doors that open up from the bar room to the patio, a walk-in cooler set up for a keg beer system, wood trim and handrails. Please take the walk through tour to appreciate the scope of beauty taken in this buildings design.

Mixed-Use Village Center (MVC). The Planning and Zoning Commission recognizes that areas exist within the City of Groton which present unique opportunities for development and re-development in an urban setting in order to develop a "sense of place", provide population densities which will promote a pedestrian friendly environment, create a walkable environment to major regional employers and enhance the economic diversity of the City of Groton.

Private Remarks

MVC ZONING PERMITTED USES: Brewery, Restaurant, Retail, School, Church, Office, Research, Boat Dealer, Auto/Truck dealer, 1-2 Family home, Club/Lodge, Public. Mixed Use Zoning recognizes that areas exist within the Groton which present unique opportunities for development and re-development in an urban setting in order to develop a "sense of place", provide population densities which will promote a pedestrian friendly environment, create a walkable environment to major shopping and dining.

Structural/Parking Information

Year Built:	1944	Construction:	Frame, Block
Number of Stories:	3	Roof:	Asphalt Shingle, EPDM Synthetic Rubber
Number of Units:		Foundation:	Block, Concrete
Number of Tenants:		Flooring:	Concrete, Wood
ADA Compliant/Handicap Features:	/Bath Grab Bars, Exterior Curb Cuts, Handicap Parking	Ceiling Height:	
SqFt/SqFt Source:	5,740/Public Records	# of Restrooms:	3
Space is Subdividable:	Yes	# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	3
Uncovered Parking Space:	30	Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:	Public Restrooms	Residential SqFt:	
Exterior Features:	Sidewalk, Terrace, Doors - 10-15 ft, Lighting, Underground Sprinkler	Additional Space Available YN:	

Building Information

Present Use: **vacant**

Potential Use: **Restaurant, Brewery, Taproom, Retail, Specialty Shop, Automotive. Truck Sales/Service Office or Professional Services Sch**

Business Included: **No**

Assessment: **\$**

Mil Rate: **29.51**

Tax Year: **July 2025-June 2026**

Taxes: **\$15,379**

Tax District Amount:

Gross Annual Income:

Gross Annual Expense:

Net Operating Income:

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Retail		1	2				

HOA

Association Fee Provides:

Special Assessments / Details: **/**

Utility Information

Heat Type/Fuel: **Gas on Gas/**

Cooling: **Central Air**

Hot Water System:

Water Service: **Public Water Connected**

Sewage System: **Public Sewer Connected**

Annual Sewer Fee/Assessment:

Available Utilities: **Electric, Gas, Telephone, Cable**

Electric Voltage:

Electric Amperage:

Electric Phases:

of Electrical Services:

Lot & Location

Acres: **0.56**

Zoning: **MVC**

Location: **Urban**

Road Frontage Description: **Municipal Street**

Road Frontage Feet Approx: **147**

Lot Description: **Level Lot**

In Flood Zone:

Elevation Certificate:

Available Documents: **Other**

Traffic Count: **16000**

Walk Score® : 55 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

Showing Instructions: **Must contact listing agent. Bill 203-948-0428.**

Lock Box Description: **None**

Lock Box Location:

Directions: **Route 1, one mile from Groton/New London Airport. Two miles to I-95.**

Sign: **Yes**

Owner Name / Phone: **Of record /**

Occupied By: **Vacant**

Bank Owned: **No**

Listing Contract Type: **Exclusive Right to Sell Listing Agreement**

Service Type: **Full Service**

Reserved Prospect: **No**

The Commission fields have been removed in accordance with the NAR Settlement, which requires compensation to be excluded in the MLS.

[Click here for additional information](#)

Acceptable Financing:

Date Available: **Negotiable**

Potential Short Sale / Comments: **No /**

The following items are not included in this sale:

Property Management

Property Management Type:

Property Management Company:

Property Management Company Phone:

Property Manager:

Property Manager Phone/Email: **/**

Listing Agent/Broker Information

List Agent:	William Piccirillo (19821)
List Agent Phone:	<u>(203) 948-0428</u>
List Agent Email:	wpiccirillo@gmail.com
List Agent License:	RES.0797071
List Agent Website:	http://thepiccirillogroup.com/

List Office:	<u>BHGRE Gaetano Marra Homes (13558)</u>
List Office Phone:	<u>(203) 693-1185</u>
List Office Website:	www.gaetanomarrahomes.com

Marketing History

List Price:	\$1,800,000
Previous List Price:	
Original List Price:	
Price Last Updated:	
List Price as % of Assessed Value:	345%

Entered in MLS:	
Contract Effective Date:	05/18/2026
Start Marketing Date:	05/18/2026
Listing Last Updated:	01/30/2026
Expiration Date:	11/30/2026
Sale Financing:	

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