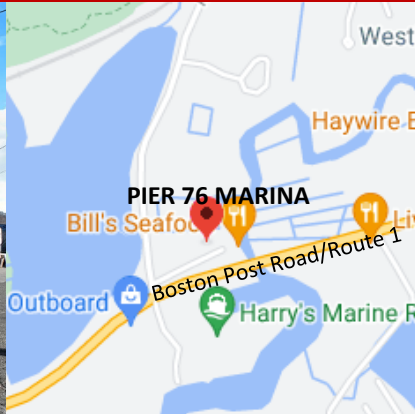


# WESTBROOK, CONNECTICUT FOR SALE 54 OLD POST ROAD



## PIER 76 MARINA



- 13 docks & 256 slips on 10.71 acres
- 2,464 SF retail building/main office & other marine-related out buildings
- Only 7 minutes by boat to Long Island Sound via the Patchogue River
- Potential for condo redevelopment with private and public slips
- Excellent location directly off Boston Post Road (Route 1) behind Bill's Seafood
- Available Immediately



**JAMIE CUZZOCREO**  
**Sr. Commercial Associate**  
jcuzzocreo@hpearce.com  
203.281.2808  
203.909.1716  
[www.hpearcecommercial.com](http://www.hpearcecommercial.com)





# WESTBROOK, CONNECTICUT FOR SALE - PIER 76 MARINA 54 OLD POST ROAD



**JAMIE CUZZOCREO**  
Sr. Commercial Associate  
jcuzzocreo@hpearce.com  
203.281.2808  
203.909.1716  
[www.hpearcecommercial.com](http://www.hpearcecommercial.com)

