



**Drubner Commercial**  
Real Estate Services

530 Middlebury Rd. 211B  
Middlebury, CT 06762  
Office 203.753.4116  
Fax 203.578.3003

LISTING DESCRIPTION	
	KEYS
X	Sale
	Lease
	Indust.
	Retail
	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 52 +/- acres  
TOWN Middlebury ST. & NO. Kelly Road + Rt. 64 ZIP 06762

DESCRIPTION 52 acres of vacant land with public utilities  
Possible senior housing or assisted living facility

WILL DIVIDE No PRESENT USES Vacant POTENTIAL USES Senior Housing

**BUILDING**

FLOORS	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Column spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

**MECHANICAL EQUIPMENT**

Heat Type \_\_\_\_\_  
Elev. \_\_\_\_\_  
A/C Office \_\_\_\_\_  
plant \_\_\_\_\_  
Sprinkler \_\_\_\_\_  
Roof Type \_\_\_\_\_  
Year \_\_\_\_\_  
Other \_\_\_\_\_

**LAND**

Acres 52 +/-  
Zoning R-40  
Condition of Site (%)  
Level \_\_\_\_\_  
Slope \_\_\_\_\_  
Wet \_\_\_\_\_  
Dry \_\_\_\_\_

**TERMS**

**Sale Price** \$900,000

**UTILITIES**

Water: Municipal X Well \_\_\_\_\_  
Electric: Amp. \_\_\_\_\_ Phase \_\_\_\_\_  
Gas: \_\_\_\_\_  
Sewer: Sanitary X Septic \_\_\_\_\_

**Tenant Pays:**

Insurance \_\_\_\_\_  
Heat \_\_\_\_\_  
Water \_\_\_\_\_  
A/C \_\_\_\_\_  
Electric \_\_\_\_\_  
Taxes \_\_\_\_\_

**ASSESSMENT:**

Land: \_\_\_\_\_  
Improvements: \_\_\_\_\_  
Total: \_\_\_\_\_  
  
Mill Rate: \_\_\_\_\_  
Taxes: \_\_\_\_\_

**REMARKS:**

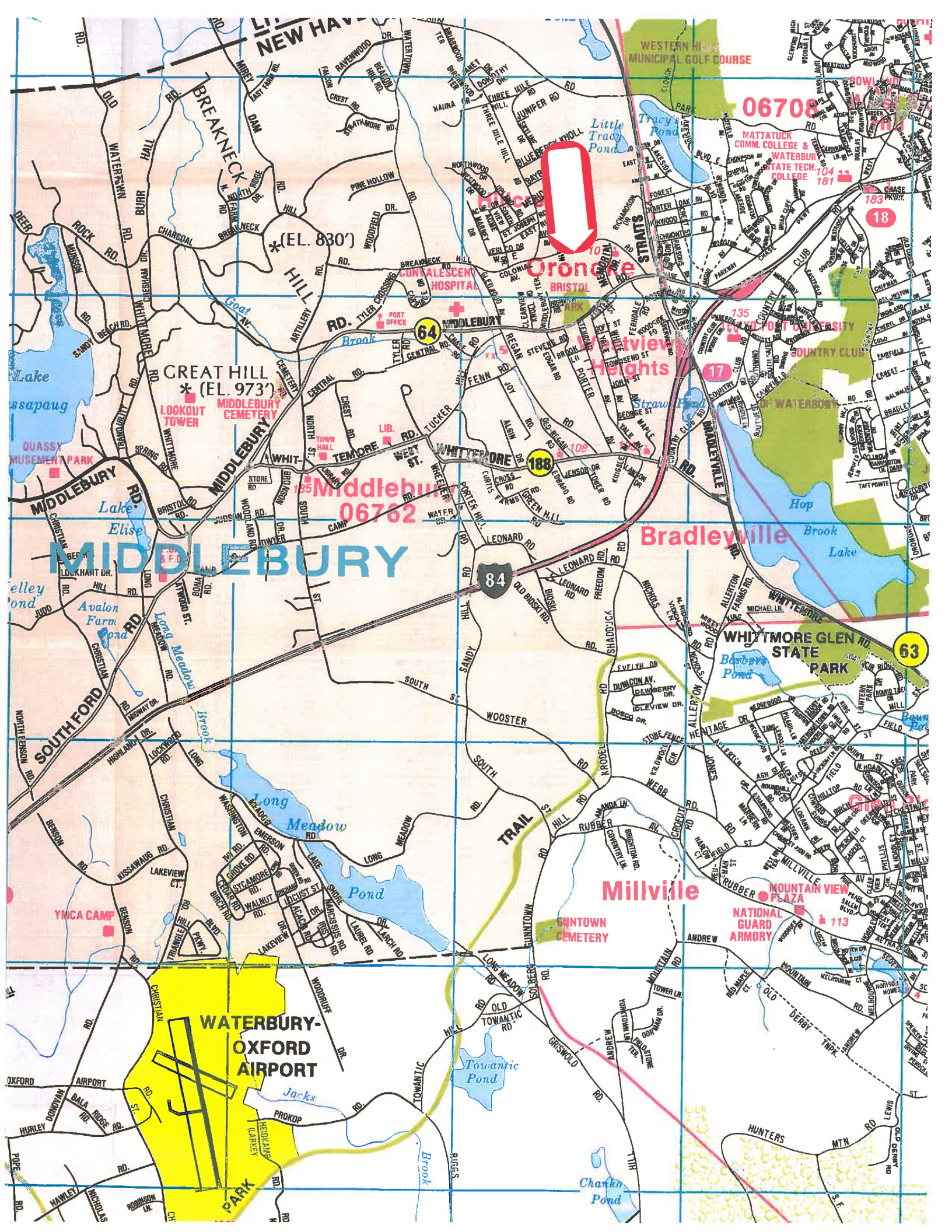
First time offered for sale

**AGENT:** DAVID THEROUX

**TRANSPORTATION**

Highway Visibility  
Interstate Highway I-84  
Exit 17  
State Rt. 64  
RR Siding \_\_\_\_\_

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



NEW HAVEN

WESTERN HILLS MUNICIPAL GOLF COURSE

06708

MATTATUCK COMM. COLLEGE & WATERBURY STATE TECH. COLLEGE

Ortonville

Straw Pond

Whitmore Heights

GREAT HILL \* (EL. 830')

MIDDLEBURY CEMETERY

LOOKOUT TOWER

MIDDLEBURY

06762

MIDDLEBURY

Bradleyville

WHITMORE GLEN STATE PARK

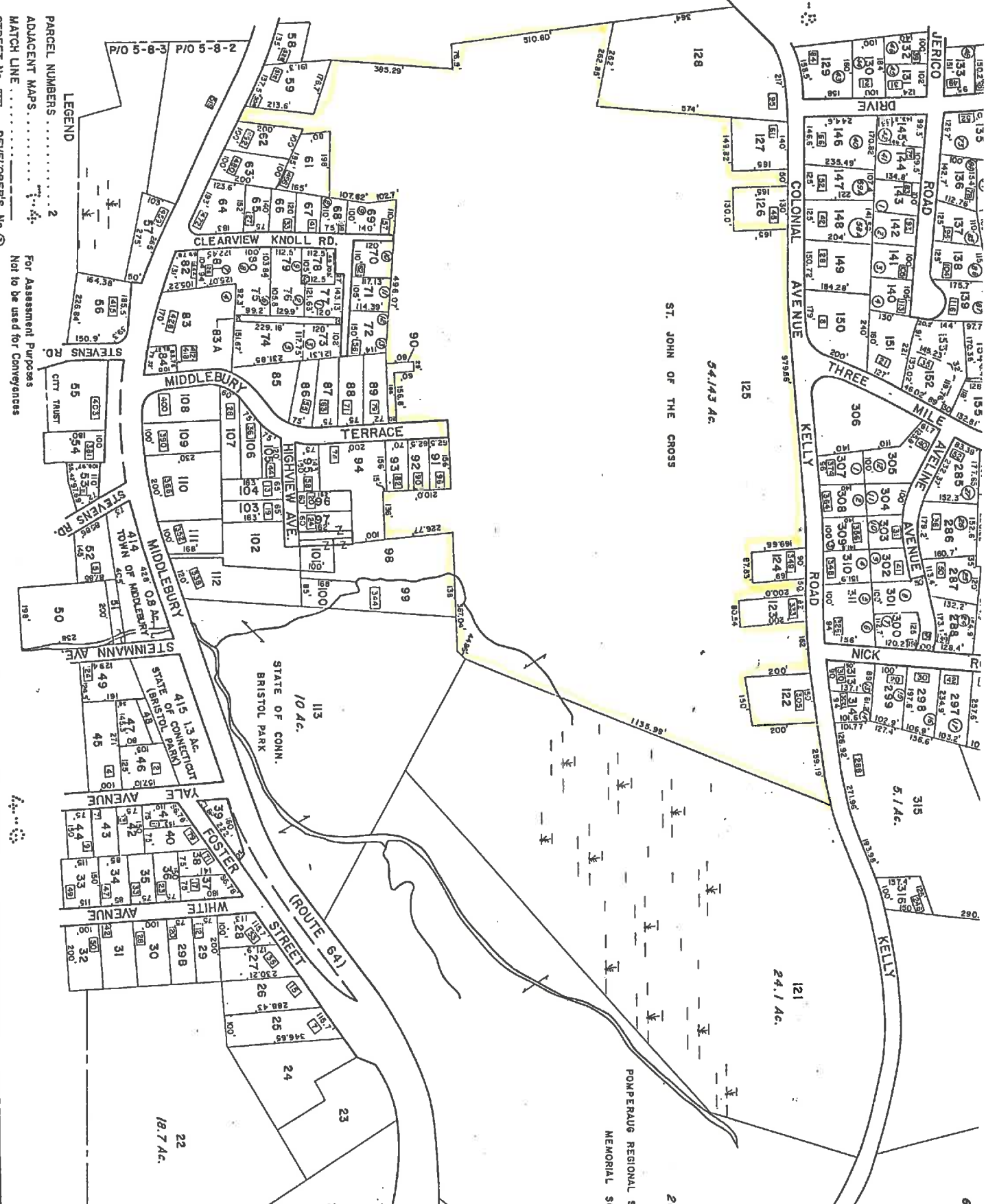
Millville

NATIONAL GUARD ARMORY

WATERBURY-  
OXFORD  
AIRPORT

PARK

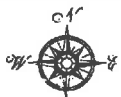
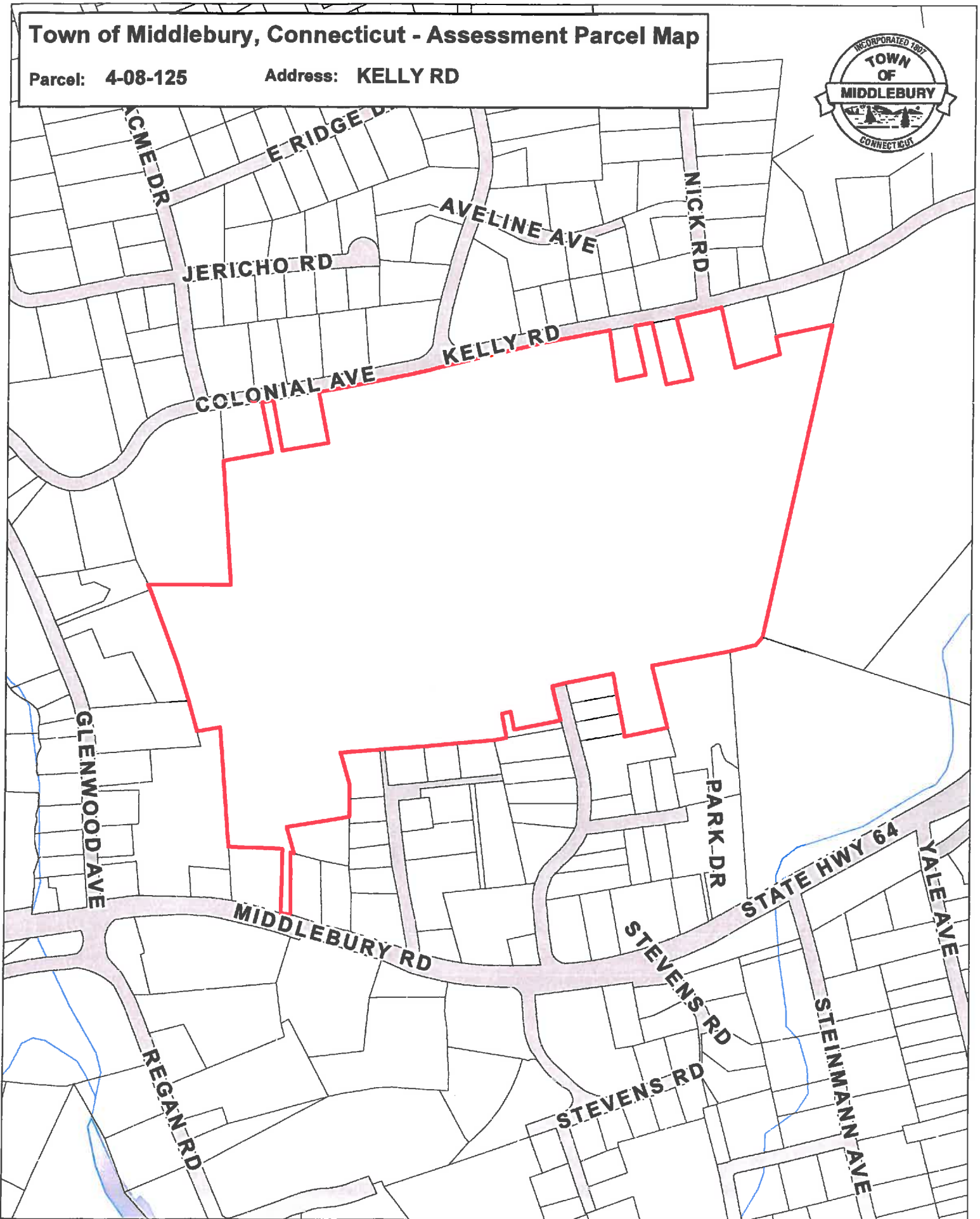
Map labels include: DEER ROCK RD, BURR HALL RD, BREAKNECK RD, WATERBURY RD, MIDDLEBURY RD, SOUTH FORD RD, TRAIL RD, MILLVILLE RD, BRADLEYVILLE RD, WHITMORE GLEN RD, MOUNTAIN VIEW PLAZA, NATIONAL GUARD ARMORY, WATERBURY- OXFORD AIRPORT, PARK, GREAT HILL, MIDDLEBURY CEMETERY, LOOKOUT TOWER, MIDDLEBURY, BRADLEYVILLE, WHITMORE GLEN STATE PARK, MILLVILLE, WATERBURY- OXFORD AIRPORT, PARK, NEW HAVEN, WESTERN HILLS MUNICIPAL GOLF COURSE, MATTATUCK COMM. COLLEGE & WATERBURY STATE TECH. COLLEGE, Ortonville, Straw Pond, Whitmore Heights, GREAT HILL \* (EL. 830'), MIDDLEBURY CEMETERY, LOOKOUT TOWER, MIDDLEBURY, 06762, MIDDLEBURY, BRADLEYVILLE, WHITMORE GLEN STATE PARK, MILLVILLE, NATIONAL GUARD ARMORY, WATERBURY- OXFORD AIRPORT, PARK.



# Town of Middlebury, Connecticut - Assessment Parcel Map

Parcel: 4-08-125

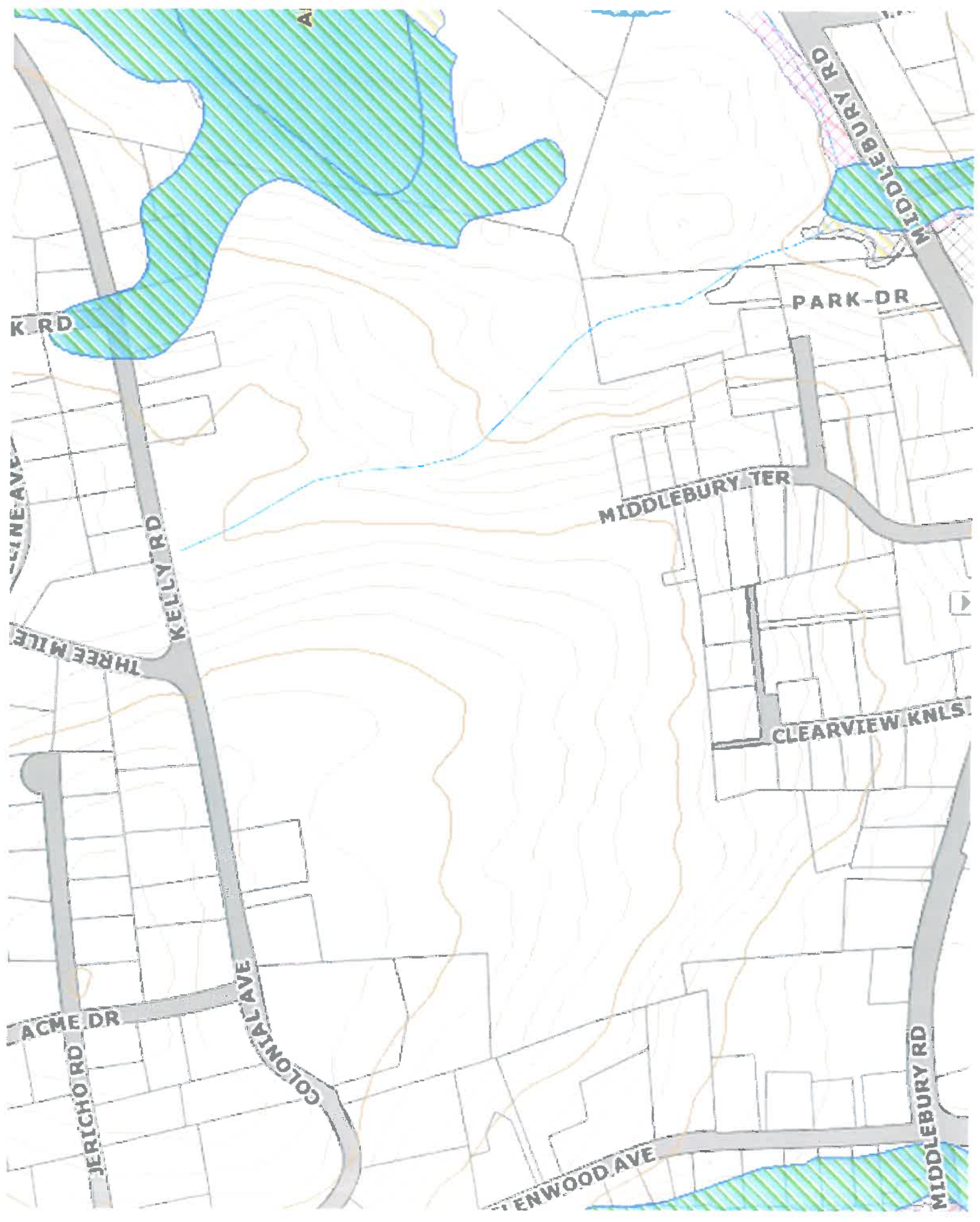
Address: KELLY RD



Approximate Scale: 1 inch = 400 feet

Map Produced December 2014

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Middlebury and its mapping contractors assume no legal responsibility for the information contained herein.



K RD

LINE AVE

THREE MILE

ACME DR

JERICH RD

KELLY RD

COLONIAL AVE

GREENWOOD AVE

MIDDLEBURY TER

CLEARVIEW KNLS

PARK DR

MIDDLEBURY RD

MIDDLEBURY RD

**ZONING REQUIREMENTS: 0-40 RESUME TO 271 DISTRICT**

BULK REQUIREMENTS	REQUIRED	PROPOSED
DEIGHT:	200'	200'
OPEN SPACE:	40,000SF	40,000SF
LOT AREA:	150 FT	150 FT
LOT WIDTH:	33 FT	33 FT
SOIL SETBACK:	25 FT	25 FT
REAR SETBACK:	25 FT	25 FT
MIN. COV. COVERAGE:	10%	10%
MINIMUM COVERAGE:		

**PROPERTY DATA:**

TOTAL SITE AREA:	3.33 AC
FLOODPLAIN AREA:	4.11 AC
100' WETLAND BUFFER AREA:	4.51 AC
2-25% STEEP SLOPE AREA:	3.51 AC
NET DEVELOPABLE AREA:	2.82 AC
	2.82 AC

**LEGEND:**

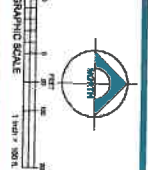
	WETLAND		STEEP SLOPES (15%)
	WETLAND BUFFER		STEEP SLOPES (12.5%)
	FLOODPLAIN		STEEP SLOPES (4%)
	STREAM		

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**EXISTING CONDITIONS**  
**MIDDLEBURY TERRACE**  
 MIDDLEBURY, NEW HAVEN COUNTY, CONNECTICUT



**PLAN SUMMARY:**  
 000 HOME TYPE  
 000 HOME TYPE  
 0000 TOTAL HOMES  
 1200' LP OF NEW CANTWAY  
 3X ACRES OPEN SPACE  
 3X ACRES STORM WATER

**SITE DATA:**  
 ADDRESS: BELLY BROAD,  
 MIDDLEBURY, CT  
 PARCELS: 00-00-12  
 SITE AREA: 3.33 AC  
 CURRENT ZONING: 0-40  
 PREVIOUS USE: UNKNOWN

**OFFICE DATA:**  
 PROJECT NUMBER: 1818  
 DATE: 2012.03.29  
 SCALE: 1" = 100'  
 DRAWN BY: ESD