



FOR SALE 12,600+sf GARAGE / CAR SALES BLDG



FOR SALE

\$649,900

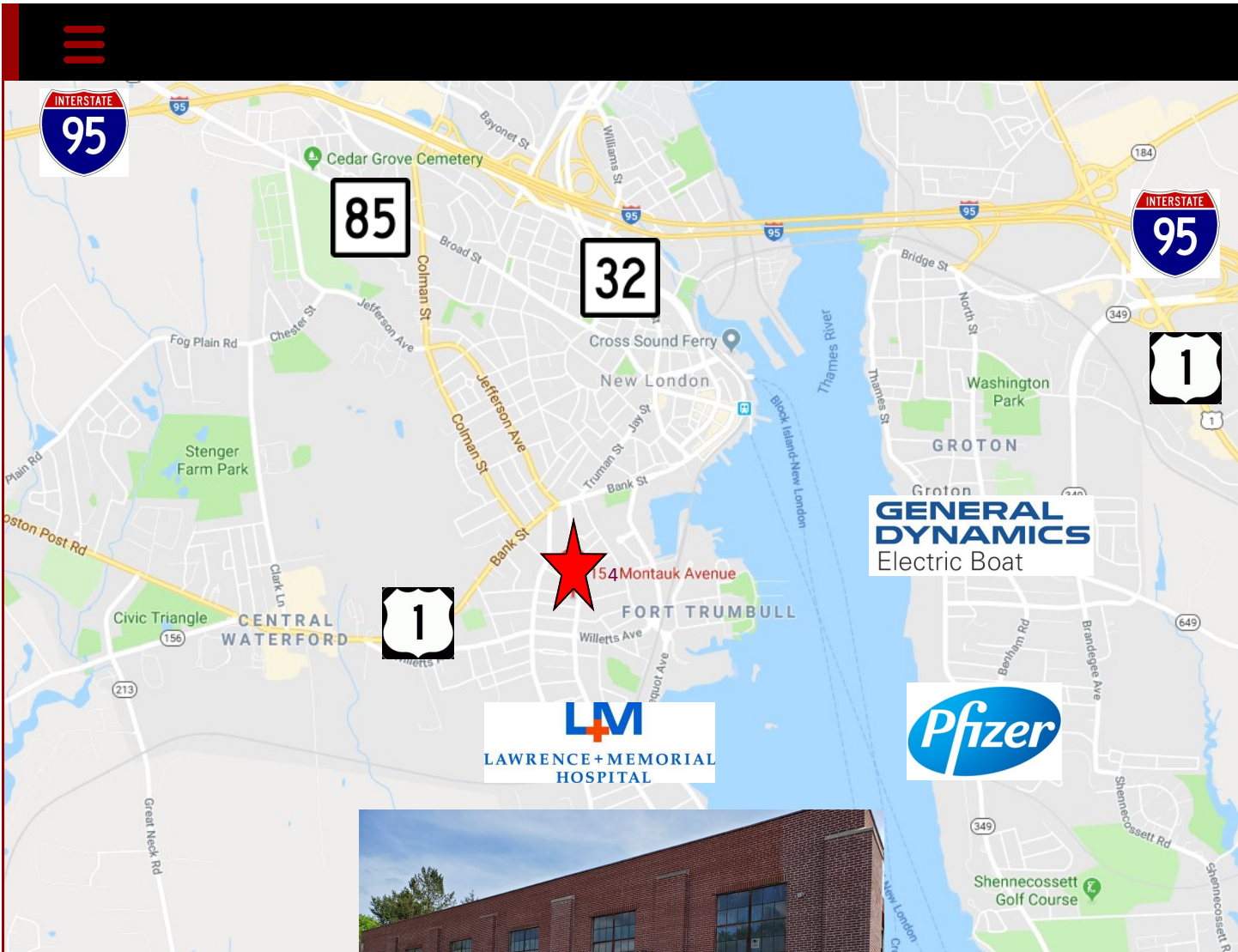
John Jensen, SIOR

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

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860-444-6661 Fax
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- ⌘ 12,610± sf one story garage with 4 overhead doors
- ⌘ 0.69 acre corner lot, 350' road frontage
- ⌘ Built 1944
- ⌘ 14' Ceilings
- ⌘ Ample parking with 50± off-street parking
- ⌘ City Water/Sewer; Oil heat
- ⌘ Public natural gas available in street
- ⌘ Zone R-2; Garage is pre-existed non-conforming.
- ⌘ 8,400 Average Daily Traffic count
- ⌘ Handicap accessible
- ⌘ Leasing potential



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	50,593	72,513	139,887
Total Households	21,078	29,940	58,213
Household Income \$0—\$30,000	26.50%	23.50%	18.07%
\$30,001-\$60,000	26.11%	25.10%	22.67%
\$60,001-\$100,000	24.98%	26.16%	26.23%
\$100,001+	22.40%	25.23%	33.03%

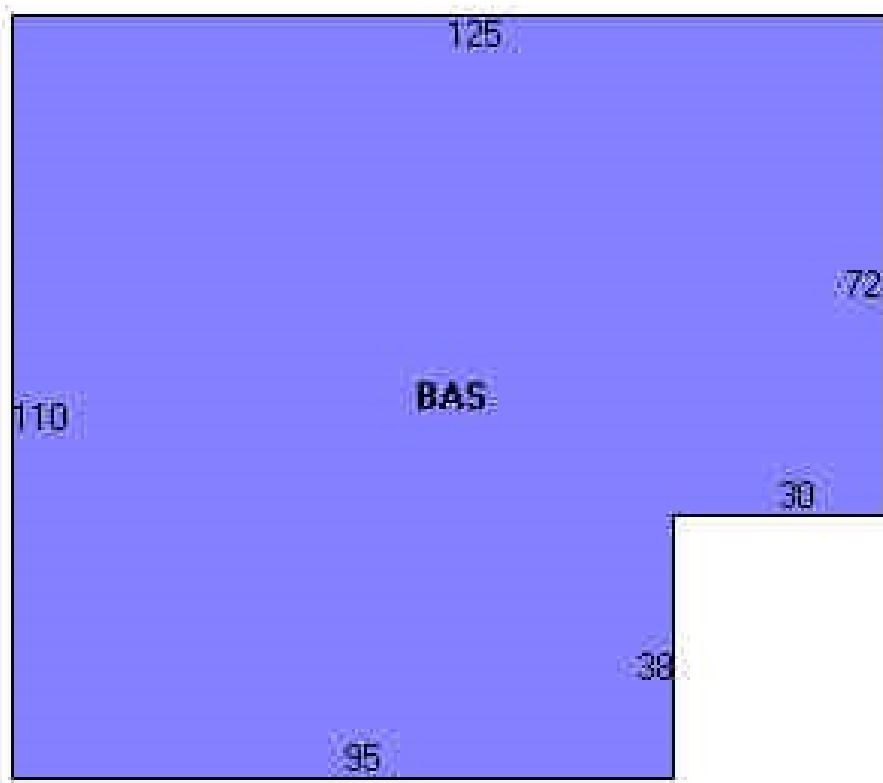
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Section 410 **R-2 - Two Family Medium Density Residential District**

410.1 Purpose of District. To provide for areas of relatively open character for single family and two family detached dwellings as well as for preservation of open spaces through cluster development on appropriate sites; to provide for facilities and uses which serve residents of these areas and which are benefited by an open residential environment; to provide opportunity for creative use of large older buildings as a means of assuring neighborhood stability, aesthetics and historic preservation.

410.2 Permitted Uses: The following uses are permitted by right.

- 1) Single family dwellings.
- 2) Two family dwellings.
- 3) Home Based Businesses in accordance with Article IV, Section 400.2.2. (Amended 10/18/01)

410.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation. (Amended 07/26/06)

- 1) Public or private utility substations.
- 2) Places of worship including parish houses, parochial schools, meeting rooms, recreation facilities customarily accessory to such uses subject to the following requirements.
 - (a) The site shall have an area of not less than one acre.
 - (b) Except as set forth hereinafter, no building or part thereof or parking or loading area shall be located nearer than 50 feet to any street line or property line. A parish house, rectory, or parsonage shall comply with the requirements for a single-family dwelling.
 - (c) Lot coverage shall not exceed 30 percent.
 - (d) Existing parochial school classrooms may be used for non-parochial school classroom instruction during non-parochial school hours. Such activities shall be generally consistent with the educational activities on-going in the classroom to be used and not require significant additional equipment or

structural changes beyond what is to be used by the parochial school. (*Amended 10/6/90*)

- 3) Tennis or swim membership club subject to the requirements of Article IV, Section 400.3.2.
- 4) Libraries, museums and art galleries on sites having not less than 20,000 square feet.
- 5) Cluster Development in accordance with Article IV, Section 400.3.4.
- 6) Family day care home.
- 7) Convalescent homes. However, no special permit shall be issued to allow this use on a lot smaller than 60,000 square feet. (*Amended 10/31/88*)
- 8) Bed & Breakfast Inns in accordance with the requirements of Article IV, Section 400.3 10). (*Amended 1/07/03*)
- 9) Subsection Deleted (*Amended 07/26/06*)

410.4 Accessory Uses

- 1) Off-street parking for uses permitted in the district;
- 2) Buildings for housing pets; children's playhouses.
- 3) Garden houses; greenhouses.
- 4) Signs subject to the requirements of Article VI, Section 615.
- 5) Swimming pools and/or tennis courts and related recreational facilities.
- 6) Keeping of animals according to Section 622 A and B. (*Amended 08/10/12*)
- 7) Dumpster in rear yard only.
- 8) Accessory use customary and incidental to a permitted use.

410.5 Lot and Bulk Requirements

- 1) Minimum lot area 5,000 square feet; 2,000 square feet for each dwelling unit.
- 2) Minimum lot width 50 feet.
- 3) Minimum frontage 50 feet.
- 4) Minimum yards:
front - 25 feet. (see Article VI, Section 605.G.4)
side - 6 feet.
rear - 25 feet.
- 5) Maximum height 2 1/2 stories or 35 feet, whichever is less.
- 6) Maximum lot coverage for principal and accessory buildings - 30 percent.

410.6 Off-Street Parking

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Article VI, Section 614 of these regulations.