

FOR SALE former Restaurant/Bar



55-67-69 Nott Highway, Ashford CT

- > Two buildings on 2.89 Acres, located on Route 74 (aka Nott Hwy) includes:
 - 9,000sf one story building, formerly a restaurant/bar
 - 2,200sf two family fully rented house
- > Built 1989
- > 200+/- parking spaces
- > 600+/-' Road frontage
- > 6,500 Daily Average Traffic Count
- > Well and Septic
- > Propane heat fuel
- > Central A/C (in Commercial bldg)
- > Zone C General Commercial
- > About 7 miles to Univ. of CT—Storrs Campus
- > \$18,475 Taxes
- > \$531,400 Total Assessment
- > 3,000sf—9,000sf For Lease

Mark Pensa

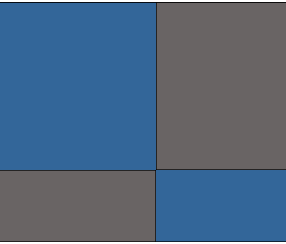
**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-537-4292
mpensa@pequotcommercial.com

FOR SALE

\$699,900



Former Restaurant/Bar bldg



Two Family house

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	9,360	81,287	420,717
Total Households	3,958	27,828	168,274
Household Income \$0—\$30,000	17.33%	18.97%	17.28%
\$30,001-\$60,000	20.77%	22.48%	21.26%
\$60,001-\$100,000	23.05%	23.38%	25.96%
\$100,001+	38.86%	35.18%	35.49%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

ZONE C - COMMERCIAL

Permitted Uses:

- ◆ Restaurant
- ◆ Retail
- ◆ Food + Beverage stores (no liquor)
- ◆ Banking
- ◆ Personal Service
- ◆ Professional Office
- ◆ Day Care Center
- ◆ Outdoor Cafes in association with a Restaurant..

By Special Permit:

- ◆ Liquor Stores
- ◆ Walk-In Clinics
- ◆ Medical Laboratories
- ◆ Veterinary Clinic ...



55-67-69 Nott Hwy., Route 74
Ashford, CT 06278

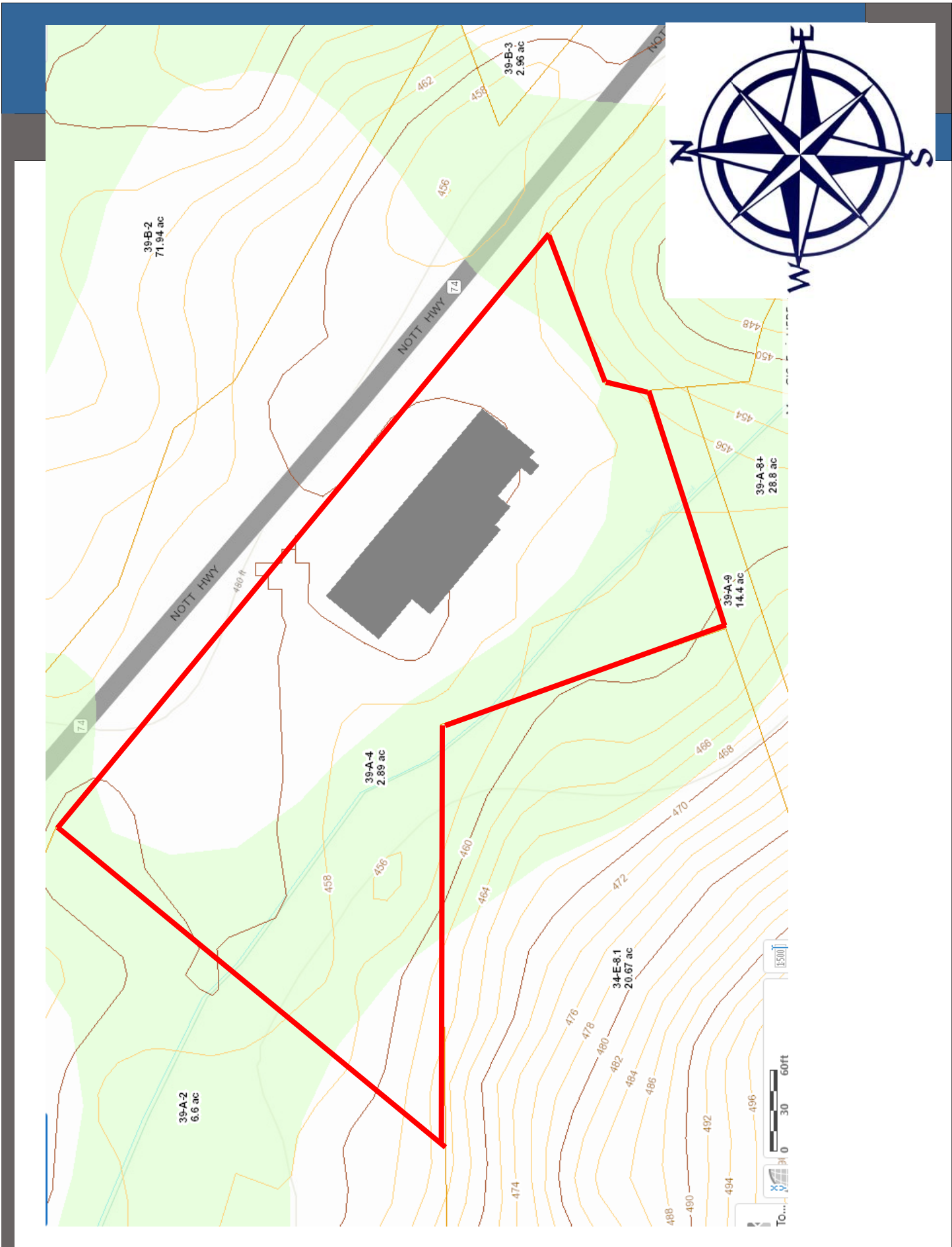
Ideal Location Offering Opportunity to Grow a Business

- ◆ The Routes 44/74 area is ideal for a full-service restaurant
- ◆ There is only one full-service restaurant along Route 44—the 18 miles between Storrs and Pomfret
- ◆ Closest communities with eateries are in:
 - Eastford - 7 miles away on Route 198
 - Willington - 7 miles away on Route 74
 - Mansfield Four Corners about 7 miles away
- ◆ Previous restaurant sited here was a well-frequented stop for Eastern CT and local patrons plus tourists exploring the Quiet Corner, and a spot for live music
- ◆ Brisk tourist traffic, local residents and business employees, local campers and UConn's robust seasonal population are reliable customer segments for restaurant trade

Side is set up for outdoor patio dining, overlooking wooded view to the rear.

Property includes ample parking.





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Ashford, Connecticut - Zoning Regulations

Article 4C **General Commercial Zone (GC)**

Article 4C, Section 1 **Purpose**

- A. The purpose of the General Commercial Zone, consistent with the Town's Plan of Conservation and Development, is to provide for meaningful and realistic commercial utilization of appropriate portions of the Town for a complimentary and integrated mixture of employment, shopping, entertainment and civic uses while preserving the Town's rural character.
- B. The further purpose of the General-Commercial Zone to promote the economic viability and operational sustainability of agricultural business in the town of Ashford- as outlined in the Ashford Plan of Conservation and Development. Specifically, these regulations are intended to:
 1. address food and fiber needs;
 2. enhance environmental quality and the natural resource base upon which the agricultural economy depends;
 3. make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls;
 4. sustain the economic viability of farm operations, and;
 5. maintain an agricultural friendly community.

Article 4C, Section 2 **Permitted Uses**

The following uses, containing not more than five thousand (5,000) square feet of floor area, are permitted in the General Commercial Zone in accordance with the site plan requirements found in Article 5:

1. Retail stores
2. Agriculture
3. Food and beverage stores for the sale of groceries, fruit and meat; baked goods; dairy products - not including the sale of liquor.
4. Restaurants
5. Farm Stands and Farm Stores in accordance with Article 4C, Section 5
6. Town Sponsored Farmer's Markets
7. Personal Service Establishments
8. Banking and Financial Institutions
9. Repair shops (exclusive of motor vehicle service and repair stations)
10. Fitness, Dance, or Sport training facilities.
11. Business and professional offices
12. Public buildings (without outdoor storage)
13. Day Care Center
14. Accessory uses customarily incidental to the above permitted uses.

Article 4C, Section 3 **Special Permit Uses**

Ashford, Connecticut - Zoning Regulations

The following uses and those uses listed in Section 2 above containing more than five thousand (5,000) square feet of floor area may be allowed in the General Commercial Zone, conditioned on the fact that any such use not exceed twenty-five thousand (25,000) square feet in total floor area, in accordance with the Special Permit requirements found in Article 5B:

1. Outdoor cafes in association with a restaurant
2. Manufacturing
3. Farm Equipment and Garden Centers
4. Motel, Hotel and Inns
5. Lumber yards
6. Motor vehicle dealerships
7. Motor vehicle service and repair stations
8. Liquor Stores
9. Theaters (stage or film)
10. Tire Sales (including wholesale) Stores - without tire manufacturing or retread facilities
11. Walk-in Clinics and Medical Laboratories
12. Wholesale and Distribution
13. Veterinary Clinic
14. Vocational and Avocational Dog Kennel - no outside kennels
15. Wireless Telecommunication sites, in accordance with Article 6
16. Accessory uses, customarily incidental to and associated with the above special permit uses

Article 4C, Section 4 **General Standards**

A. The following general standards shall apply to all buildings, structures and uses in the General Commercial Zone except as these regulations may specifically provide otherwise.

1. Dimensional Standards

Lot frontage	100' (continuous)
Lot Coverage	seventy-five (75) percent (maximum)
Height	35' and no more than three (3) stories
Lot Area	The minimum lot area for development in this District shall be that which satisfies the District Department of Health's standards for septic and potable water. Shared septic and/or water are allowed provided all applicable health and environmental codes are satisfied.

2. Frontage and Setbacks

Use	Front	Side	Rear
Primary Structure(s)	50'	20'	20'

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