

Mixed Use Property FOR SALE



461-475 Gold Star Hwy., Groton CT 06340

FOR SALE

~~\$265,000~~

\$225,000

Norm Peck

**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax

npeck@pequotcommercial.com

- < Incl. two buildings: - 1,320sf 1 bay garage and 1,716sf single family house
- < 0.95 Acres total
- < 473' Road frontage
- < Public Sewer,, Private Well
- < Oil heat
- < Zone CB-15 Commercial
- < 11,500 Daily aver traffic
- < \$243,600 Assessment
- < \$7,218 Total Taxes

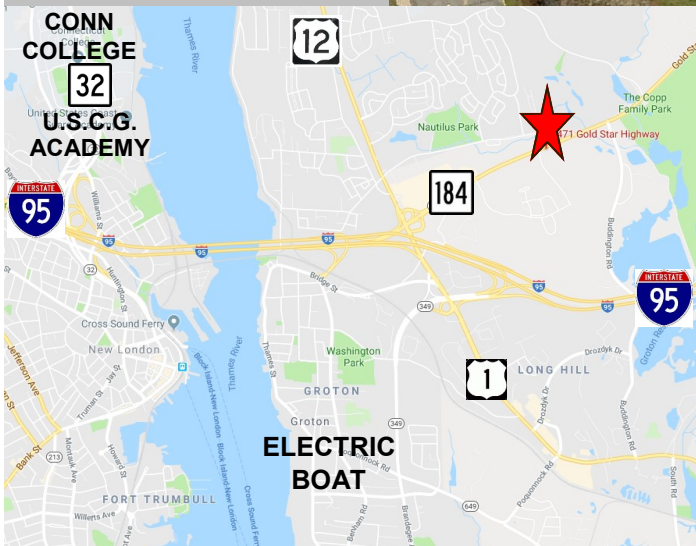
*Located on corner of Antonino Road—highly visible.
Only 1 mile to I-95*

Zone CB-15



PERMITTED USES:

- Maintenance/Cleaning Service
- Office
- Contractor w/ Outside Storage
- Auto Repair/Dealer
- Retail
- 1-2 Family
- Wholesale
- Sailmaker
- Club ...



BY SPECIAL PERMIT:

- ◆ Self-Storage
- ◆ Kennel
- ◆ Car Wash
- ◆ Day Care
- ◆ Veterinarian
- ◆ Hotel
- ◆ Nursery/Farm
- ◆ Gravel
- ◆ Excavation...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	35,181	83,651	153,428
Total Households	13,411	33,588	62,075
Household Income \$0—\$30,000	30.88%	25.72%	20.64%
\$30,001-\$60,000	24.54%	23.20%	22.51%
\$60,001-\$100,000	23.82%	23.18%	23.64%
\$100,001+	20.76%	27.90%	33.21%



5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS *					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RESIDENTIAL														
One Family Dwelling	X	X	C	X	X	X	X		X				C	7.1-20
Two Family Dwelling		X	C	C	X	X	X		X				C	7.1-20
Multi-Family Dwelling			C		C	C		C	C					7.1-16
Boarding and Rooming House			C	X	X	X	X		X					7.1-20
Hotel or Motel					X	X	X	X		X	C	C		7.1-31
Executive Hotel/Motel Suites					C	C	C	C		C	C	C		7.1-28
Mobile Home Parks (existing)	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-15
Residential Life Care Communities	C	C	C	C	C	C		C			C	C	C	7.1-1
Caretaker/Security Service Dwelling	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	A	AC	AC	7.1-30
Accessory Apartments	AC	AC	AC	AC	AC	AC	AC		AC				AC	7.1-34
Community Residential Counseling Facility			C		C	C	C	C						7.1-37
Active Senior Housing	C	C	C	C	C	C							C	7.1-45
SIGNS														
Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.3
Non-Accessory						C	C	C		C				7.3
AGRICULTURAL AND RESOURCE ACTIVITIES														
Commercial Farm or Nursery	C	C	C	C	C	C	C	C		C	C	C	C	7.1-9
Filling or Extraction of Earth Products	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-10
Keeping of Hens	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.1-47
* For uses permitted in MX zones, see Section 6.13-4														

5-3

X - the use if Permitted as a matter of right, subject to applicable district regulations
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PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
CULTURAL, ENTERTAINMENT, AND RECREATION														
Art Gallery						X	X	X	X	X	X	X		
Bowling Alley and Other Indoor Recreation						X	X	X		C	C	C		7.1-29
Campgrounds				C										7.1-2
Carnival or Fair	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-3
Club, Lodge, or Association	C	C	C	C	X	X	X			X	X	X	C	7.1-5
Exhibition Hall						X	X	X		X	X	X	X	
Golf Course				X						X	X	X	X	
Large-Scale Conference/Entertainment Facilities						C	C	C		C	C	C	C	7.1-42
Legitimate Theater						X	X	X						
Library	X	X	X	X	X	X	X	X	X					
Miniature Golf and Golf Driving Range							X			X	X	X	X	7.1-27
Motion Picture Theater						X	X	X						
Museum						X	X	X	X	X	X	X		
Nightclub, Disco, Cabaret						C	C	C		X				7.1-17
Organized Group Camp				X										
Other Outdoor Commercial Recreation				C			C			C	C	C	C	7.1-27
Public Playground, Playfield, or Park	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Recreation Center	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding or Boarding Stable				C						C	C	C	C	7.1-14
Yacht Club or Marina									X	X				

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
FINANCIAL, BUSINESS, AND GOVERNMENT SERVICES														
Advertising Services					X	X	X	X	X	X	X	X	X	
Auto, Truck ,and Trailer Rental							X	C		X		A*		7.1-43
Banking and Credit Services					X	X	X	X		X	X	X		
Cleaning and Maintenance Services							X			X	X	X	X	
Collection Services					X	X	X	X	X	X	X	X	X	
Consulting Services					X	X	X	X	X	X	X	X	X	
Detective and Protective Services					X	X	X	X	X	X	X	X	X	
Duplicating and Mailing Services						X	X	X		X	X	X	X	
Employment Services					X	X	X	X	X	X	X	X	X	
General Offices					X	X	X	X		X	X	X	X	
Insurance Services					X	X	X	X		X	X	X	X	
Investment Services					X	X	X	X		X	X	X	X	
Office Equipment Rental and Leasing					X	X	X	X		X	X	X	X	
Offices of Government Agencies					X	X	X	X		X	X	X	X	
Other Town of Groton Services	X	X	X	X	X	X	X	X	X	X	X	X	X	
Real Estate Services					X	X	X	X		X	X	X	X	
Research and Testing Services					X					X	X	X	X	
Secretarial and Stenographic Services					X	X	X	X	X	X	X	X	X	

*Accessory to Warehousing Only

5-5

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
PERSONAL, REPAIR, AND CONSTRUCTION SERVICES														
Beauty and Barber Services						X	X	X	X					
Car Wash						C	C	C		X				7.1-26
Cemetery - New				C						C	C	C	C	7.1-4 A.
Cemetery - Existing	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-4 B.
Commercial Kennel or Stable				C						C	C	C	C	7.1-14
Contractor's and Construction Equipment and Vehicle Storage				C			X			X				7.1-6
Day Spa					X	X	X	X	X					
Funeral and Crematory Services						X	X							
Home Occupation	AC	AC	AC	AC	AC									7.1-11
Ignition, Brake, Muffler, and Similar Limited Repair						C	X	C		X				7.1-25
Laundering, Dry Cleaning, and Dyeing							X			X				
Laundry and Dry Cleaning (Self-Service or Pick-Up Only)					X	X	X	X						
Motor Vehicle Body and Paint Shop						A	X			X				
Motor Vehicle - General Repairs						A	X			X				
Photographic Services					X	X	X	X	X	X	X	X		
Repair of Machinery							X			X				
Repair of Office Equipment and Personal and Household Items						X	X	X		X		X		
Self-Service Storage Facility						C	C			C	C	C	C	7.1-39
Shoe and Leather Goods Repair					X	X	X	X						
Tailoring, Dressmaking, and Apparel Repair					X	X	X	X						

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5.1-3 TABLE OF PERMITTED USES

Sheet 5

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
PROFESSIONAL, EDUCATIONAL, AND OTHER INSTITUTIONAL SERVICES														
Business, Professional, and Labor Organizations					X	X	X	X		X	X	X	X	
Business, Secretarial, Music, Dance, and Art Schools or Studios					X	X	X	X		X	X	X	X	
Charitable and Philanthropic Institutions				C	X	X	X	X			X	X	X	7.1-7
Churches and Other Places of Religious Worship	X	X	X	X	X	X	X	X			X	X	X	
Day Care - Adult Day Care Facility	C	C	C	C	C	C	C	C		C	C	C	C	7.1-35
Child Day Care Center	C	C	C	C	C	C	C	C		C	C	C	C	7.1-18
Family Day Care Home	X	X	X	X	X	X	X	X	X				X	
Group Day Care Home	C	C	C	C	X	X	X	X		X	X	X	X	7.1-32
Elementary and Secondary Schools, College or University	C	C	C	C	X	X	X			C	X	X	C	7.1-8
Hospital or Clinic				C	C	C	C	C			C	C	C	7.1-12
Medical-Dental Labs and Outpatient Clinics				AC	X	X	X	X			X	X	X	7.1-21
Professional Offices				C	X	X	X	X		X	X	X	X	7.1-21
Scientific and Research Laboratories					X	X	X	X		X	X	X	X	
Veterinary or Animal Hospital				C		C	C			C	C	C	C	7.1-23

5-7

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RETAIL TRADE - PERSONAL														
Apparel and Accessories						X	X	X						
Art and Hobby Supplies						X	X	X						
Bakery						X	X	X						
Books and Stationery						X	X	X						
Cameras and Photo Supplies						X	X	X						
Confectionery						X	X	X						
Dairy Products						X	X	X						
Drive Through Facilities						AC	AC	AC	AC	AC	AC	AC	AC	7.1-36
Drug Store						X	X	X						
Drug Store Pick-Up Windows/Facilities						AC	AC	AC						7.1-44
Florist					C	X	X	X						7.1-46
Fruit, Vegetables, and Other Farm Products						X	X	X						
Gifts, Novelties, and Souvenirs						X	X	X						
Grocery Store or Delicatessen						X	X	X						
Jewelry						X	X	X						
Large-Scale Destination-Oriented Commercial						X	X				X			
Liquor Store						X	X	X						
Luggage and Leather Goods						X	X	X						
Meat, Fish, and Poultry						X	X	X						
Music and Musical Instruments						X	X	X						
Newspapers and Magazines						X	X	X						
Optical Goods						X	X	X						
Restaurant					A*	X	X	X			C			7.1-40
Tobacconist						X	X	X						
Toys, Sporting Goods, and Bicycles						X	X	X						

*Accessory to Hotel/Motel Only

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RETAIL TRADE - HOUSEHOLD, BUILDING, MOTOR VEHICLES														
Antiques						X	X	X						
Auto and Truck Dealers (New)						X	X			X				
Auto and Truck Dealers (Used)						A	X			X				
Auto Parts and Supplies (New)						X	X	X		X				
Dry Goods						X	X	X						
Electrical Supplies							X			X				
Farm and Garden Supplies						X	X	X		X	X	X	X	
Fuel Oil Dealer							X			X				
Furniture Stores						X	X	X						
Gasoline Station						X	X	X		X				
General Merchandise and Department Stores						X	X	X						
Hardware						X	X	X						
Heating and Plumbing Supplies							X			X				
Home Furnishings						X	X	X						
Household Appliances						X	X	X						
Lumber and Building Materials Yard							X			X				
Marine Craft and Equipment Display and Sales						X	X	X	X	X				
Modular/Manufactured Homes Display and Sales						X	X			X				
Notions and Household Supplies						X	X	X						
Office Equipment and Supplies						X	X	X						
Paint, Glass, and Wallpaper						X	X	X						
Radio, Television, and Phonographic Equipment						X	X	X						
Tires, Batteries, and Accessories						X	X	X		X				
Trailer, Farm, and Heavy Equipment Sales							X			X				

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
WHOLESALE TRADE														
Assembly and Packaging of Medical Products							X			X	X	X	X	
Junk, Salvage, or Scrap Yard										C				7.1-13
Screen Printing/Embroidery of Clothing							X			X	X	X	X	
Warehousing							X			X	X	X	X	
Wholesale with Indoor Storage Only							X			X	X	X	X	
Wholesale with Outdoor Storage							X			X				
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES														
Airport										X				
Automobile Parking	A	A	A	A	A	A	A	A	A	A	A	A	A	
Bus Garage and Maintenance							X			X				
Bus Passenger Station						X	X	X						
Commercial Broadcasting Antennae				X						X	X	X	X	
Electric Transformer Substation	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Motor Freight Terminal							X			X				
Moving and Storage Uses							X				X	X	X	
Radio and Television Broadcasting Studios				X	X	X	X	X	X	X	X	X	X	
Railroad Freight Station										X	X	X	X	
Railroad Passenger Station	X	X	X	X	X	X	X	X	X	X	X	X	X	
Solid Waste Disposal Facility - Town				X								X		
Telecommunication Towers			C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telecommunication Antennae and Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telephone Exchange Station	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Waste Handling/Reduction Facilities										C		C		7.1-33
Water Storage Tanks	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Pumping Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Treatment Plants	X	X	X	X	X	X	X	X	X	X	X	X	X	

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
INDUSTRIAL - FOOD AND KINDRED PRODUCTS (A)														
Bakery Products										X	X	X		
Beverage										X	X	X		
Canning and Preservation of Fruit, Vegetables, and Seafood										X	X	X		
Confectionery										X	X	X		
Dairy Products										X	X	X		
Grain Products Excluding Milling										X	X	X		
Macaroni and Noodles										X	X	X		
Meat Products										X	X	X		
Roasting Coffee										X	X	X		
INDUSTRIAL - TEXTILE MILL PRODUCTS (B)														
Dyeing and Finishing of Textiles										X		X		
Felt Goods										X		X		
Knit Goods										X		X		
Rugs and Carpets										X		X		
Woven Fabrics										X		X		
Yarns and Threads										X		X		
INDUSTRIAL - APPAREL AND OTHER FABRICATED TEXTILE PRODUCTS (C)										X	X	X		
INDUSTRIAL - LUMBER AND WOOD														
Millwork, Veneer, Plywood, and Related										X				
Sawmills and Planing Mills										X				
Wooden Containers										X				

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
INDUSTRIAL - FURNITURE AND FIXTURES										X	X	X		
INDUSTRIAL - PAPER, PRINTING, PUBLISHING, AND ALLIED INDUSTRIES														
Bookbinding										X	X	X	X	
Converted Paper and Paperboard Products										X				
Paperboard Containers and Boxes										X	X	X		
Printing and Publishing										X	X	X	X	
Printing Trade Services										X	X	X	X	
INDUSTRIAL - CHEMICALS, DRUGS, PLASTICS, AND ALLIED PRODUCTS (D)														
Agricultural and Industrial Chemicals										X				
Drugs and Pharmaceuticals										X		X		
Gum and Wood Chemicals										X				
Paint, Varnish, Lacquer, and Enamels										X				
Perfumes, Cosmetics and Toiletries										X		X		
Plastic Forming, Pressing and Assembly										X	X	X		
Plastic Materials and Resins										X				
INDUSTRIAL - STONE, CLAY, AND GLASS PRODUCTS														
Concrete and Structural Clay Products										X				
Cut Stone and Stone Products										X				
Glass										X				
Glassware, Pottery, and Porcelain Products										X		X		

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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
INDUSTRIAL - FABRICATED METAL PRODUCTS (B)														
Electrical Equipment and Machinery										X		X		
Heavy Equipment and Machinery										X		X		
Ordinance and Accessories										X		X		
Other Fabricated Metal Products										X		X		
Transportation Equipment										X		X		
INDUSTRIAL - PROFESSIONAL, SCIENTIFIC, AND CONTROLLING INSTRUMENTS														
Engineering, Laboratory, Scientific, and Research Instruments										X	X	X		
Mechanical Measuring and Controlling Instruments										X	X	X		
Optical Instruments and Lenses										X	X	X		
Photographic Equipment										X	X	X		
Surgical, Medical, and Dental Instruments										X	X	X		
Watches, Clocks, and Clockwork Devices										X	X	X		

5-13

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5.1-3 TABLE OF PERMITTED USES														Sheet 12
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	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
INDUSTRIAL - MISCELLANEOUS														
Boats and Small Craft Less Than 65 Feet in Length										X		X		
Jewelry, Silverware, and Plateware										X		X		
Musical Instruments and Parts										X		X		
Non-Ferrous Foundries										X				
Office and Artist's Materials										X		X		
Paving and Roofing Materials										X				
Rolling and Extruding Non-Ferrous Materials										X		X		
Rubber Tires, Innertubes, and Footware										X				
Sailmaking/Sail Loft							X		X	X	X	X	X	
Toys, Amusement, Sporting, and Athletic Goods										X		X		

5-14

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