# FOR SALE

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$599,000

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**Pequot Commercial**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
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Historic Industrial / Manufacturing Mill building in Deep River For Sale

Two floors total 12,472±sf with usable space in attic and basement.

Ceilings are 11' - 12'

Located on 4.5 acres

Zone VID-Village Industrial District

Municipal Water / On-Site Septic
Oil Heat / Air Conditioned

400 amp / 3Phase

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

# Historic Industrial / Mfg Mill Building For Sale

**ADDRESS:** 2 Esico Lane aka 112 West Elm St., Deep River, CT 06417

**AVAILABLE:** 12,472±sf includes:
- » 1st floor 4,962sf
- » 2nd floor 7,510sf
- » Usable space in attic and basement

**CEILING:** 11' - 12'

**TAXES:** $7,921.00

**YEAR BUILT:** 1835

**PARKING:** 25+/-

**UTILITIES:** Municipal water, on-site sewer and oil heat; A/C

**ZONING:** Village Industrial District (VID). Town open to proposals if it would increase local business environment. Microbrewery allowed.

**DIRECTIONS:** Route 9 Exit 5. Go East on Route 80. Take first left onto Esico Lane. At end.

**OCCUPANCY:** Negotiable

**FOR SALE:** $599,000

**COMMENTS:** Formerly one of the world's largest producers of ivory products, starting with manufacturing of combs, collar buttons, tooth picks and moving on to production of piano and organ keyboards.

FOR MORE DETAILED INFORMATION CONTACT:


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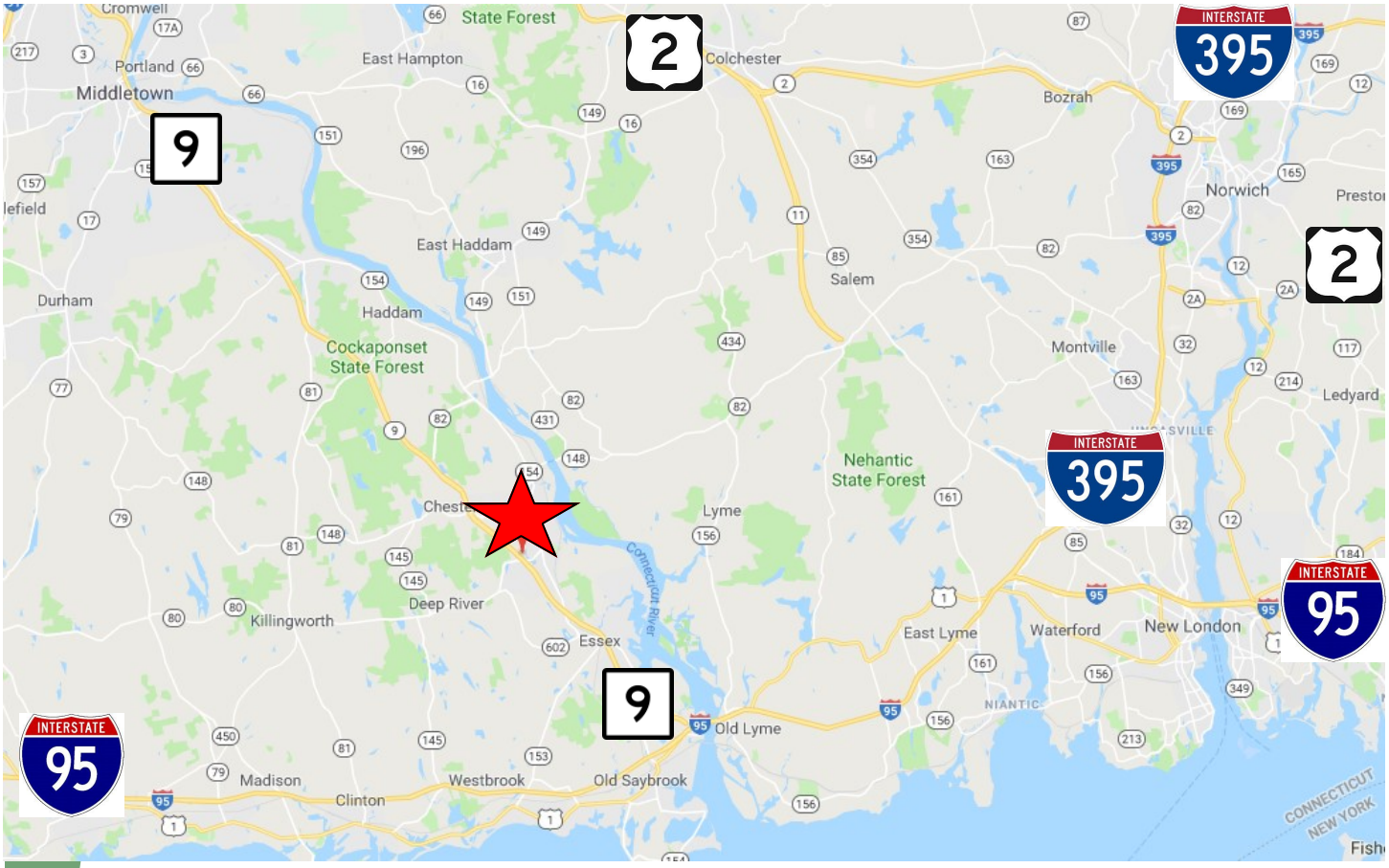


# ZONE VID - VILLAGE INDUSTRIAL DISTRICT

*PERMITTED USES*: Office, Light Mfg, Wholesale Distribution, Printing/ Publishing…

*BY SPECIAL PERMIT*:
Microbrewery, Tool & Die, R&D, Museum, Government Buildings, Public Utility Equipment Facility, Social Club Association, Single Family, Hospital, Convalescent Home, Veterinary Hospital. Communication Towers…

| DEMOGRAPHICS | 5 MILE | 10 MILE | 20 MILE |
|---|---|---|---|
| **Total Population** | 18,612 | 81,263 | 414,924 |
| **Total Households** | 8,206 | 34,331 | 168,606 |
| **Household Income: $0—$30,000** | 15.76% | 14.80% | 16.00% |
| **$30,001-$60,000** | 18.16% | 18.65% | 19.45% |
| **$60,001-$100,000** | 20.65% | 20.91% | 22.18% |
| **$100,001+** | 45.44% | 45.64% | 42.37% |

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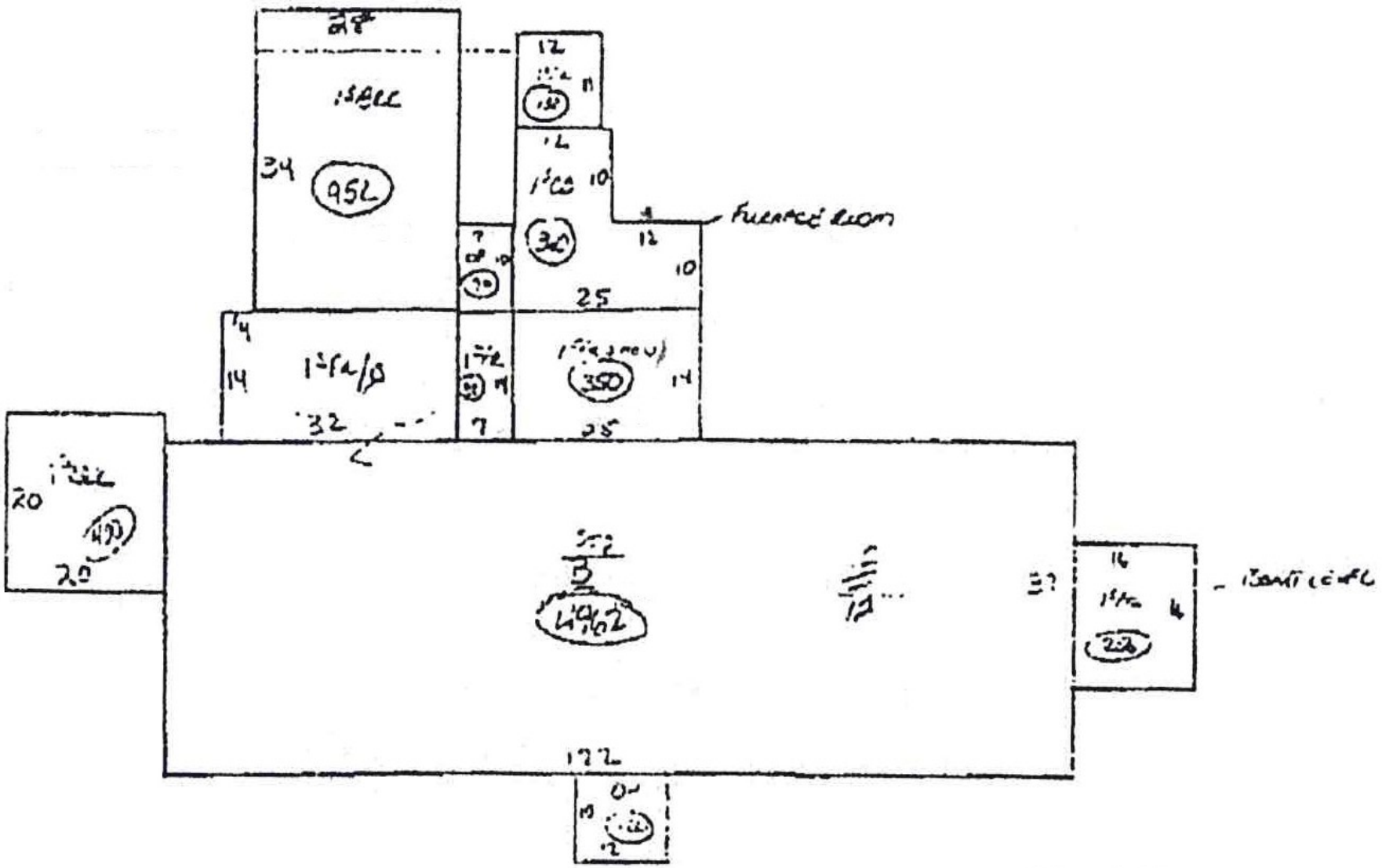


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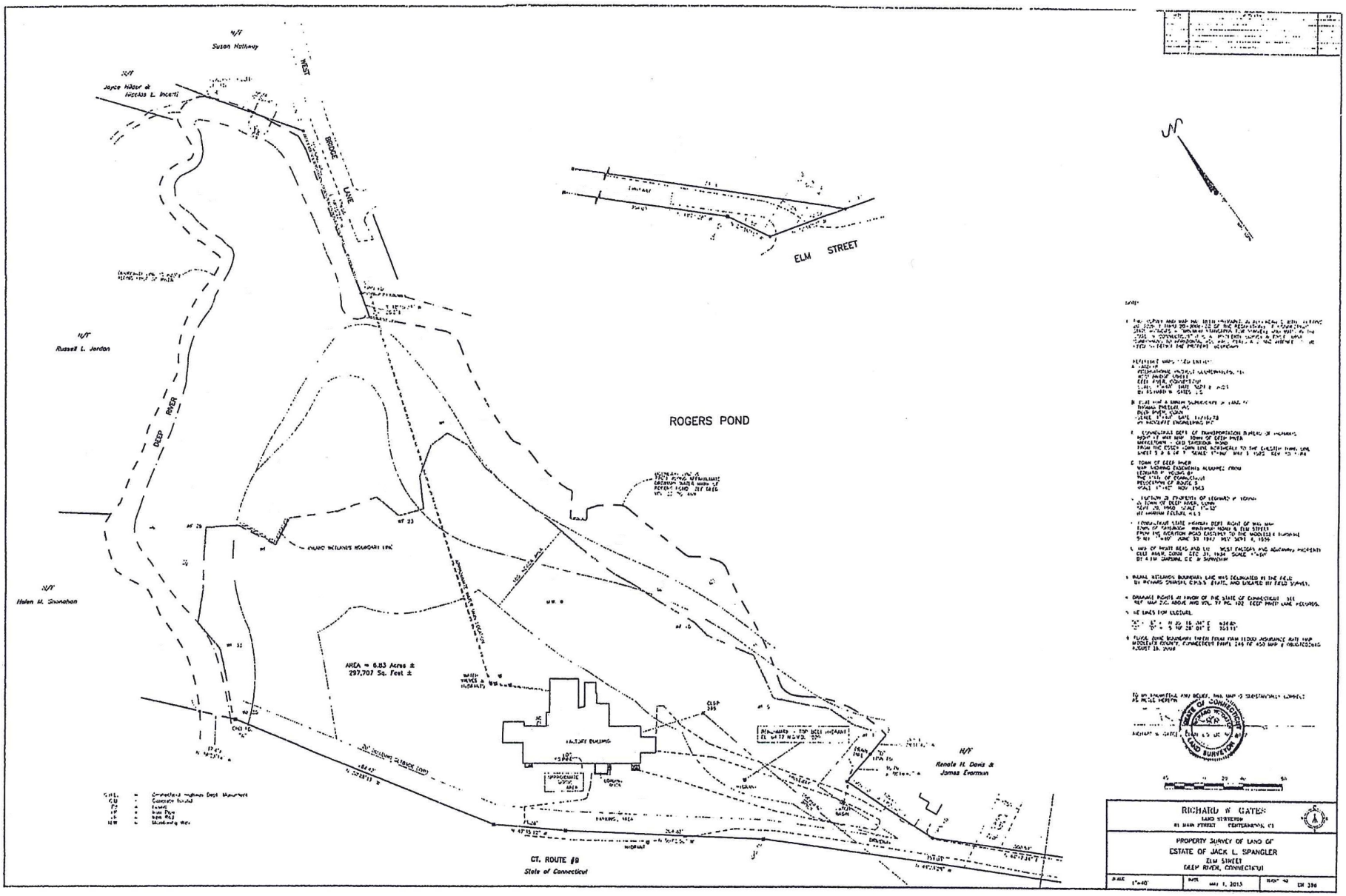


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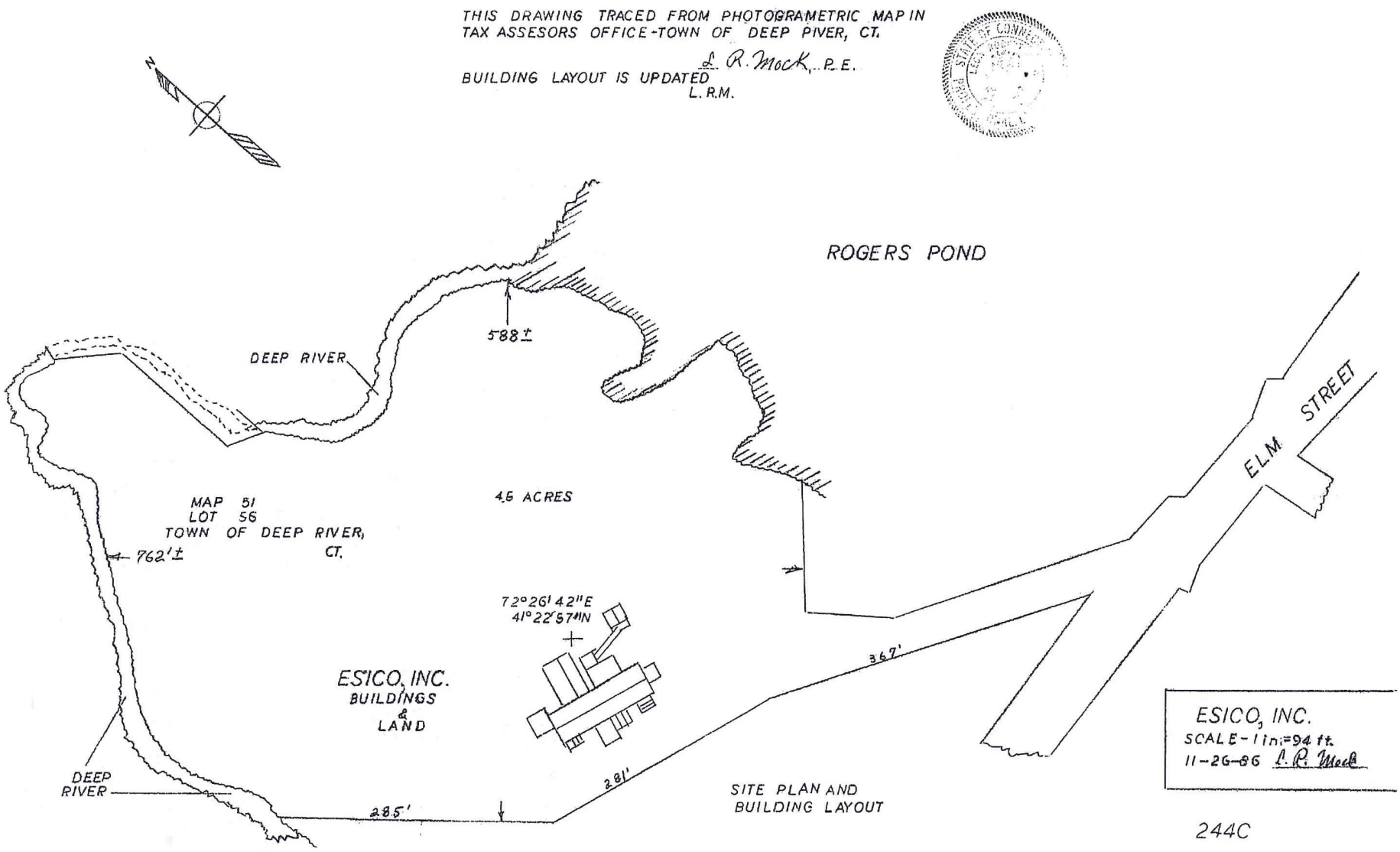


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