

FOR SALE



1524 Route 12, Gales Ferry, CT 06335

- > Former Animal Hospital. Solid 2 level vet clinic.
- > Private Septic & Well; Public Water Available
- > 23 Parking spaces
- > 0.84 Acres
- > 300' Road Frontage
- > New Roof
- > 400 amp service
- > 7,500sf;
Lower level 913sf apartment
- > Oil Heating fuel
- > Zone CIP Commercial/Industrial
- > Built 1971
- > 12,200 Daily Average Traffic Counts
- > Sub-dividable

Norm Peck

PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

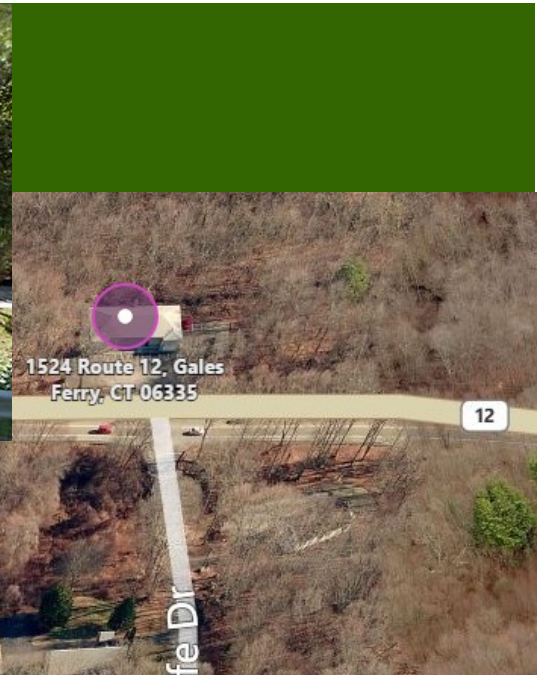
860-447-9570 x133

860-444-6661 Fax

npeck@pequotcommercial.com

FOR SALE

~~\$185,000~~ **\$179,000**



ZONE CIP

PERMITTED USES:

- Liquor Store
- Child Day Care Ctr
- Veterinary...

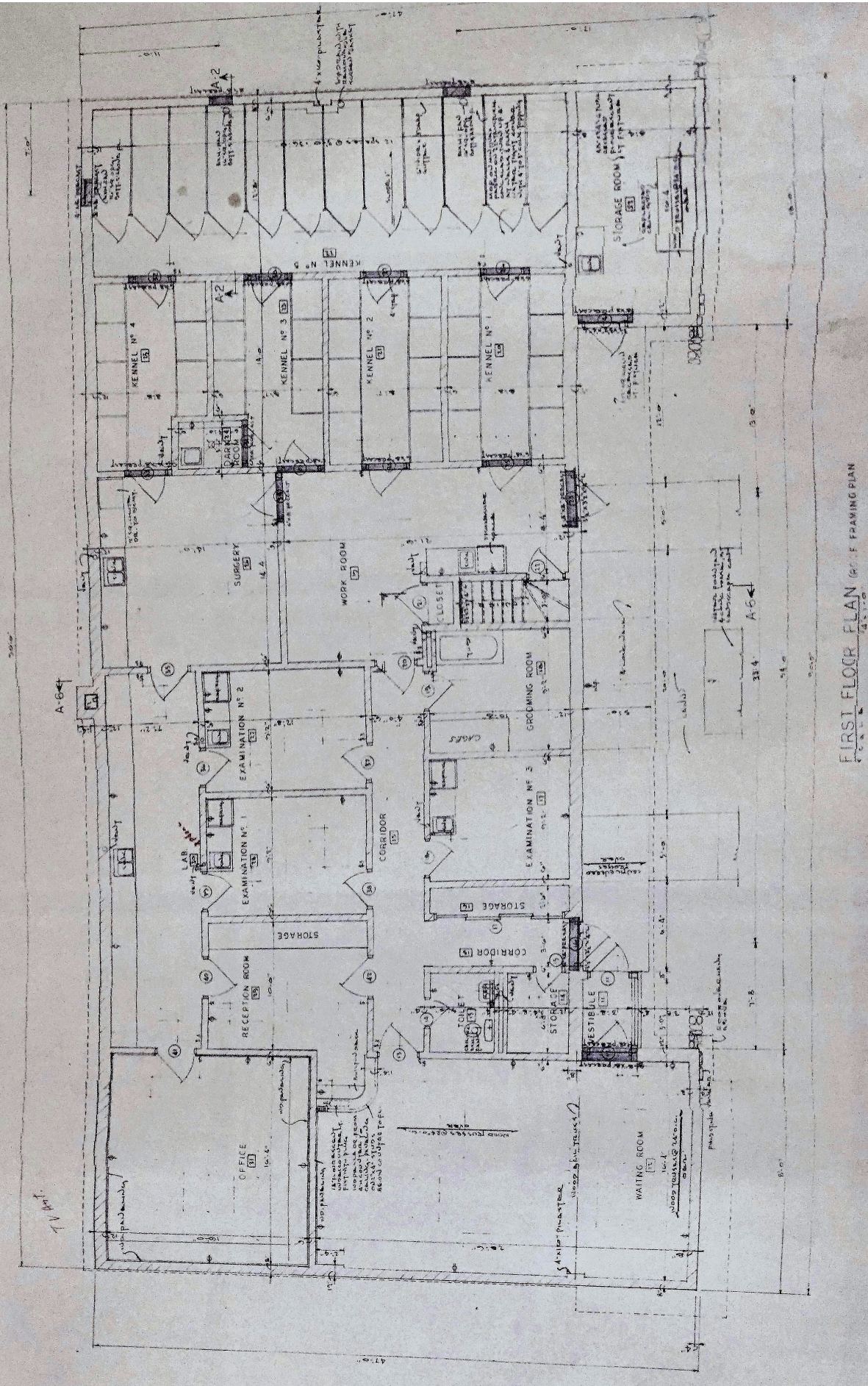
BY SPECIAL PERMIT:

- LIGHT INDUSTRIAL
- Artist Studio
- Community Center
- Convenience Store
- Family Entertainment
- Financial Institution
- Funeral Home
- Hospital/Clinic
- Laundromat
- Manufacturing
- Medical/Dental Clinic
- Office
- Restaurant
- Retail ...



<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	23,811	69,142	174,687
Total Households	7,159	27,607	73,693
Household Income: \$0—\$30,000	14.37%	20.97%	18.77%
\$30,001-\$60,000	22.87%	24.87%	23.85%
\$60,001-\$100,000	27.79%	26.64%	26.21%
\$100,001+	34.99%	27.53%	31.16%





FIRST FLOOR PLAN (SCALE FRAMING PLAN)

Requirement	R20	R40	R60	LCDD	LCTD	MFDD	GFDD	RCCD	I	CM	NC	CIP
Minimum Lot Area (Square Feet)	20k	40k	60k	None	20k	20k	25k	200k	200k	40k	40k	40k
Minimum Lot Frontage (Linear Feet)	50	75	100	25	None	None	75	100	100	100	100	50
Minimum Lot Width (Linear Feet)	100	150	200	None	None	None	75	500	500	100	100	100
Maximum Lot Coverage (% Area)	30	25	20	85	80	80	80	80	80	80	80	80
Minimum Side Yard (Linear Feet)	12	16	20	None	12	12	12	50	30	12	12	12
Minimum combined side yards (Linear Feet)	30	36	60	None	24	24	24	100	60	24	24	50
Minimum rear yard (Linear Feet)	20	30	40	None	20	20	20	50	30	20	20	35
Minimum building setback from front lot line – State Road (Linear Feet)	50	50	50	None	25	25	None	50	50	50	50	50
Minimum building setback from front lot line – Town Road (Linear Feet)	35	35	35	None	10	10	None	35	35	35	35	35
Interior lots – Building setback from front lot line (Linear Feet)	50	50	50	50	50	50	50	50	20	50	50	20
Interior lots – Minimum Frontage (Linear Feet)	20	20	20	20	20	20	20	20	20	20	20	20
Interior lots – Minimum Lot Area (Square Feet)	30k	60k	90k	N/A	20k	30k	40k	200k	200k	40k	40k	40k
Signs – Minimum setback from Front Lot Line (Linear Feet)	10	10	10	10	10	10	10	10	10	10	10	10
Maximum Building Height of Principal Structure (Feet)	50	50	50	50	50	50	50	None	None	50	50	None

SPECIAL DISTRICT USES	I	CM	NC	CIP
Accessory structures	P	P	P	P
Alcoholic liquor		P	P	
Antenna & antenna towers	S	S	S	S
Auto service & auto rentals (w/fuel sales)			P	P
Boat construction and repair	P	P		P
Boat docks, slips, piers, wharves & bldgs..	P	P		
Boat rental, sales, storage, supplies	P	P		P
Car wash			P	P
Child day care center			S	S
Civic Buildings	P	P	P	P
Comm. fishing/lobstering/shell fishing	P	P		
Communication systems	P			P
Community center				P
Construction trailer – temporary	P	P	P	P
Convenience store		P	P	P
Country inn		S	S	
Educational institution – private				P
Equipment sales & repair	P	P	P	P
Excavation Operations - Major (≥300 cu yds)	S	S	S	S
Excavation Operations - Minor (<300 cy yds)	P	P	P	P
Family entertainment center		P	P	P
Farm & farming (> 3 ACRES)	P	P	P	P
Farm stand (Access. Use to farm)	P	P	P	P
Field & Court sports, pools, spas, Golf courses, Mini-Golf	P	P	P	P
Financial institution			P	P
Fishing gear rental		P		
Funeral homes & undertaking			P	P
Gas station			S	S
Hospital and clinic			P	P
Industrial park	S			S
Kennel	S			
Laundromat	P	P	P	P
Light industrial	P	P		P
Lumberyard/building sales yard	P			P
Manufacturing, maintenance	P			P
Medical and dental clinic			P	P
Mixed (office/retail down, residential up)		P	P	
Motor vehicle body repair & painting	P			P
Motor vehicle dealership (includes repair)			P	P

SPECIAL DISTRICT USES	I	CM	NC	CIP
Nurseries, including retail & wholesale	P			P
Offices	P	P	P	P
Outdoor storage & sales	P	P		P
Parking structures -	P	P	P	P
Personal service establishments			P	P
Power equipment & utility trailer sales	P	P		P
Private and Public utility installations	P	P	P	P
Recreation facility, indoor	P			P
Recycling center	P			
Research & Testing	P			P
Restaurant,		S	S	
Retail sales	P	P	P	P
RV Sales, Service, & Accessories	P		P	P
Sawmill	P			
Sawmill – Temporary	P	P	P	P
Self-storage w/truck rental accessory use	P			P
Solar Energy Systems (Accessory Use)	P	P	P	P
Solar Energy Systems (Principal Use)	P			P
Storage Facility	P			P
Vehicle dispatching and repair	P			P
Veterinary office & clinic – indoor			P	P
Warehouse	P			P
Small Wind energy system (accessory use)	S	S	S	S