

FOR SALE

Mixed Use Property



340 Willetts Ave., Waterford, CT 06385

FOR SALE

\$228,000

Norm Peck

**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

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860-444-6661 Fax

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- ◆ Existing non-conforming former flooring property incl:
 - 1,626sf showroom, office and warehouse and
 - 1,018sf 2BR house.
- ◆ Well maintained buildings, behind Planet Fitness
- ◆ 10,600 Average Daily Traffic Counts
- ◆ 0.52 acre corner lot:
 - 100' Road frontage on Butler Court
 - 120' Road frontage Willitts Ave.
- ◆ Parking for 8
- ◆ Assessment \$165,440
- ◆ Taxes \$4,536
- ◆ Zone R-20





ZONE R-20

Permitted Uses: One Family, Place of Worship...

By Special Permit: Private School, Medical Clinic, Medical Service or Lab, Other Commercial Uses “no more intense” than previous use.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	47,855	75,846	139,379
Total Households	19,867	31,400	57,669
Household Income \$0—\$30,000	29.88%	25.21%	19.59%
\$30,001-\$60,000	25.88%	25.37%	22.94%
\$60,001-\$100,000	20.67%	23.70%	23.44%
\$100,001+	23.57%	25.72%	34.01%



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

