

FOR SALE

Investment Industrial/Commercial/Retail



380 - 420 West Thames St., Norwich, CT 06360

FOR SALE

~~\$1,550,000~~ **\$1,250,000**

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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570

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- » Three buildings, presently leased to tenants
 - 1,496sf Used Car office + garage
 - 21,916sf Retail Tenant
 - 7,280sf Body & Detailing shop
- » 12,880 sf is available For Lease
- » Ample parking with 300+ spaces
- » City Water / Sewer / Gas
- » Zone GC Commercial and Opportunity Zone
- » 10.3 Acres; 7+ buildable acres
- » 14' Ceilings
- » Handicap accessible

Industrial/Commercial/Retail For Sale

ADDRESS: 380 - 420 West Thames St., Norwich, CT 06360

AVAILABLE: Three Buildings:

1. 380 West Thames Street; James Auto; 1,496sf one story
One dock door and one 9' overhead door
2. 390+400 West Thames Street; 21,916sf one story
#390 tenant is Auto Repair shop; has eight 14' overhead doors
#400 tenant is Retail/Warehouse; has three 12' overhead doors and
one 10' overhead door.
3. 420 West Thames Street; Body and Detailing shop; 7,280sf one story
Nine 10' overhead doors

CEILINGS: 14'

ACRES: 10.31 acres; 7± buildable; 500' Road frontage

PARKING: Total 300± spaces

UTILITIES: Municipal Water, Sewer and Natural Gas

ZONING: Zone GC Commercial and Opportunity Zone

TAXES: \$36,938

OCCUPANCY: Negotiable

FOR LEASE: Available 5,600—12,880sf

FOR SALE: \$1,250,000

COMMENTS: Former car dealership

FOR MORE DETAILED INFORMATION CONTACT:

Steve Becker Jeff Brewer

Pequot Commercial

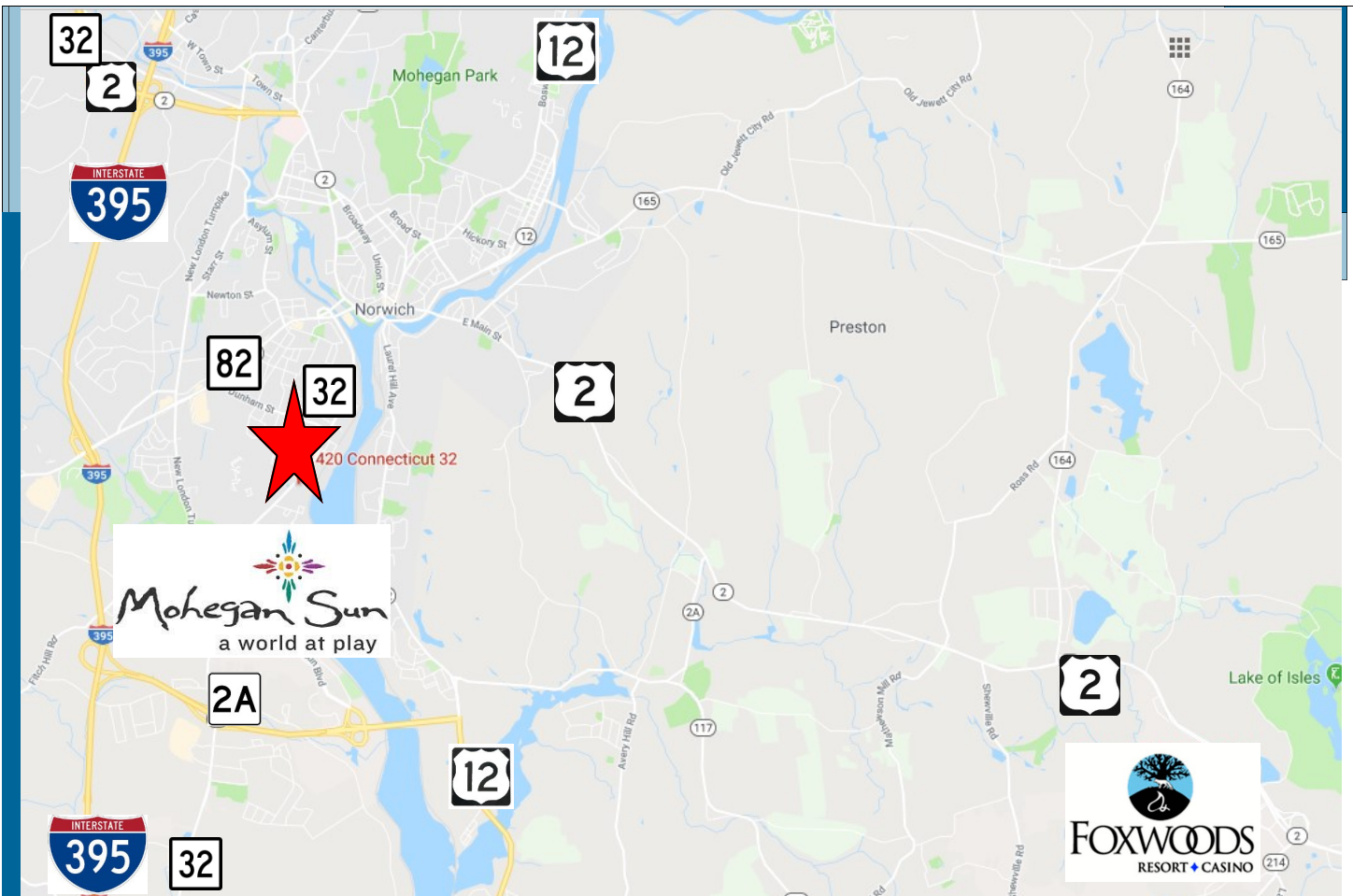
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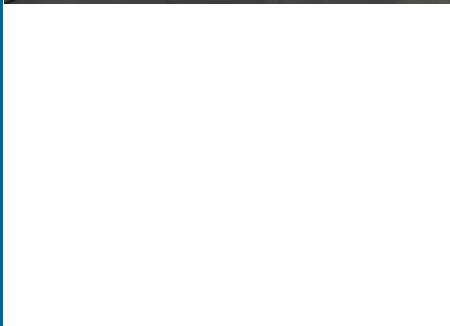
DEMOGRAPHICS		5 MILE	10 MILE	20 MILE
Total Population		52,750	125,360	386,826
Total Households		22,452	50,159	161,978
Household Income	\$0—\$30,000	20.28%	16.94%	17.60%
	\$30,001-\$60,000	27.54%	24.18%	22.57%
	\$60,001-\$100,000	25.85%	26.57%	26.30%
	\$100,001+	26.33%	32.30%	33.53%

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

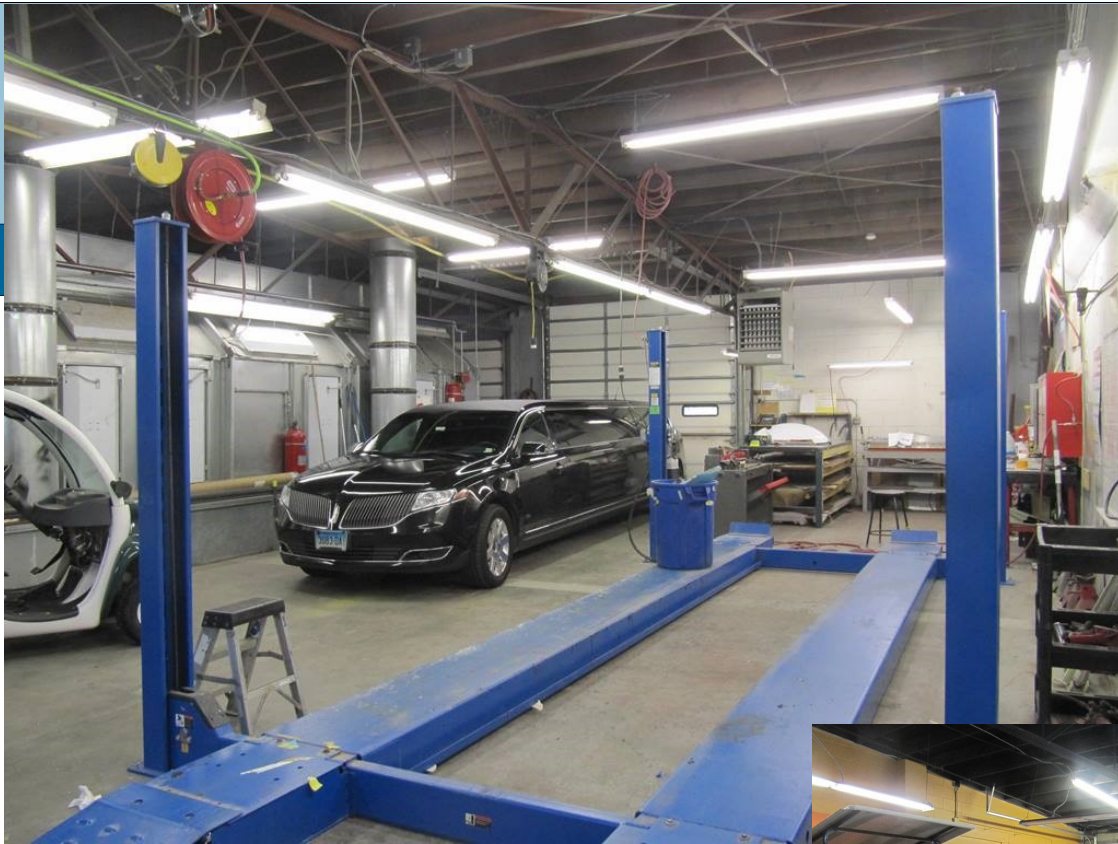


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BACK



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2.1 - Business Bulk Requirements.

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) ^{A; G; H}	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
NC	10,000	50	10	10	10	60	3
GC	10,000	50	20	10 ^B	20	25 ^F	3
PC ^E	120,000	400	65	50	25	30	3
CC	5,000	40	0	0	0	100	7 ^D
WD	25,000	100	20	10	20	25 ^C	7 ^D
PMR	40,000	200	40	25	20	30	3
BP	40,000	200	30	25	25	65	7
PDD	120,000 ^I	250 ^J	50 ^K	50 ^K	50 ^K	50 ^L	7 ^M

TABLE NOTES

- A. Front yard for buildings on West Main Street and Salem Turnpike. For properties located on the southerly and northerly sides of West Main Street and Salem Turnpike, between the west channel of the Yantic River and the easterly right-of-way line of the Connecticut Turnpike: No building or structure shall hereafter be extended, erected or reconstructed with a front yard less than the required zone setback for front yards within the proposed right-of-way shown on the State of Connecticut department of transportation map of Route 82 reconstruction, supplemental to the maps mentioned in section 8.2, and which supplemental map is made part of this section as fully as if set out herein.
- B. In the GC (general commercial) district, 1 side yard of each lot may be omitted and buildings may be built to the common lot line, provided the party or other walls separating them are of masonry construction and without openings.
- C. Coverage may be expanded to a maximum of 70 percent if permanent public access to and along a waterfront in the form of an easement at least 10 feet wide is provided, and if such increase in lot coverage does not adversely affect the coastal resources as defined by CGS § 22a-93(7).
- D. Building height requirements may be waived provided the Commission is furnished with a favorable report by the Fire Marshal of the City of Norwich setting forth the firefighting feasibility of the proposed building.
- E. Any lot existing in a PC zone as of September 29, 2003, may be developed and built upon provided it meets

the bulk requirements of a GC zone.

- F. Any lot in excess of 10 acres, maximum lot coverage may be increased to 40 percent.
- G. Vehicular access from Maple Street. In the area bounded by West Main Street, Crane Avenue, Maple Street and Asylum Street, no vehicular access to or from Maple Street shall be permitted to any building or lot.
- H. Display of goods. In all commercial districts no goods, wares, or merchandise shall be displayed in the front yard setback.
- I. The Commission may permit lesser acreage with the provision that parcels are part of a planned subdivision and the total acreage for the entire area calculates to equal the number of lots multiplied by three (number of acres required per lot). The intent of the regulation is to afford the opportunity to develop areas that are more suitable for development as open space and to create a campus atmosphere as part of the project.
- J. The Commission may permit interior lots with no frontage on a street provided a dedicated easement for access is provided from an adjacent parcel using a shared driveway.
- K. The Commission may permit encroachment of the building into the minimum yard setback if the relocation necessary to preserve scenic views.
- L. Lot coverage shall include all structures, parking areas, driveways and similar improvements excluding decorative patios and garden areas, 50 percent maximum lot coverage allowed. Designated wetlands and areas exceeding 35 percent slope shall not be included in the lot size when determining lot coverage.
- M. Excludes architectural features such as spires and cupolas.

2.4 - General Commercial District, GC.

- 2.4.1 Purpose. The GC district is a base zoning district. The purpose of the GC district is to provide opportunities for moderate-scale business development opportunities to service city-wide and regional needs.
- 2.4.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the GC district:

NP

- .1 No Permit Required.

- .1 Community garden.
- .2 Docks, slips, piers pursuant to a permit issued by the Connecticut Department of Energy and Environmental Protection.
- .3 Open space and passive recreation.
- .4 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

Z

- .2 Zoning Permit Required, see [section 7.2](#).

- .1 Assembly halls (e.g., theaters, reception halls, convention centers).
- .2 Boat sales (i.e., display and repair, including sale of marine equipment or products).
- .3 Bus or taxi, passenger station, bus terminal, railroad station.
- .4 Business, corporate and professional offices.
- .5 Car wash facility.
- .6 Clinic and medical offices.
- .7 Clubs.
- .8 Colleges, universities, educational institutions including private trade schools.

- .9 Commercial active recreation (e.g., golf courses, ski areas, campsites and riding academies).
 - .10 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink).
 - .11 Cultural facility (e.g., museum, art gallery, library).
 - .12 Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop).
 - .13 Data centers.
 - .14 Family daycare homes.
 - .15 Financial institutions.
 - .16 Government buildings and facilities (e.g., administrative offices, recreation center).
 - .17 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
 - .18 Hotels/inns in accordance with section 6.13.
 - .19 Marina/yacht club.
 - .20 Mixed use buildings of up to 3 dwelling units, in accordance with section 6.5.
 - .21 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
 - .22 Off-track branch offices and teletracks.
 - .23 Public buildings and uses including city, state, and federal.
 - .24 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
 - (i) Water, propane or natural gas tanks up to 50,000 gallons.
 - (ii) New electrical substations with 5 or less megawatt capacity.
 - (iii) Transmission towers of 35 feet or less in height.
 - .25 Restaurant/café/grill/bar; no drive-through window.
 - .26 Retail, including salesrooms and sales lots for the sale and exchange of new and used passenger motor vehicles, and camping trailers; mobile homes, and vehicle repair.
 - .27 Satellite parking lot as accessory to any hospital licensed pursuant to section 19a-490(b) Connecticut General Statutes, in accordance with Section 6.14.
 - .28 Technology research and development (e.g., information technology, software).
 - .29 Transportation center (e.g., rail, bus, taxi station).
 - .30 Veterinary hospitals.
 - .31 Visitor centers/information centers.
 - .32 Wholesale, jobbing, or distributing establishment provided that any assembling, remodeling, repairing, altering, finishing or refinishing is secondary and incidental to the sale or distribution of its products or merchandise, and any dust, fumes, noise, odors, refuse matter, smoke, vapor or vibration is effectively confined to the lot.
- S** .3 Requires Site Plan Review, see section 7.5.
- .1 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.
 - .2 New construction of buildings greater than 10,000 square feet.
 - .3 Storage rental facility.
- SP** .4 Requires Special Permit, see section 7.7.

- .1 Advanced manufacturing.
- .2 Animal day care.
- .3 Child day care center.
- .4 Funeral homes.
- .5 Garages and filling stations in accordance with section 6.3 hereof.
- .6 Garden apartment multi-family dwellings in accordance with section 6.4.
- .7 Hospitals and sanitariums in accordance with section 6.12.
- .8 Mixed use buildings with 21 or more dwelling units, in accordance with section 6.5.
- .9 Motor vehicle fueling stations, in accordance with section 6.3 hereof.
- .10 Motor vehicle repair facility.
- .11 Research laboratories (e.g., chemical, pharmaceutical, medical).

2.4.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the GC district:

NP

- .1 No Permit Required.
 - .1 Excavation, clearing and site disturbance of less than ½ acre.
 - .2 Family day care home in accordance with CGS § 19a-77, as amended.
 - .3 Home garden.
 - .4 Home office/studio in accordance with section 6.1.
 - .5 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
 - .6 Sale of alcoholic beverages in accordance with section 6.2.
 - .7 Employee amenities (e.g., clinic, commissary, recreation center, day care).

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- .2 Zoning Permit Required, see section 7.2.
 - .1 Fences and walls in accordance with section 4.15.
 - .2 Minor home occupation in accordance with section 6.1.
 - .3 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
 - .4 Signs in accordance with section 5.2.
 - .5 Swimming pools in accordance with section 4.16.
 - .6 Solar and energy conservation equipment (less than 1 mW).

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- .3 Requires Site Plan Review, see section 7.5.

- .1 Drive-through windows, as an accessory to a permitted use in accordance with section 6.16.
- .2 Off-street parking with 21 or more spaces, in accordance with section 5.1.

SP

- .4 Requires Special Permit, see section 7.7.
 - .1 Accessory apartment in accordance with section 6.7.
 - .2 Bed and breakfast inn in accordance with section 6.8.
 - .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.

.4 Group day care home.

2.4.4 Landscaping. A landscaped buffer strip at least 8 feet wide, seeded to grass and planted with evergreen trees and shrubs, shall be placed along the boundary line of the front yard.