



# FOR SALE Former Firehouse



13 Fort Hill Rd., Groton, CT 06340



**FOR SALE**

**\$499,900**

Heather Gianacoplos

**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x153  
heatherg@pequotcommercial.com

- ✓ Two story 7,550 sf with large open spaces, basement incl:
  - 5 bay doors with 12' doors
  - 14' Ceilings
  - 0.56 acre
  - Incl. 560 sf office
  - 145' Road frontage
- ✓ Ample off-street parking lot for 30+
- ✓ 15,200 Daily average traffic count
- ✓ Burbank Megasteam boiler w/ tankless hot water
- ✓ Newer Beckett furnace
- ✓ New electrical panel
- ✓ Zone CA-12
- ✓ Taxes \$5,315.37
- ✓ Public Water/Sewer
- ✓ Oil / Propane



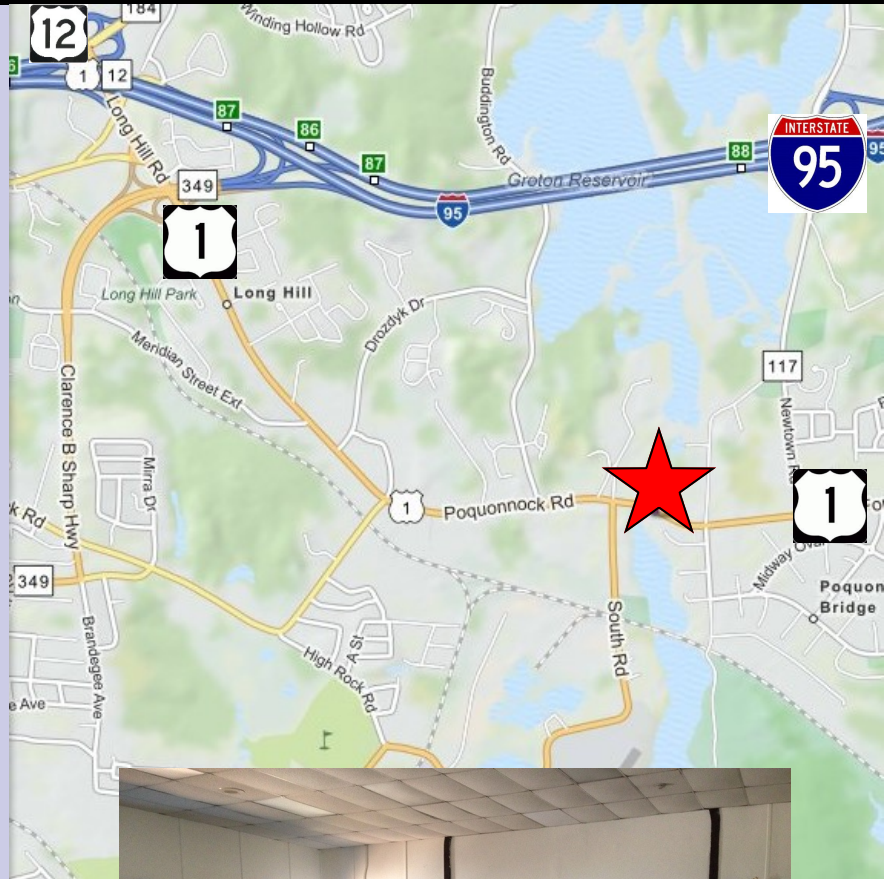
## ZONE CA-12

### Permitted Uses:

- School
- Church
- Veterinary Clinic
- Office
- Research
- Restaurant
- Retail
- Boat dealer
- Auto or Truck dealer
- 1-2 Family home
- Club/Lodge
- Public recreation
- Various Services
- Laundry
- Dry cleaner
- Day care...

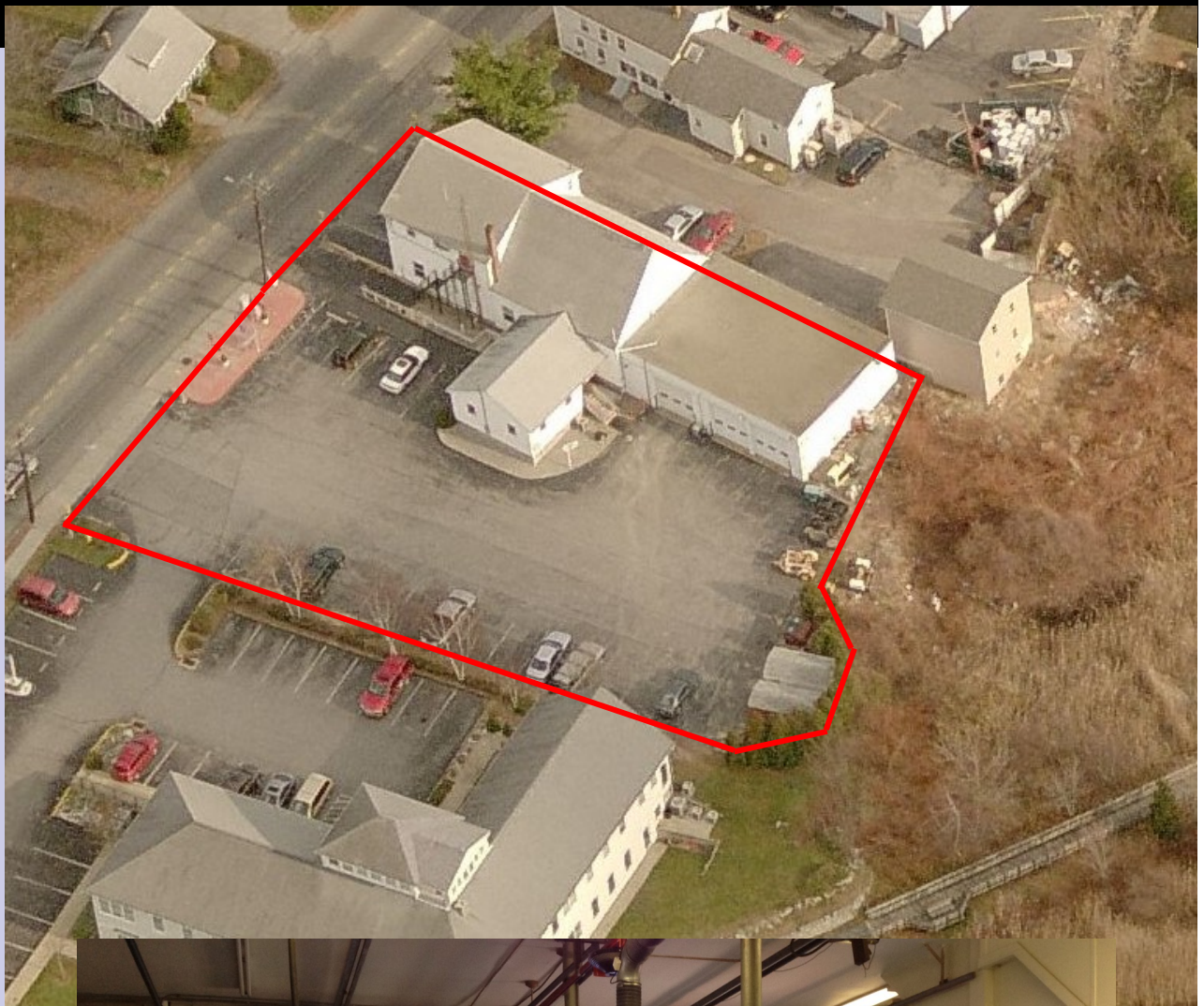
### By Special Permit:

- Speciality Auto Repair
- Self Storage
- Multi-family
- Night Club...



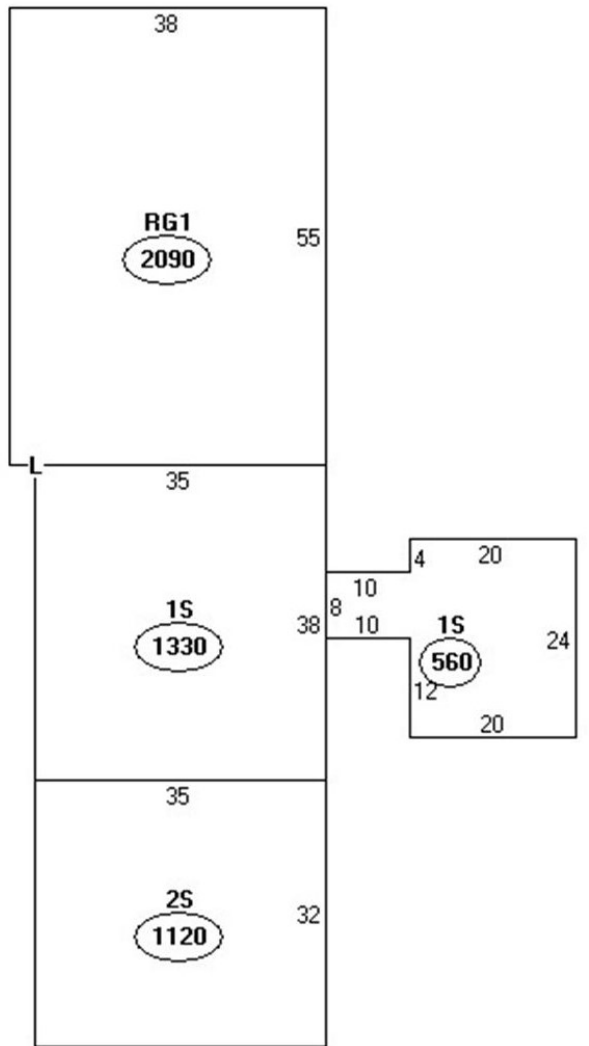
DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
<b>Total Population</b>		27,383	75,713	135,753
<b>Total Households</b>		11,961	30,890	56,157
<b>Household Income</b>	<b>\$0—\$30,000</b>	21.92%	26.50%	20.18%
	<b>\$30,001-\$60,000</b>	23.23%	23.24%	22.36%
	<b>\$60,001-\$100,000</b>	26.12%	22.75%	23.71%
	<b>\$100,001+</b>	28.73%	28.52%	33.75%





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





**5.2 LOT, YARD AND BUILDING REQUIREMENTS BY ZONING DISTRICT**

Zoning Districts	Minimum Lot			Minimum Yards <sup>(5)</sup>			Maximum Building	
	Area (Sq. Ft.)	Width (Feet)	Area Per Dwelling Unit (Sq. Ft.)	Front (Feet)	Side (Each) (Feet)	Rear (Feet)	Coverage (%) <sup>(11)</sup>	Height (Feet)
<b>Residential</b>								
RS-20	20,000	100	20,000	30	20	30	15	30
RS-12	12,000	80	12,000	30	12	30	20	30
RS-8	8,000	60	8,000	25	6	25	25	30
R-20	20,000	100	15,000	30	20	30	15	30
R-12	12,000	80	7,500	30	12	30	20	30
RMF-16	120,000	200	2,700	50	20	30	20	3 stories/40 <sup>(1)</sup>
RMF-12	80,000	200	3,600	50	20	30	20	3 stories/40 <sup>(1)</sup>
RMF-8	40,000	150	5,500	40	20	30	20	3 stories/40 <sup>(1)</sup>
RU-80	80,000	200	60,000	50	25	30	10 <sup>(10)</sup>	30
RU-40	40,000	150	30,000	50	25	30	15	30
RU-20	20,000	100	15,000	30	20	30	15	30
<b>Commercial</b>								
OMF <sup>(6)</sup>	20,000	100	4,000/6,500	50	20	30	20	30/40
CA-40	40,000	200	30,000	75	30 <sup>(4)</sup>	30	15	6 stories/75 <sup>(9)</sup>
CA-12	12,000	80	7,500	30	12 <sup>(4)</sup>	30	25	6 stories/75 <sup>(9)</sup>
CB-40	40,000	200	30,000	75	30 <sup>(4)</sup>	30	15	6 stories/75 <sup>(9)</sup>
CB-15	15,000	100	10,000	50	30 <sup>(4)</sup>	30	30	6 stories/75 <sup>(9)</sup>
DDD <sup>(7)</sup>	40,000	N/A	N/A	20/75	30	30	N/A	N/A
WF-20	20,000	100	15,000	40	20	30	65	30
WDD <sup>(8)</sup>	8,000	60	4,000	10	10	10	65	25/40
<b>Industrial</b>								
IA-40	40,000	150	N/A	40	30	30	40	40
IP-80A	80,000	200	N/A	50	30	30	40	110
IP <sup>(2)</sup>	80,000	200	N/A	50	30	30	40	85 <sup>(3)</sup>

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	
<b>RESIDENTIAL</b>														
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
<b>SIGNS</b>														
Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.3
Non-Accessory						C	C	C		C				7.3
Non-Accessory, Temporary Event	C	C		C	C	C	C	C	C	C	C	C	C	7.3
<b>AGRICULTURAL AND RESOURCE ACTIVITIES</b>														
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														

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	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

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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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	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

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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						

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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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