

OFFICE BUILDING FOR SALE/LEASE



1,785 Total Square Feet

For Sale: \$253,000

For Lease: \$1,200/mo + util

- ◆ 1 Story Office Building
- ◆ 1.17 Acres, 0.3 Usable Acre
- ◆ 969 SF on each level
- ◆ Next to Subway, McDonald's...
- ◆ Highly visible
- ◆ Traffic Count: 12,500

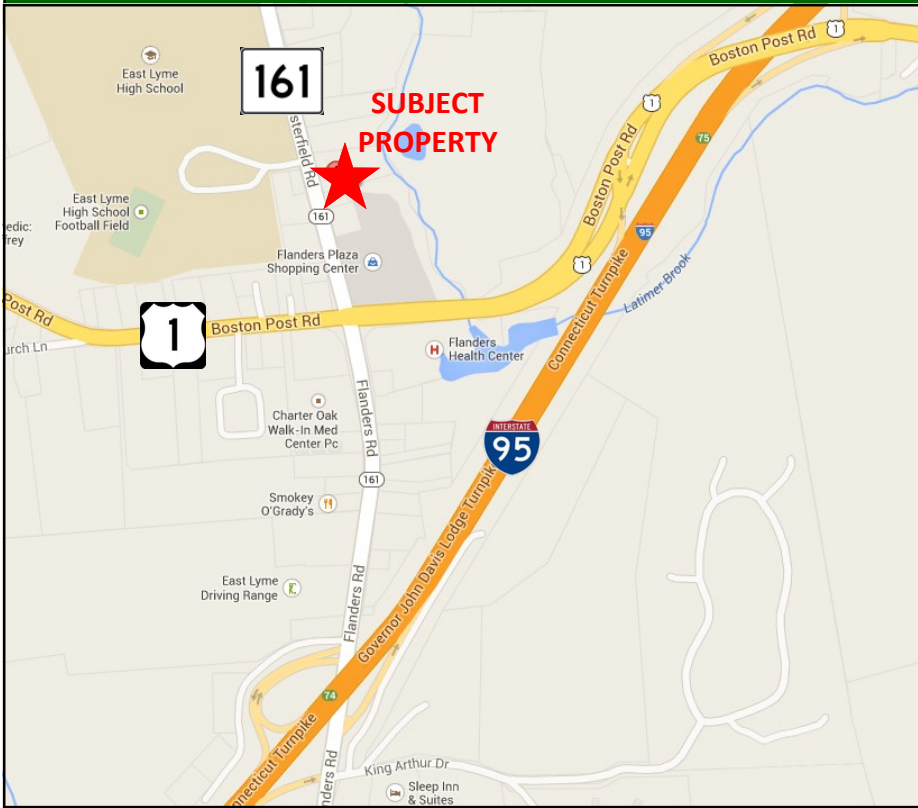


PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Norm Peck

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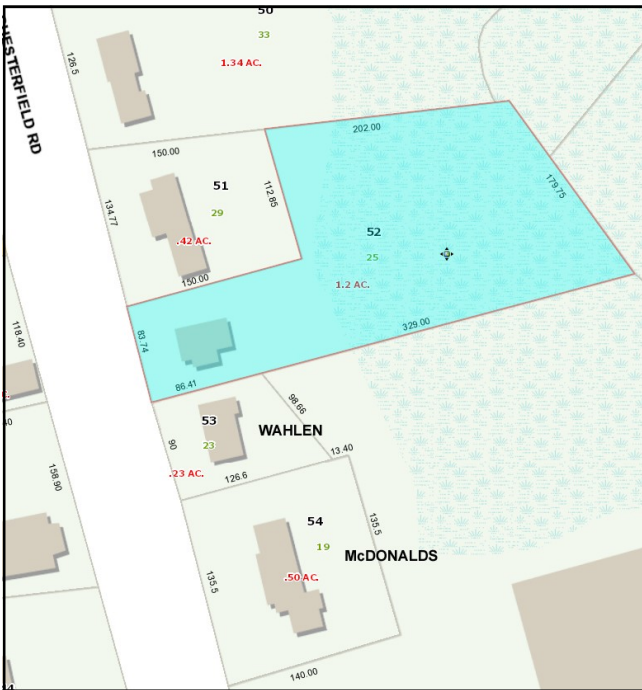


Just north of the Flanders Four Corners intersection and quick off of Exit 74 or 75 of I-95. Also close to I-395. Across from East Lyme High School.

Zone CA - Commercial District

Some Permitted Uses Include:
 1 & 2 Family, Business or Professional Office, Retail, Bakeries, Restaurants, Personal Service Establishments, Child Care, etc.

By Special Permit:
 Mixed use, Indoor Recreation, Wholesale, Laundromat, Vet Clinic, etc.

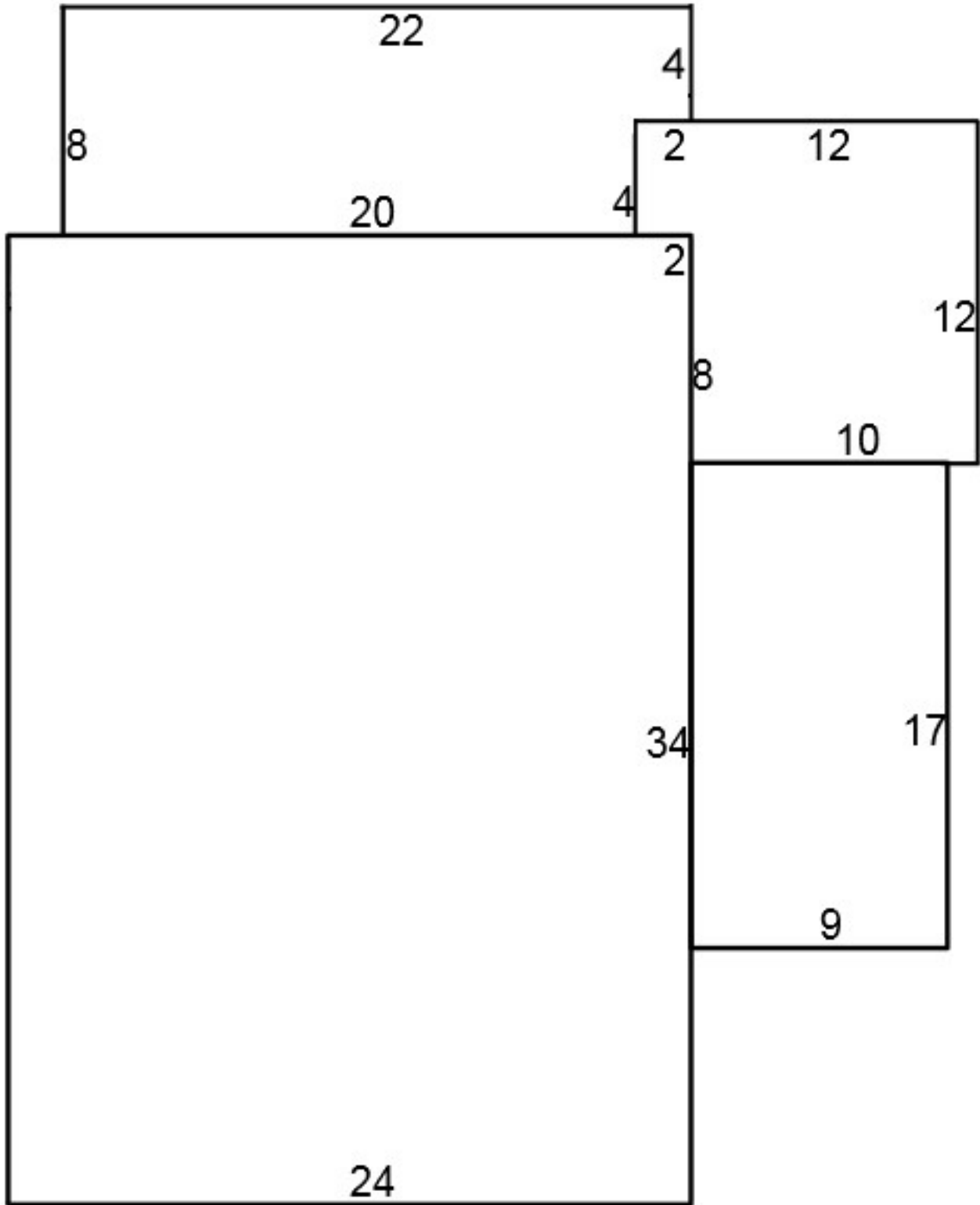


- ◆ Easily accessible location
- ◆ Just off I-95
- ◆ Road Frontage: 84 Feet
- ◆ Finished Basement
- ◆ Basement accessed from inside & outside stairways
- ◆ Built in 1973
- ◆ Parking: 13+ spaces
- ◆ Taxes \$6,318



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	14,828	33,416	133,373
Total Households	6,344	13,877	54,100
Household Income \$0—\$30,000	10.74%	14.50%	20.24%
\$30,001-\$60,000	17.32%	21.94%	22.57%
\$60,001-\$100,000	23.71%	23.43%	23.38%
\$100,001+	48.22%	40.13%	33.81%

25 CHESTERFIELD RD. EAST LYME, CT



FRONT

SECTION 8

CA COMMERCIAL DISTRICTS

GENERAL DESCRIPTION AND PURPOSE - A commercial district along arterial routes. The purpose of this district is to provide for convenient neighborhood and community oriented commercial development.

- 8.1 **PERMITTED USES** - The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.
- 8.1.1 Single family detached dwelling
 - 8.1.2 Two family dwelling
 - 8.1.3 Business or professional offices
 - 8.1.4 Inn, Hotel, Motel, Bed and Breakfast.
 - 8.1.5 Hospital, or convalescent home
 - 8.1.6 Retail sales stores less than 20,000 square feet of gross area, retail bakery, gasoline service station, standard restaurant
 - 8.1.7 Personal service establishment
 - 8.1.8 Undertaking establishment
 - 8.1.9 Child Care Center
 - 8.1.10 Private Education Use under 4000 square feet in gross floor area
 - 8.1.11 Any related accessory uses customarily incidental to the above permitted uses

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

- 8.2 **SPECIAL PERMIT USES** - The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit requirements of Section 25 and 25.5.
- 8.2.1 Commercial facilities which provide indoor recreation, such as assembly halls, dance halls, bowling alleys, video arcades and similar places of public recreation operated as a business.
 - 8.2.2 Mixed Use Dwelling Units - Dwelling units, limited to mixed use situations in which dwelling units are contained within a building dedicated principally to a permitted commercial, non-residential use. A portion of the jointly used building committed to dwelling units shall not exceed 50 percent of the improved floor area. Sub-grade floor area is not to be considered in this calculation.
 - 8.2.3 Commercial golf, tennis or similar club
 - 8.2.4 Wholesale store
 - 8.2.5 Laundromat
 - 8.2.6 Auto sales agency
 - 8.2.7 Fast food restaurants

- 8.2.8 Elderly housing, CA
- 8.2.9 Small Animal Veterinary Clinic
- 8.2.10 Car Wash
- 8.2.11 Parking Lots
- 8.2.12 Drive-thru facilities are permitted as an accessory use for Banks, Financial Institutions, Pharmacies, Bakeries and Restaurants.
- 8.2.13 Private Educational uses over 4000 square feet in floor area
- 8.2.14 Assisted Living Facility
- 8.2.15 Retail sales store 20,000 square feet of gross building area and over.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

(See Section 25.5 Table of Minimum Controls for Special Permit)

8.3 DIMENSIONAL REQUIREMENTS

- 8.3.1 LOT SIZE - All lots used for commercial purposes shall have a minimum of 7,500 square feet of lot area. All lots used for mixed residential and commercial purposes shall have a minimum of 5,000 square feet per family in addition to the 7,500 square feet required for commercial use. All lots used solely for residential use shall have a minimum of 10,000 square feet per family. (see Section 25.5 for Elderly Housing)
- 8.3.2 FRONTAGE - Each lot shall have frontage of not less than 80 feet.
- 8.3.3 SETBACKS - No building or structure shall be placed less than 20 feet from the street line or 12 feet from other property lines, if not built on the property line in accordance with Section 20.18.
- 8.3.4 COVERAGE - The total area covered by all buildings and structures on a lot shall not exceed 35 percent of the lot area.
- 8.3.5 HEIGHT No building or structure shall exceed 30 feet in height except that the Zoning Commission may, under the provisions of Section 25 (Special Permit) of these regulations, permit an increase in height to a maximum of 55 feet, upon finding that the following standards are met;
 - A. Any building exceeding 30 feet in height shall be designed and used primarily for office and /or hotel use.
 - B. The total lot coverage of all buildings exceeding 30 feet in height shall not exceed 10 percent of the lot area.
 - C. The increase in height will not significantly impair views from, or the availability of light and air to, abutting or nearby properties.
 - D. Where a CA zone abuts a Residential zone, a setback of 100 feet shall be maintained from structures over 30 feet in height;
- 8.3.6 OFF-STREET PARKING AND LOADING SPACE - Off-street parking and loading space shall be provided for each commercial use in accordance with the provisions of Section 22 of these regulations.