

16 NECK ROAD, OLD LYME, CT

12.3 Acres / Waterfront Redevelopment Property

FOR SALE
\$1,600,000



A 12.3 acre Waterfront property is available for development, with 180+/- feet of frontage on the Connecticut River with deep water access to Long Island Sound. The former Oliphant estate, a 5000+/- square foot stone and brick mansion, c. 1880, may be restored to its former elegance as a private residence. In the RU-40 zone, and by special permit, uses allowed are a Planned Residential Cluster Development, Convalescent Home, Nursing Home, Private School, Club, as well as subdivision into 4 lots for single family homes.

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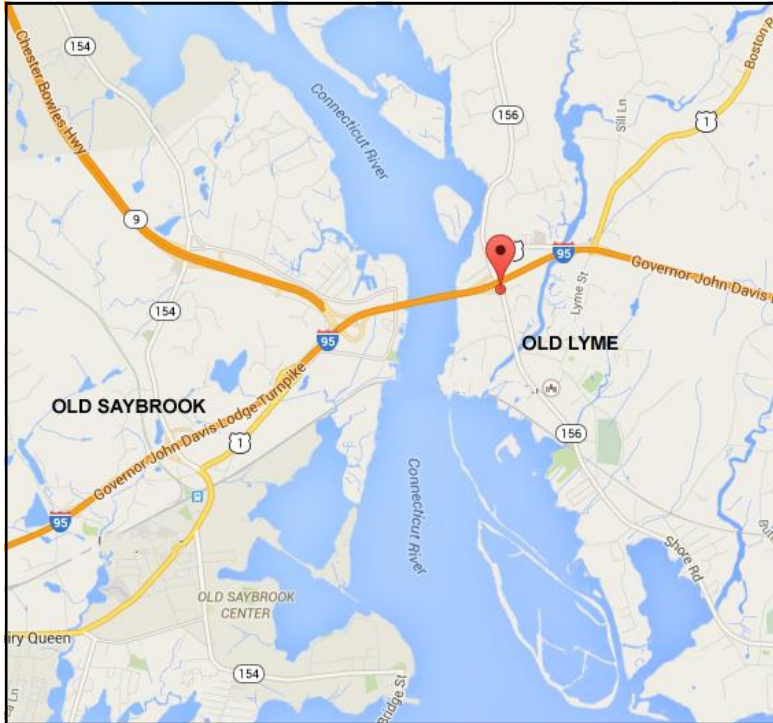
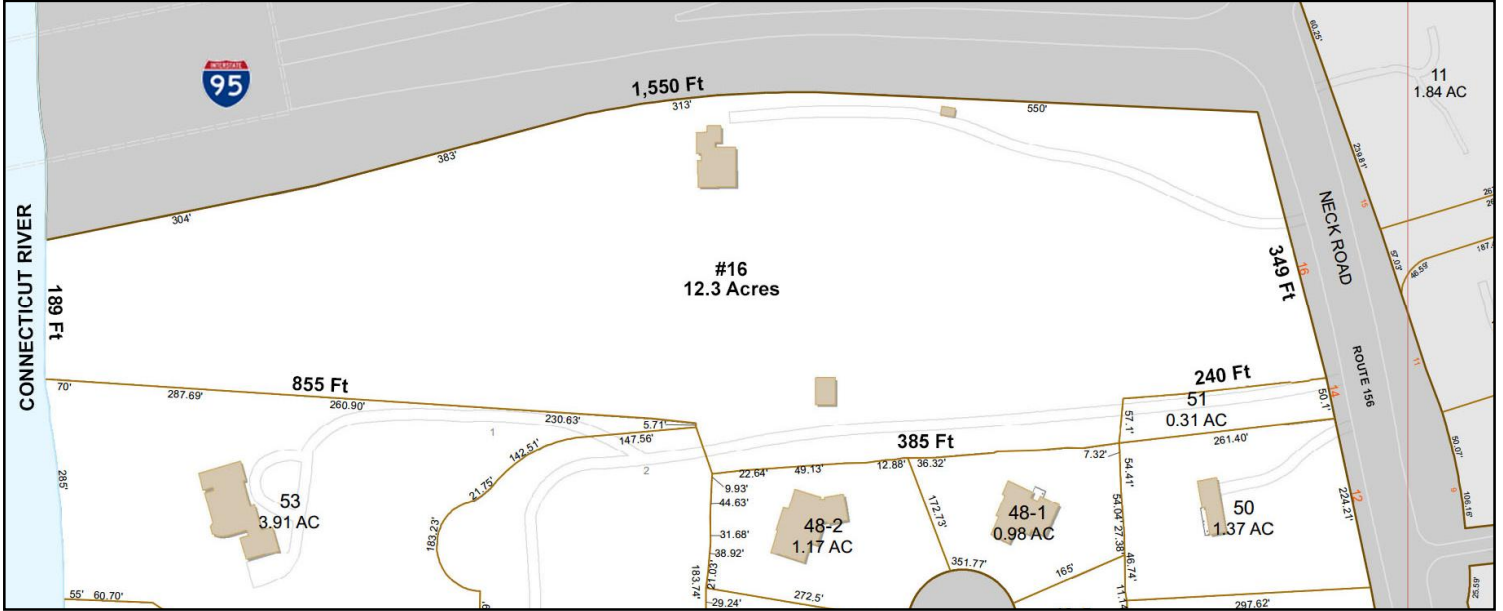
PENNY PARKER

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1160 Boston Post Rd.
Westbrook, CT 06498

Mailing Address:

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- ⇒ Well & Septic
- ⇒ Heating: Oil
- ⇒ Zone: R-40
- ⇒ Traffic Count: 6,900



Directions: I-95 to exit 70 going northbound. Right on 156. Property on right. From southbound I-95, exit 70: straight at light onto Route 1 (Halls Rd.). Left onto Route 156. Go under I-95 overpass. Property on right.

Demographics	1 MILE	3 MILES	5 MILES
Total Population	969	8,124	28,180
Total Households	419	3,415	11,836
Median Household Income	88,906	\$82,917	\$86,751



4,923 SF STONE & BRICK BUILDING ON 12.3 ACRES



⇒ **349 Feet of Frontage on Neck Road / Route 156**
⇒ **189 Feet of Connecticut River Waterfront**



All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

