

# FOR SALE COMMERCIAL BUILDING



**FOR SALE**

~~\$87,500~~

**\$75,000**

Steve Becker

**Pequot Commercial**

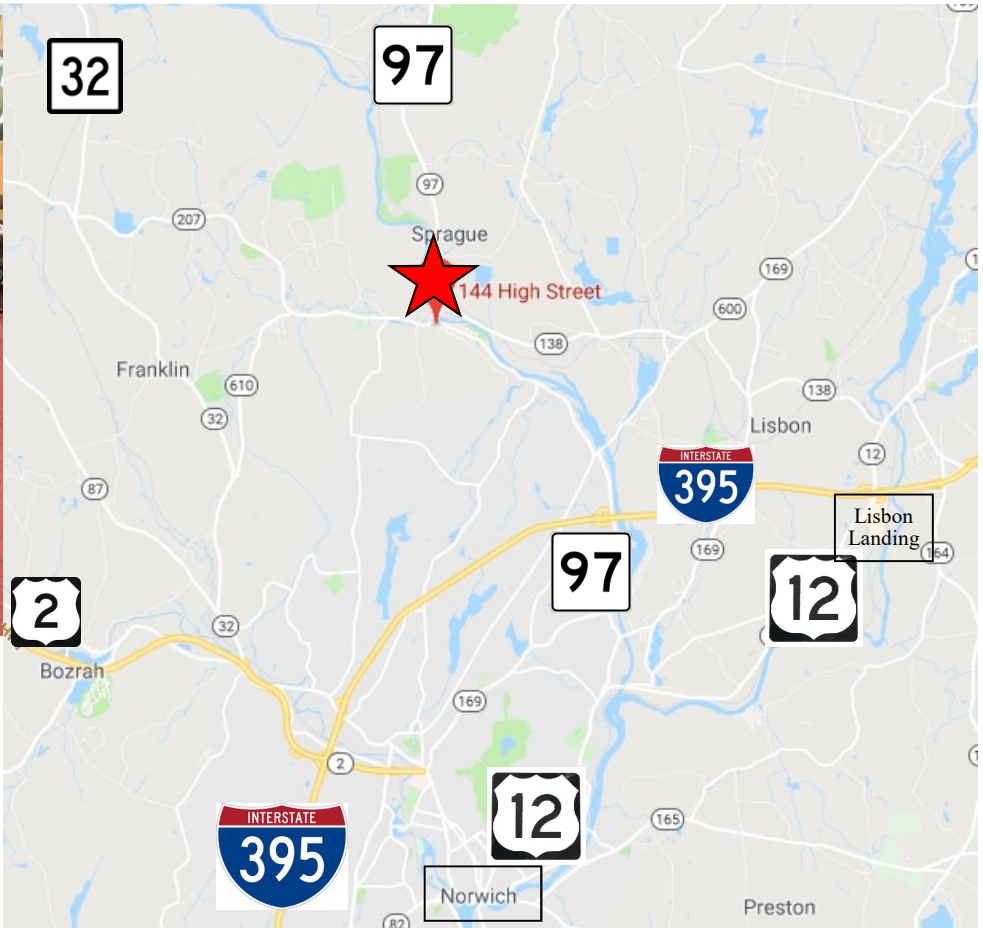
15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x202

860-444-6661

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- > One story, 531sf building on 0.2 acres
- > Former Barber shop / Hair salon
- > On-street parking only
- > Zone BV—Baltic Village
- > 30+/-' Road frontage
- > \$1,851 Taxes
- > Town Water / Sewer
- > Oil heat
- > Built 1940



<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	7,077	20,003	105,308
<b>Total Households</b>	2,991	8,420	43,380
<b>Household Income: \$0—\$30,000</b>	16.75%	18.32%	21.74%
<b>\$30,001-\$60,000</b>	23.87%	24.19%	27.43%
<b>\$60,001-\$100,000</b>	25.11%	24.58%	24.20%
<b>\$100,001+</b>	34.27%	32.90%	26.64%

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

~~13A.3.14 Public recreation facilities.~~

~~13A.3.15 Package Liquor Stores.~~

~~13A.3.16 Farmers Markets.~~

~~13A.3.17 Finishing and assembly of articles made of metal, excluding processes employing the use of drop hammers.~~

~~13A.3.18 The manufacturing, processing, assembling and packaging of products made from cellophane, canvas, cloth, cork, felt, fiber, feathers, fur, glass, hair, horn, leather, paper, plastics, shell, textiles, tobacco, or wood.~~

~~13A.3.19 Drive-in or other quick-service eating establishments.~~

~~13A.3.20 Farm Winery.~~

## **SECTION 13B – BALTIC VILLAGE ZONE REQUIREMENTS**

### **13B.1 General Requirements:**

13B.1.1 These requirements shall apply to new construction, substantial reconstruction and rehabilitation of properties within the Baltic Village Zone as designated in the Sprague Zoning Map.

13B.1.2 The design and placement of new, expanded or altered buildings including materials and colors, excepting single family dwellings and accessory buildings associated with single family dwellings.

13B.1.3 The maintenance of public views.

13B.1.4 The design, paving and placement of new and modified landscape areas, lighting, fencing and walls.

13B.1.5 The demolition of any structure or part thereof or the elimination of any landscape areas.

13B.1.6 Where a proposed use is adjacent to a residential zone, additional setbacks and landscaping may be required.

13B.1.7 The Commission shall have the right to assess performance bond in an amount the Commission deems appropriate. Said bond will be released at the completion of the project, or in installments as agreed construction milestones are met.

13B.1.8 A tract of land within the Baltic Village Zone may be developed in stages. However, the Commission may require that certain data, such as site topography, natural

resources data, traffic, parking and circulation, schematic architectural drawings, grading, erosion and sedimentation control and storm drainage, be submitted for the entire tract.

13B.1.9 Any tract of land within the Baltic Village Zone to be subdivided shall when applicable follow and meet the requirements of 15.19 of the Sprague Zoning Regulations and 6.4 of the Sprague Subdivision Regulations. In such instances, the General Density Limitations under 6.4.3 of the Sprague Subdivision Regulations shall be calculated by the Yield Plan Method and shall conform to density requirements identified in 14.1 of these Regulations.

13B.1.10 An applicant may apply to the Commission for a modification, exception or waiver to the Baltic Village Zone Requirements. The purpose of modification, exception, or waiver to the Baltic Village Zone Requirements is to provide flexibility for the Commission to consider design or dimensional features that may otherwise be non-compliant with the Sprague Zoning Regulations.

13B.2 **Permitted Uses.** The following uses are permitted by right:

13B.2.1 Single-family dwellings.

13B.2.2 Two family dwellings which existed as of December 15, 2002 and continuously thereafter.

13B.2.3 Accessory apartments.

13B.2.4 Accessory buildings and uses.

13B.2.5 Cemeteries.

13B.2.6 Family Day Care Home.

13B.2.7 Farming.

13B.2.8 Forestry and conservation activities.

13B.2.9 Home Occupations.

13B.2.10 Public utility structures and buildings housing emergency vehicles.

13B.2.11 Schools, churches, and other places of worship.

13B.2.12 Wireless telecommunications facility where the antennae is mounted on the rooftop or façade of an existing nonresidential building or is mounted to existing towers, water towers/tanks, utility poles, steeples, clock or bell towers, billboards, nonresidential chimneys, bridges and silos, provided the requirements of Section 15.18 of these Regulations are met.

13B.2.13 Wireless telecommunications facility where a tower is located on property occupied by one or more existing towers, provided the requirements of Section 15.18 of these Regulations are met.

13B.3 **Special Permits**. The following uses are permitted provided they meet the conditions of Section 16:

13B.3.1 Multi-family dwellings.

13B.3.2 Excavations.

13B.3.3 Elderly Housing Developments.

13B.3.4 Convalescent and Nursing Homes.

13B.3.5 Group Day Care Home.

13B.3.6 Child Day Care Center.

13B.3.7 Bed and Breakfast Inn.

13B.3.8 Membership Clubs where activities are intended to occur principally indoors.

13B.3.9 Wireless telecommunications facilities not otherwise permitted in these Regulations, provided the requirements of Section 15.18 and 16.22 of these Regulations are met.

13B.3.10 Personal services such as barber shops, beauty salons, dry cleaning establishments, laundry and Laundromats, and other similar uses.

13B.3.11 Repair services, such as radio, television, personal computers, appliance and plumbing shops, upholstery shops, shoe repair shops, and other similar uses.

13B.3.12 Government Offices, libraries, public works, police, fire protection and ambulance facilities.

13B.3.13 Retail businesses including grocery stores, drug stores, apparel stores, variety stores, eating and drinking establishments, antique shops, sporting goods stores, hardware stores, and other similar uses.

13B.3.14 Business services, banks, and other financial institutions, real estate and insurance offices, business and professional offices, and other similar uses.

13B.3.15 Public recreation facilities.

13B.3.16 Package Liquor Stores.

13B.3.17 Farmers Markets.

13B.3.18 Finishing and assembly of articles made of metal, excluding processes employing the use of drop hammers.

13B.3.19 The manufacturing, processing, assembling and packaging of products made from cellophane, canvas, cloth, cork, felt, fiber, feathers, fur, glass, hair, horn, leather, paper, plastics, shell, textile, tobacco, and wood.

13B.3.20 Drive-in or other quick-service eating establishments.

13B.3.21 Farm Winery.

13B.3.22 Motor Vehicle Service Station or retail sale of motor vehicle fuel as part of another use.

13B.3.23 Automotive Repair Garage/Motor Vehicle Service Station.

13B.3.24 Detached Accessory Dwelling.

## **SECTION 13C – HANOVER VILLAGE ZONE REQUIREMENTS**

### **13C.1 General Requirements:**

13C.1.1 These requirements shall apply to new construction, substantial reconstruction and rehabilitation of properties within the Hanover Village Zone as designated in the Sprague Zoning Map.

13C.1.2 The design and placement of new, expanded or altered buildings including materials and colors, excepting single family dwellings and accessory buildings associated with single family dwellings.

13C.1.3 The maintenance of public views.

13C.1.4 The design, paving and placement of new and modified landscape areas, lighting, fencing and walls.

13C.1.5 The demolition of any structure or part thereof or the elimination of any landscape areas.

13C.1.6 Where a proposed use is adjacent to a residential zone, additional setbacks and landscaping may be required.

13C.1.7 The Commission shall have the right to assess a performance bond in an amount the Commission deems appropriate. Said bond will be released at the completion of the project, or in installments as agreed construction milestones are met.

13C.1.8 A tract of land within the Hanover Village Zone may be developed in stages. However, the Commission may require that certain data, such as site topography, natural