

Groton Commercial Building
Open House Saturday, 9/12, 1-3 PM
224 POQUONNOCK RD., GROTON, CT
(Masks required by guidelines)



**Reduced
Price
\$264,900**

**3,776 SF first floor & 3,776 SF basement
(walk-out)**

Zone: FCD (Five Corner District)

Acres: 0.19

Public Water & Sewer

Heating: Oil

**Ample parking, street, side and &
deeded additional lot in rear**

**Prior Cafe license - Full Entertainment Package
Seating 132**

Wide open floor plan w/ 2 bars

Taxes: \$5,750

Sold with or without restaurant/bar assets

50' frontage on Poquonnock Road

**Fully equipped kitchen with hood, ansul, pizza
ovens**

Asset list, Appraisal & Other Expenses on File - Call

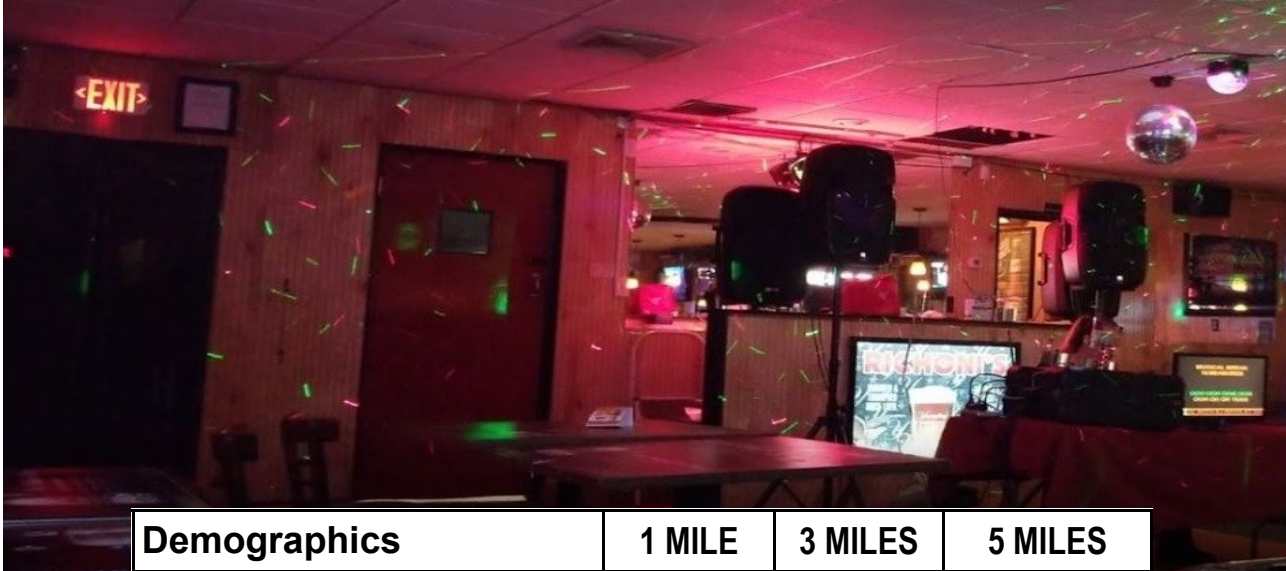
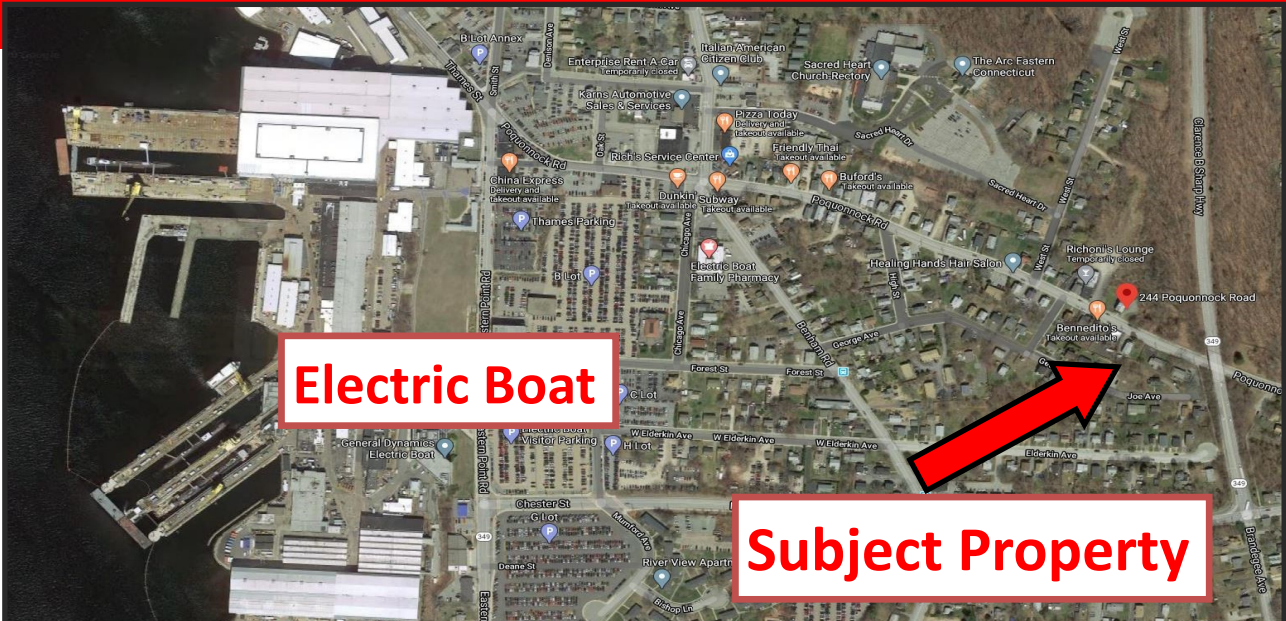
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Demographics	1 MILE	3 MILES	5 MILES
Total Population	8,006	50,587	78,199
Total Households	3,657	20,831	30,639
Average Household Income	\$64,350	\$67,957	\$81,007

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.

4.2. FCD – Five Corners District

4.2.A Purpose

The purpose of the Five Corners District as delineated on the Zoning Map is to reinforce and enhance the Five Corners area as a mixed-use and pedestrian-friendly focal point within the City of Groton, to establish opportunities for new development at an appropriate scale and intensity, and to provide for appropriate transitions to adjacent uses and neighborhoods.

4.2.B Village District Declared

In accordance with CGS Section 8-2j and as recommended in the 2008 Plan of Conservation and Development, the Five Corners District is hereby declared to be a “village district” in order to protect and promote a distinctive character and landscape within the district.

4.2.C Principal Uses Permitted By Site Plan Approval (Commission or City Planner)

1. Mixed use building(s) containing a combination of dwelling units and permitted businesses and service uses provided that, in a mixed-use building fronting on a public street, dwelling units shall be limited to areas above the first floor.
2. Buildings containing a combination of business and/or service uses permitted by Site Plan Approval.
3. Retail businesses as defined in these Regulations.
4. Eating and/or drinking establishments.
5. Business service establishments.
6. Business and professional offices.
7. Personal service establishments as defined in these Regulations.
8. Dry cleaning and laundry pickup stations where the processing is done elsewhere.
9. Artist’s studios and galleries.
10. Telecommunication facilities, subject to the requirements of Section 6.12 of these Regulations.

Section 4.2

BUSINESS AND INDUSTRIAL ZONES
FCD – Five Corners District

Effective December 1, 2016

4.2.D Principal Uses Permitted By Special Permit Approval and Site Plan Approval (Commission)

1. Multi-family buildings provided that any such buildings do not front directly on a street and are located to the rear of a building fronting directly on a street and containing business uses on the street level.
2. Parking lots and garages in accordance with Section 7.1.
3. Clubs, lodges, or associations.
4. Public buildings.
5. Public utility buildings and facilities.
6. Mixed use building(s) that allow dwelling units in conjunction with any principal use permitted by Section 4.2.B and or 4.2.C (“live - work” opportunities) provided that dwelling units shall be limited to areas above the first floor.

4.2.E Permitted Accessory Buildings, Structures and Uses

1. Accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety, and welfare.
2. Micro-brewery-distillery-winery as an accessory use to a restaurant or drinking establishment provided that:
 - a. Such use shall only be authorized through Special Permit Approval and Site Plan Approval by the Commission.
 - b. The combined gross floor area of the principal use and the accessory use shall not exceed 3,000 SF.
 - c. The area devoted to production shall not exceed twenty-five (25%) percent of the gross floor area.
 - d. Parking for both the principal use and the accessory use shall be established in accordance with Section 7.1.
 - e. The Commission may limit the hours that the micro-brewery-distillery-winery operation is open to the public to the same hours as the principal use.
 - f. Production shall be limited to not more than 10,000 barrels annually in the case of beer, and/or not more than 10,000 gallons annually of wine or spirits, or a combination thereof.
 - g. Prior to a zoning compliance permit being issued, the Applicant shall demonstrate compliance with State and Federal laws and regulations, and shall have obtained all permits required thereunder.
3. Temporary outdoor events subject to approval by the City Planner and Police Department and provided that placement of merchandise or other objects does not obstruct the sidewalk, affect public safety, or unreasonably reduce parking.