

# 78 Fanning Ave, Norwich 7,135 SF Building on 1.18 AC in NC Zone



**FOR SALE**  
**\$575,000**

- ⇒ 7,135 SF
- ⇒ Acres: 1.18
- ⇒ HVAC Rooftop Gas
- ⇒ Public Water & Sewer
- ⇒ Frontage: 278' on Fanning, 273' on Clinic
- ⇒ Zone: NC
- ⇒ Taxes: 17,214
- ⇒ Year Built: 1959
- ⇒ Possible Uses: Medical, Office, Mixed Use, Restaurant, Education, Rehab Center, Apartments



# LYMAN

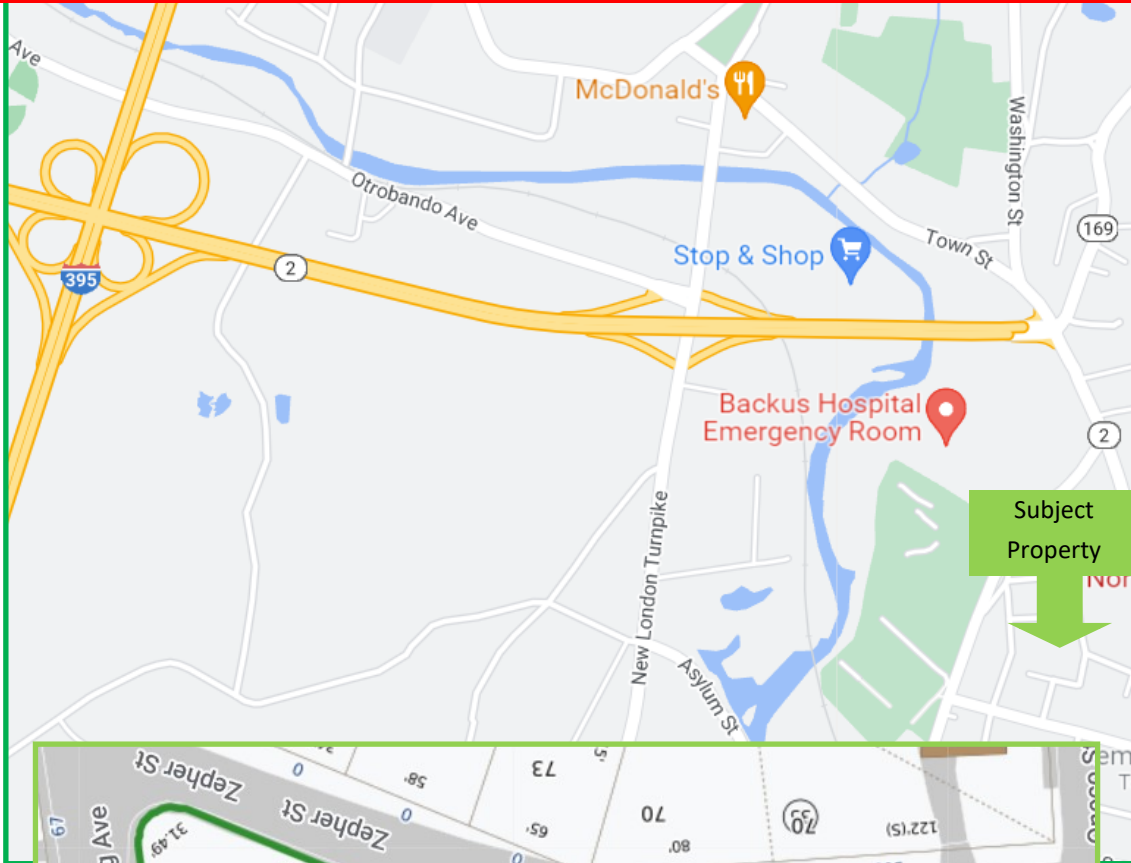
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## Area & Assesor's Maps & Demographics



Demographics	1 MILE	3 MILES	5 MILES
Total Population	11,969	34,827	51,426
Total Households	4,816	14,040	20,323
Average Household Income	\$71,268	\$79,168	\$82,547

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, 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.



