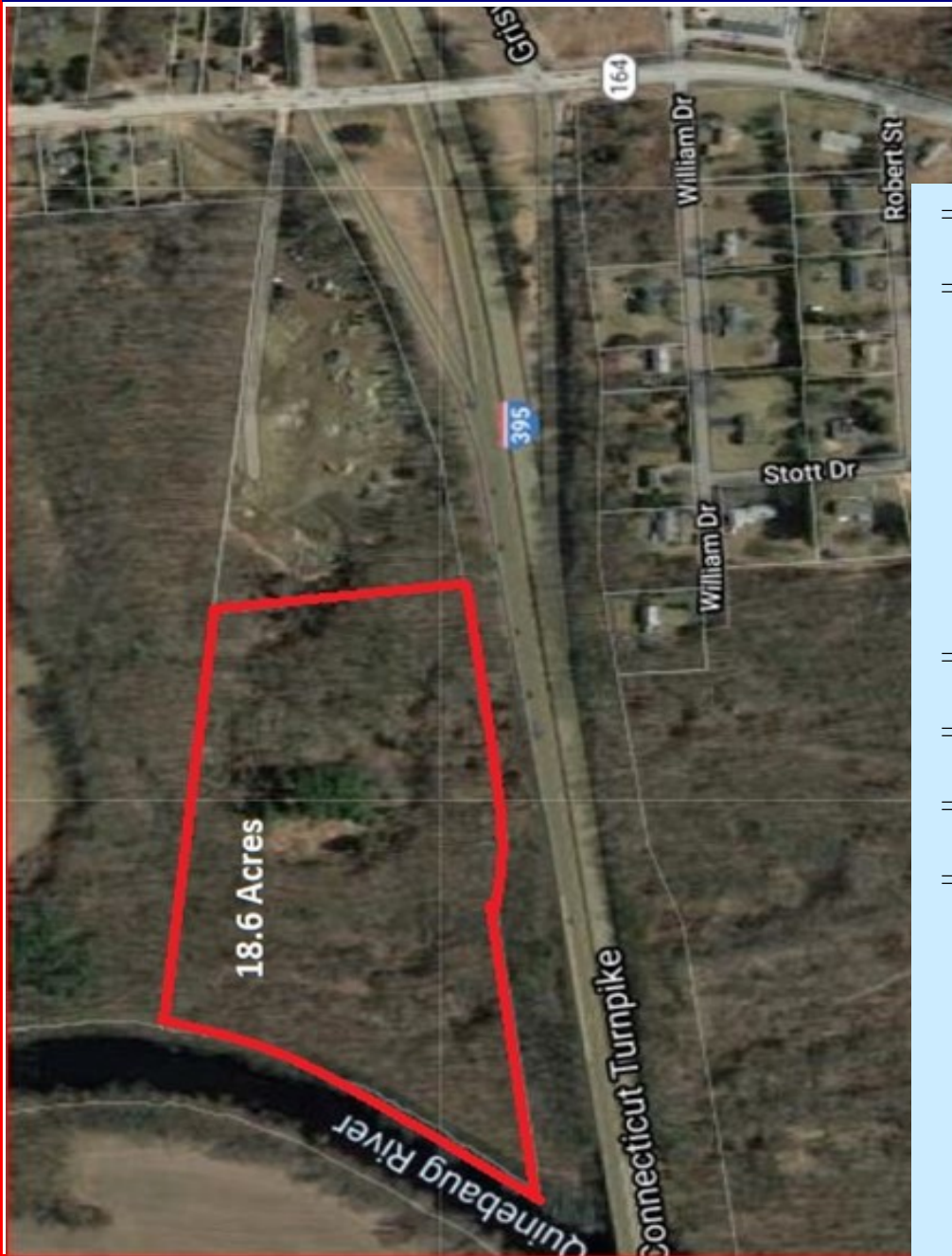


# 97 Rear Preston Rd, Griswold 18.6 Acre Multi Family Parcel Zone C1

**FOR SALE**  
**\$299,000**



- ⇒ Acres: 18.06
- ⇒ Public Water , Sewer Gas in the street that through the front lot a R.O.W. has access shown in the attached documents highlighted in yellow.
- ⇒ Zone: C1
- ⇒ Taxes: 2,629.
- ⇒ Traffic Count: 1310
- ⇒ Possible Uses: Multifamily, Elderly Housing, Assisted Living, Flex Space, Hotel & Offices

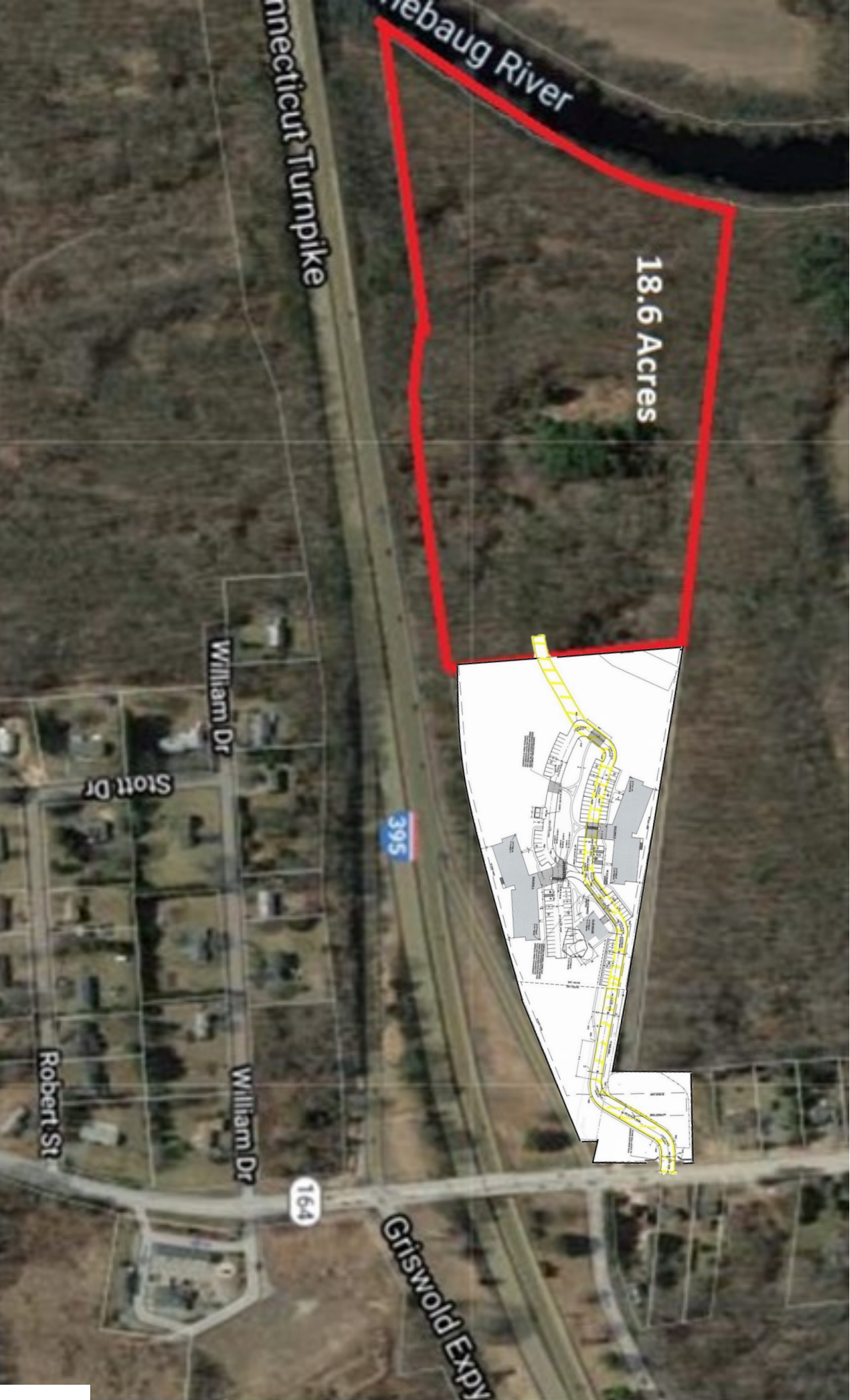
# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

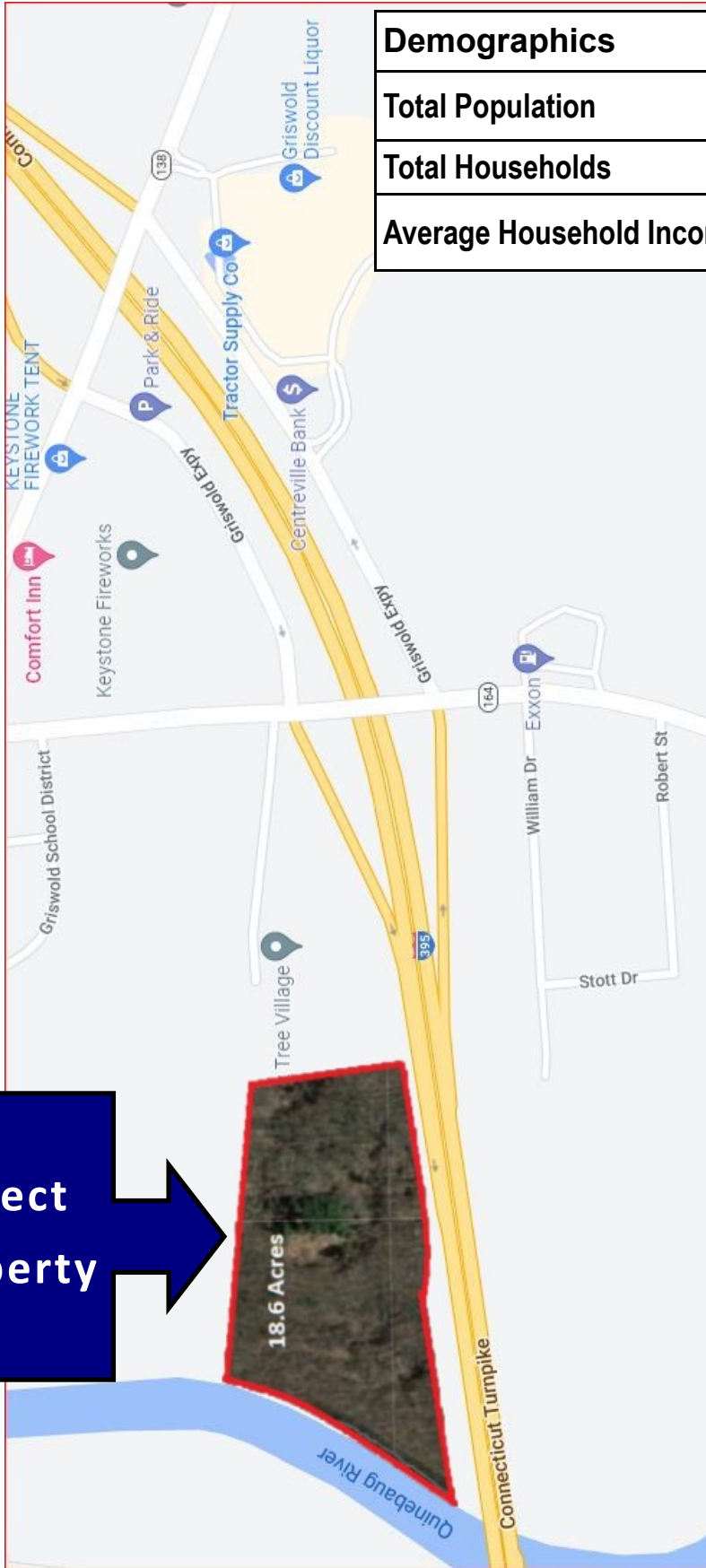
[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x1 Office  
860-884-4666 Cell  
[ronl@lymanre.com](mailto:ronl@lymanre.com)



# AREA MAP



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,011	10,214	24,776
Total Households	829	3,994	9,792
Average Household Income	\$70,973	\$89,606	\$87,716

**Subject  
Property**

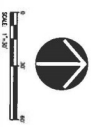


All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

- NOTES:**
- CONTRACTOR SHALL NOTIFY LOCAL, BEFORE YOU BEGIN CONSTRUCTION AND VERIFY LOCALITY OF ALL RESIDENCE UNITS AT THE PROJECT TRACT MAY BE AFFECTED BY THE WORK LOCATION AND METHODS REQUIRED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NUMBER OF ALL RESIDENCE UNITS AT THE PROJECT TRACT MAY BE AFFECTED BY THE WORK LOCATION AND METHODS REQUIRED.
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**BID ALTERNATES LIST**

ALTERNATE NUMBER	DESCRIPTION	BASE BID	ALTERNATE BID
1	CONTRACTOR SHALL NOTIFY LOCAL, BEFORE YOU BEGIN CONSTRUCTION AND VERIFY LOCALITY OF ALL RESIDENCE UNITS AT THE PROJECT TRACT MAY BE AFFECTED BY THE WORK LOCATION AND METHODS REQUIRED.	CONTRACTOR SHALL NOTIFY LOCAL, BEFORE YOU BEGIN CONSTRUCTION AND VERIFY LOCALITY OF ALL RESIDENCE UNITS AT THE PROJECT TRACT MAY BE AFFECTED BY THE WORK LOCATION AND METHODS REQUIRED.	CONTRACTOR SHALL NOTIFY LOCAL, BEFORE YOU BEGIN CONSTRUCTION AND VERIFY LOCALITY OF ALL RESIDENCE UNITS AT THE PROJECT TRACT MAY BE AFFECTED BY THE WORK LOCATION AND METHODS REQUIRED.
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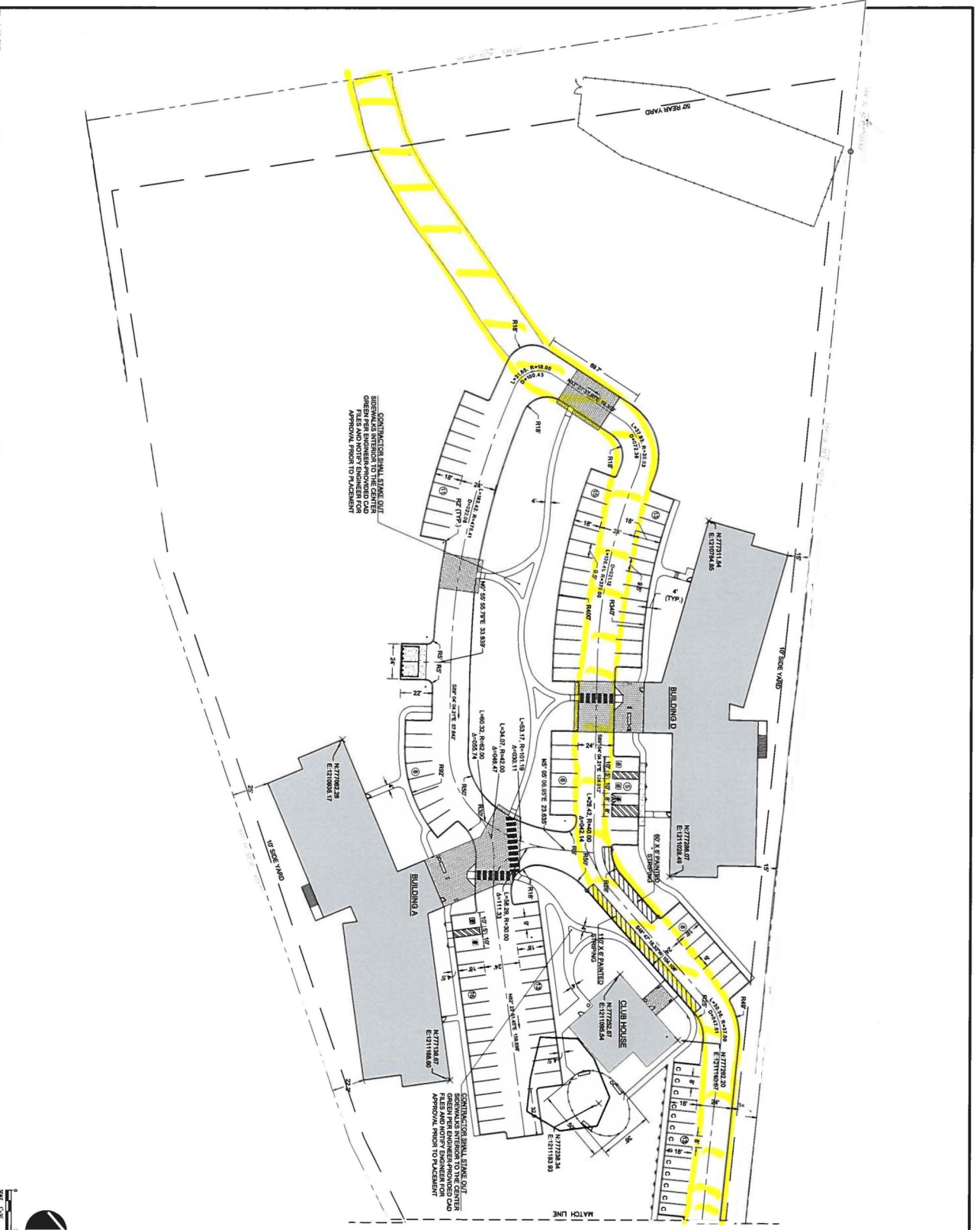
Prepared by:  
**benesch**  
 Atty Benesch & Company  
 120 Nelson Avenue  
 Westborough, MA 01581  
 800-333-2341

**DAKOTA**  
 PARTNERS

**OAK TREE VILLAGE**  
 89 & 97 PRESTON ROAD  
 GRISWOLD, CT

**LAYOUT PLAN**

DATE: 08/11/10  
 DRAWN BY: J.L. LIAO  
 CHECKED BY: M. WILSON  
 PROJECT NO: 201110  
 SCALE: AS SHOWN  
 SHEET NO: C-2.00



**OAK TREE VILLAGE**  
89 & 97 PRESTON ROAD  
GRISWOLD, CT

Prepared By:  
**benesch**  
Atand Benesch & Company  
201 Madison Avenue  
New Canaan, Connecticut 06840  
860-533-8411

Prepared For:  
**DAKOTA PARTNERS**

DATE	REVISION
8/21/2018	ISSUED TO OWNERS
7/13/2018	ISSUED TO OWNERS
5/21/2018	ISSUED TO OWNERS
5/21/2018	ISSUED TO OWNERS
3/27/2018	CONTRACTOR REVIEW SUBMITTAL

PROJECT NO. 2018-01 DATE: 08/21/2018	DRAWN BY: M. LEE, G. CHECKED BY: G. W. HARRIS DATE: 08/21/2018
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**LAYOUT PLAN**

**C-2.01**