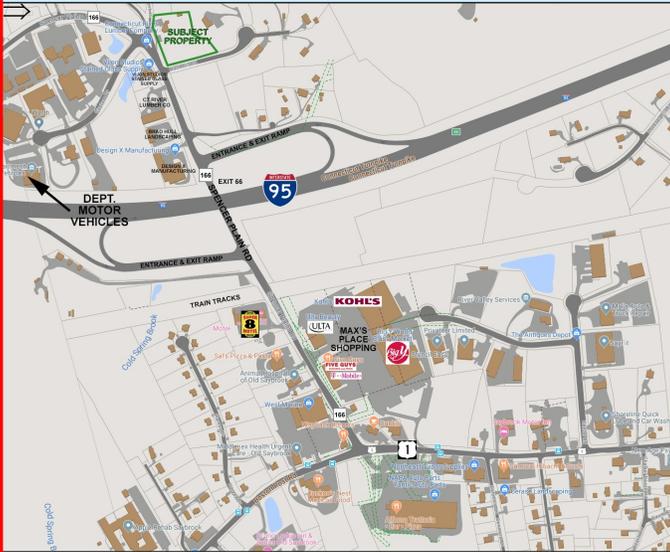


FOR SALE: MEDICAL/OFFICE BUILDING ON 1.87 ACRES REDEVELOPABLE SITE OPPORTUNITY OFF I-95 98 Spencer Plain Road, Old Saybrook, CT

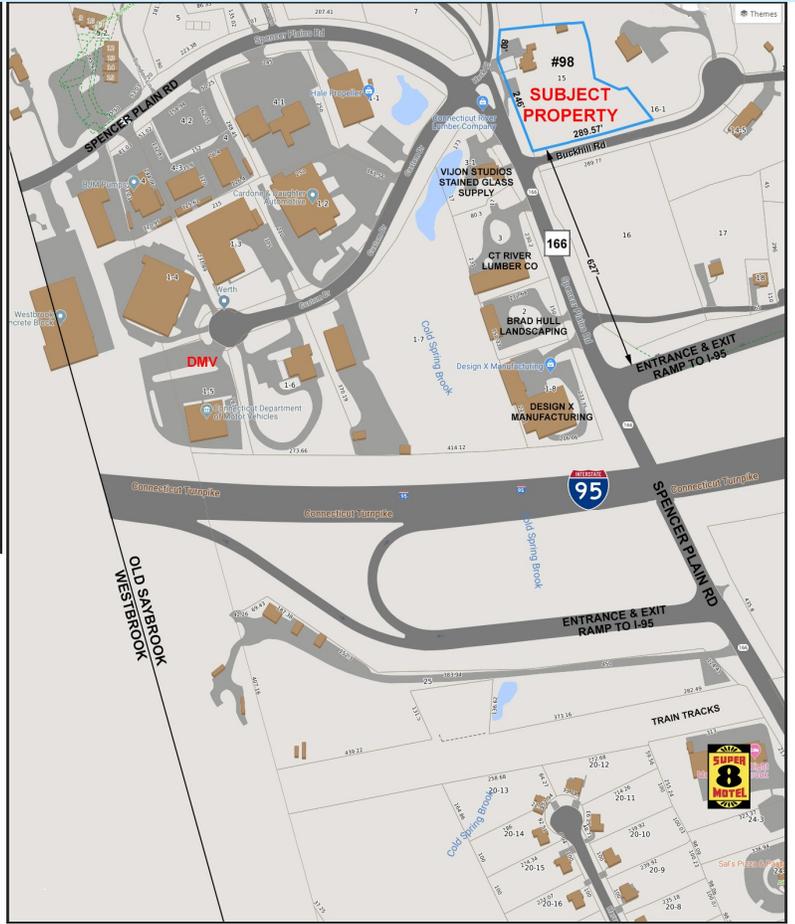
\$419,000

- ⇒ 1,800 SF building, 1.87 AC, Frontage: 627 Ft.
- ⇒ Less than .10 mile to I-95 On & Off Ramps
- ⇒ Site across the street approved for 12,000 SF Office/Warehouse/Retail Space
- ⇒ Plumbing & Air for 2 Zones
- ⇒ Zone: AA-1, Special Permit
- ⇒ New furnace in 2014
- ⇒ Electrical upgraded to 200 amp
- ⇒ Heat/AC Forced Air
- ⇒ Gable/Hip roof
- ⇒ Unfinished basement: 832 SF
- ⇒ Taxes: \$6,041
- ⇒ Alarm system & Central Vacuum
- ⇒ Sprinkler fire protection
- ⇒ Public Water & Septic
- ⇒ Special Exceptions AA-1 Include: Daycare, Private Hospital, Nursing Home, etc. See attached AA-1 District, Section 22 Permitted uses



Demographics	1 MILE	3 MILE	5 MILE
Total Population	479	5,473	15,590
Total Households	187	2,178	6,151
Average Household Income	\$130,761	\$114,605	\$113,659

Average Daily Traffic Count: 29,200 - I-95



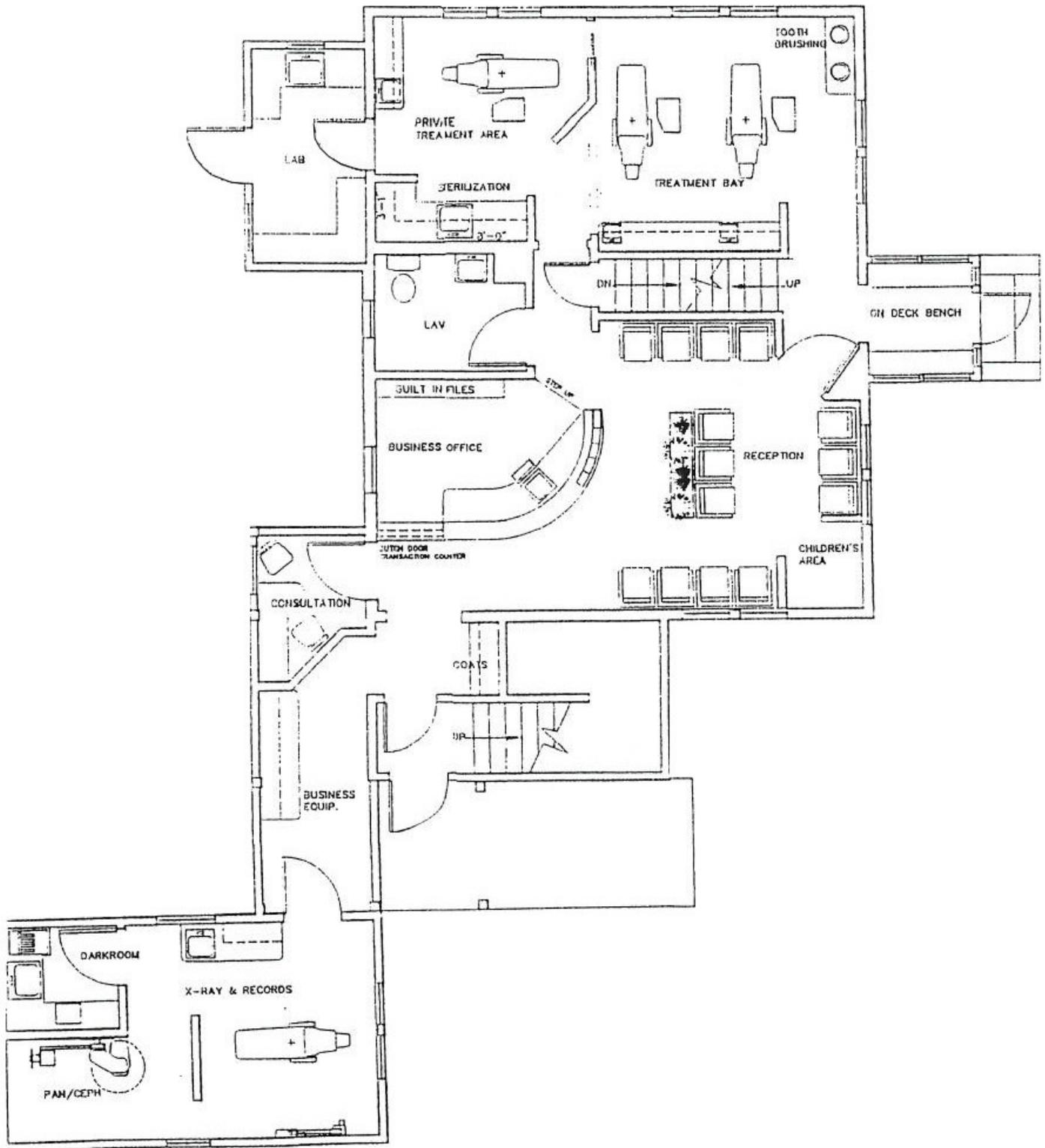
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Main Office:
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Westbrook, CT 06498
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Westbrook, CT 06498
860-887-5000 x10 Office
860-982-9296 Cell
gerij@lymanre.com



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.



SECTION 22

Residence AA-1 District

22.0 [RESERVED]

22.1 PERMITTED USES

- 22.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling per lot*
- 22.1.2 Home Business
- 22.1.3 [Reserved]
- 22.1.4 Boarding house or renting of rooms
- 22.1.5 Accessory apartment (residential)
- 22.1.6 Park, playground or *open space* land
- 22.1.7 Farm, including *roadside stand*
- 22.1.8 *Signs*
- 22.1.9 *Accessory uses* customary with and incidental to any permitted *use*
- 22.1.10 Keeping of livestock or poultry

22.2 SPECIAL EXCEPTION USES

- 22.2.1 Conversion of dwelling to contain *two (2) dwelling units*
- 22.2.2 [Reserved]
- 22.2.3 *Daycare*
- 22.2.4 Nursing home facility, private hospital or sanitarium
- 22.2.5 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 22.2.6 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 22.2.7 Summer day camp, if there is no furnishing of rooms
- 22.2.8 Any one of the following *uses* when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club
- 22.2.9 *Kennel*, livery or boarding stable or riding academy
- 22.2.10 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 22.2.11 Water supply reservoir, wall, tower, treatment facility or pump station

AA-1 DISTRICT

- 22.2.12 *Building, use* or facility of the State of Connecticut or Federal Government
- 22.2.13 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal
- 22.2.14 *Accessory uses* customary with and incidental to any previously mentioned Special Exception *use*, except where specifically prohibited
- 22.2.15 Agricultural nursery or greenhouse
- 22.2.16 Open Space Subdivision

22.3 LOT AREA, SHAPE, AND FRONTAGE

22.3.1 Minimum Lot Area

- A. Served by public water supply 40,000 square feet
- B. Not served by public water supply 40,000 square feet

22.3.2 Minimum Dimension of Square

- A. Served by public water supply 150 feet
- B. Not served by public water supply 150 feet

22.3.3 Minimum Frontage 20 feet

22.3.4 Minimum Width along Building Line 100 feet

22.4 HEIGHT

22.4.1 Maximum Number of Stories 2½ stories

22.4.2 Maximum Height 35 feet

22.5 SETBACKS

22.5.1 From Street Line 35 feet

22.5.2 From Rear Property Line 20 feet

22.5.3 From Other Property Line 20 feet

22.5.4 Projection into Setback Area 3 feet

22.5.5 Minor Accessory Building or Structure

- A. From Street Line 35 feet
- B. From Rear Property Line 20 feet
- C. From Other Property Line 20 feet
- D. Maximum Height 20 feet



22.6 BUILDING BULK AND COVERAGE

22.6.1	Maximum Building/Structure Coverage	20%
	A. Within <i>Gateway Conservation Zone</i>	15%
22.6.2	Maximum Gross Floor Area	40%

22.7 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

22.8 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

22.9 SPECIAL EXCEPTION USES

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.

