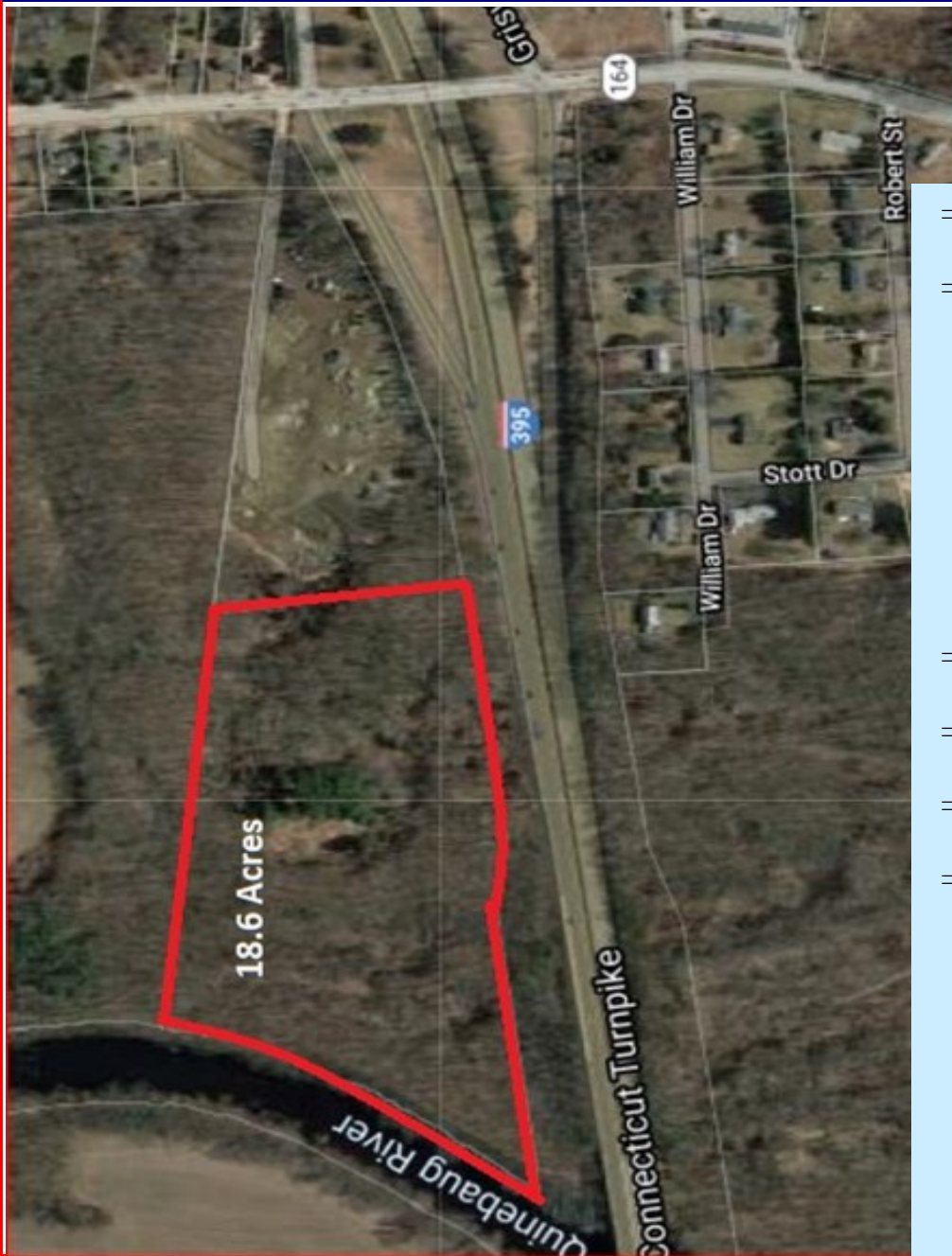


97 Rear Preston Rd, Griswold 18.6 Acre Multi Family Parcel Zone C1

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

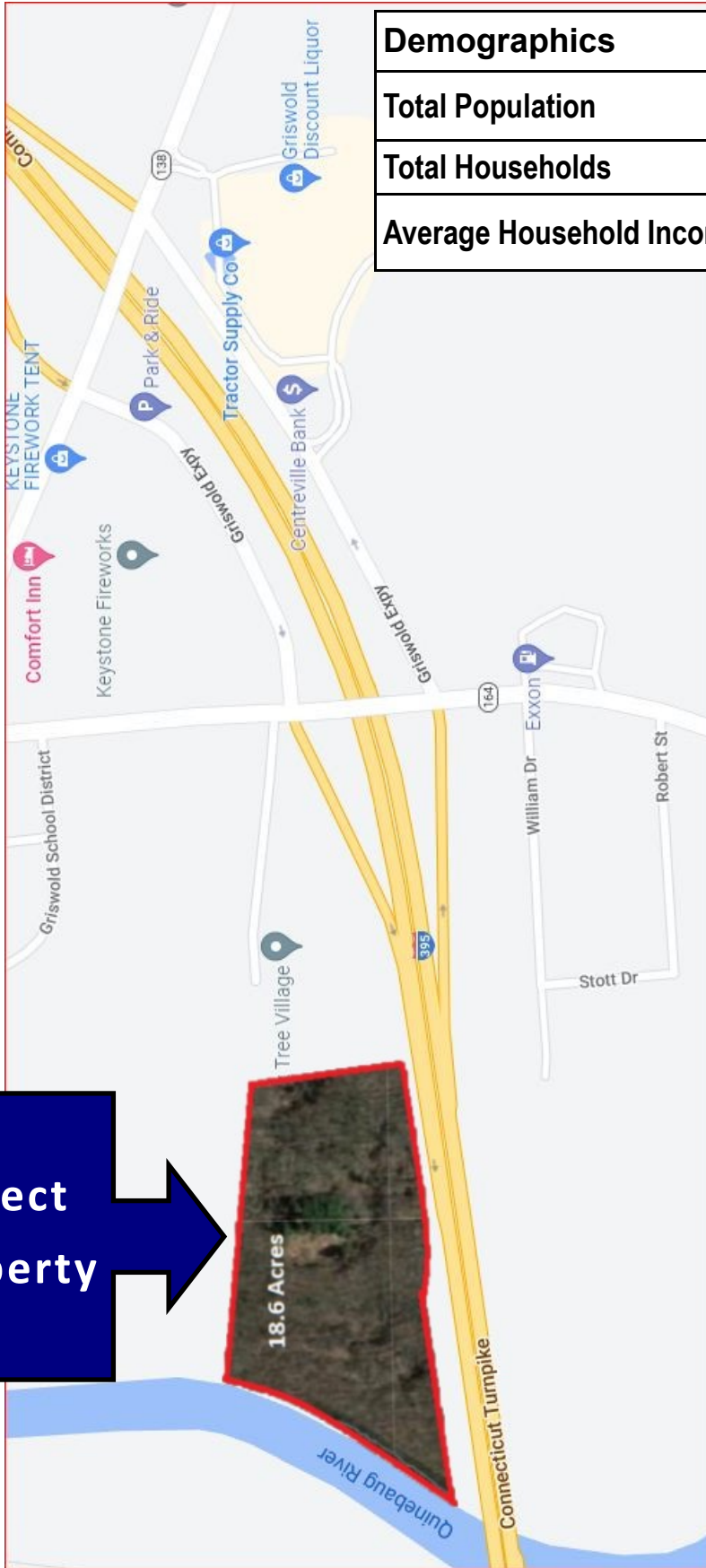
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1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com

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.

SECTION 7. C – COMMERCIAL DISTRICTS

- 7.1** **Permitted Uses.** The following uses are permitted by right. The off street parking and loading requirements for motor vehicles (Section 11) and the site plan requirements (Section 13) do not apply to existing buildings in the C-Commercial District. (08/01/2017)
- 7.1.1** Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, antique shops, and sporting good stores, and book, stationery, magazine, candy and tobacco shops,
 - 7.1.2** Eating and drinking establishments,
 - 7.1.3** Business and personal services, such as banks, laundry and dry cleaning establishments, barber shops, beauty salons, printers and lithographers,
 - 7.1.4** Business and professional offices, accommodating doctors, lawyers, engineers, architects, real estate brokers, insurance agents, and similar professions,
 - 7.1.5** Repair services, such as radio, television, appliance and plumbing shops, upholstery shops and shoe repair shops,
 - 7.1.6** Hotels, motels,
 - 7.1.7** Theaters and other places of indoor entertainment,
 - 7.1.8** Government offices and police and fire protection facilities,
 - 7.1.9** Multi-family dwelling units provided all such units are located above or below the street level of the building, (12/1/04)
 - 7.1.10** Public utility structures, such as pump stations, water storage, power transformers and the like, (12/1/04)
 - 7.1.11** Membership clubs, and (12/1/04)
 - 7.1.12** Public and parochial schools and other places of worship. (12/1/04)
- 7.2** **Special Exceptions.** The following uses are permitted provided they meet the conditions of Section 12 of these Regulations.
- 7.2.1** Single-family dwellings, two-family dwellings and multi-family dwelling units located on the street level of the building, (12/1/04)
 - 7.2.2** Elderly housing and assisted living facilities, (12/1/04)
 - 7.2.3** Automotive service and repair garages,
 - 7.2.4** Drive-in or other quick service eating establishments,
 - 7.2.5** New and used car sales and service.