

**20,261 SF Office Retail on 3.63 Acres**

**62 –68 & 70 Merrow Rd, Tolland**



**FOR SALE  
\$4,500,000**

**62-68 Merrow Rd**

- ⇒ 14,561 SF
- ⇒ Acres: 2.13
- ⇒ Heating: Oil
- ⇒ Public Water & Sewer
- ⇒ Frontage: 195Ft.
- ⇒ Zone: TVA
- ⇒ Taxes: \$36,521.48
- ⇒ Traffic Count: 6,200
- ⇒ Year Built: 1964



**70 Merrow Rd**

- ⇒ 5,700 SF
- ⇒ 2 Stories 4 Units
- ⇒ Acres: 1.5
- ⇒ Heating: Elec
- ⇒ Public Water & Sewer
- ⇒ Frontage: 495 Ft.
- ⇒ Zone: TVA
- ⇒ Taxes: \$18,187.58
- ⇒ Traffic Count: 6,200
- ⇒ Year Built: 1963

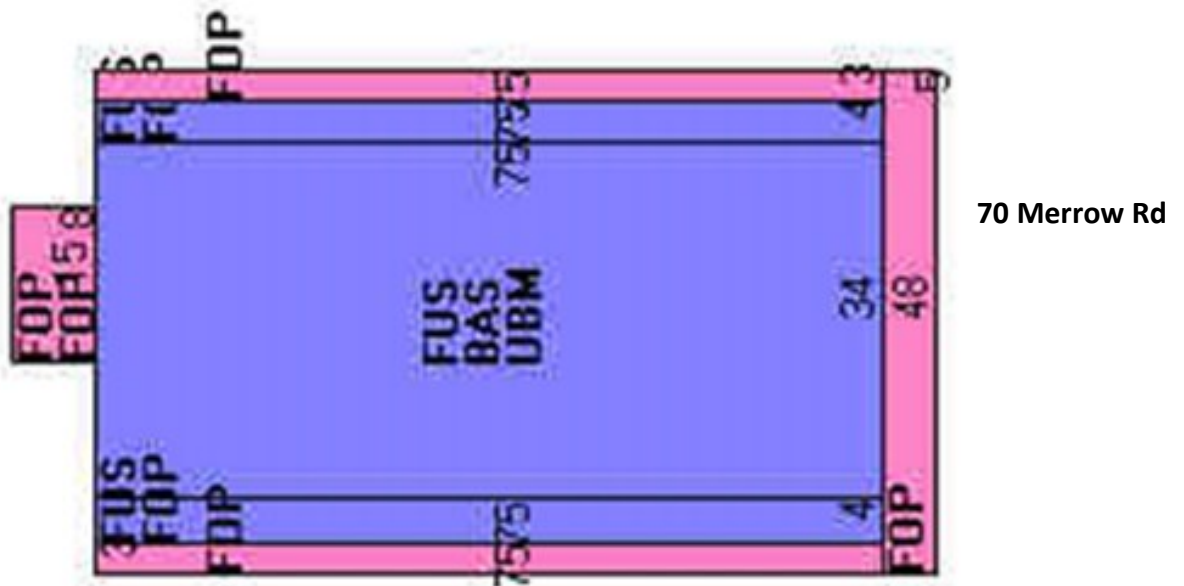
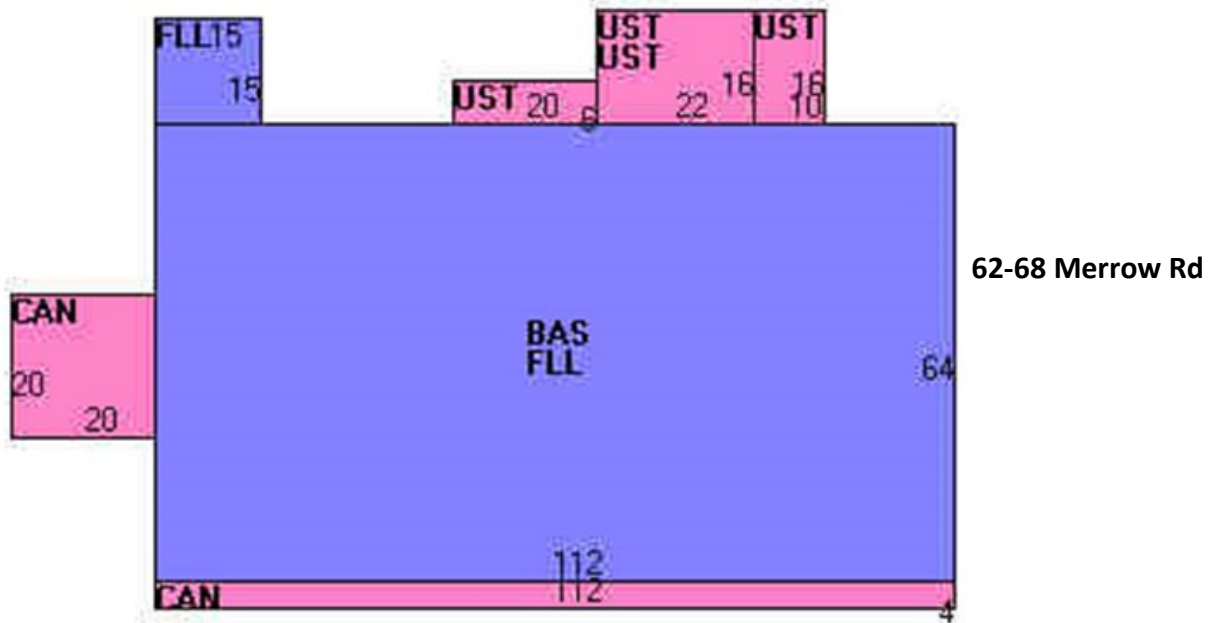
**LYMAN**

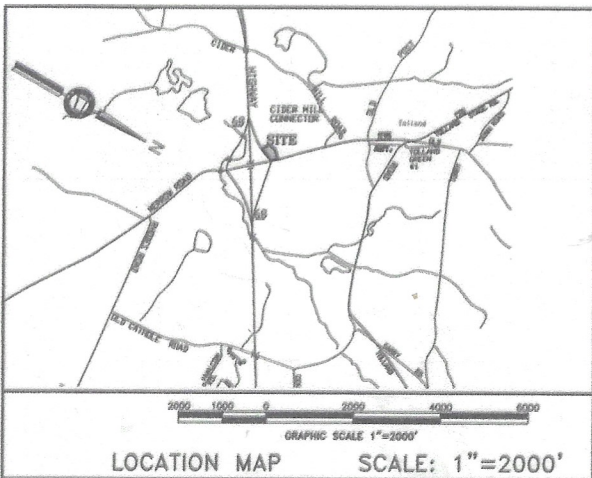
**REAL ESTATE BROKERAGE & DEVELOPMENT**

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

**PETER WALSH**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x5 Office  
860-304-9288 Cell  
[peterw@lymanre.com](mailto:peterw@lymanre.com)



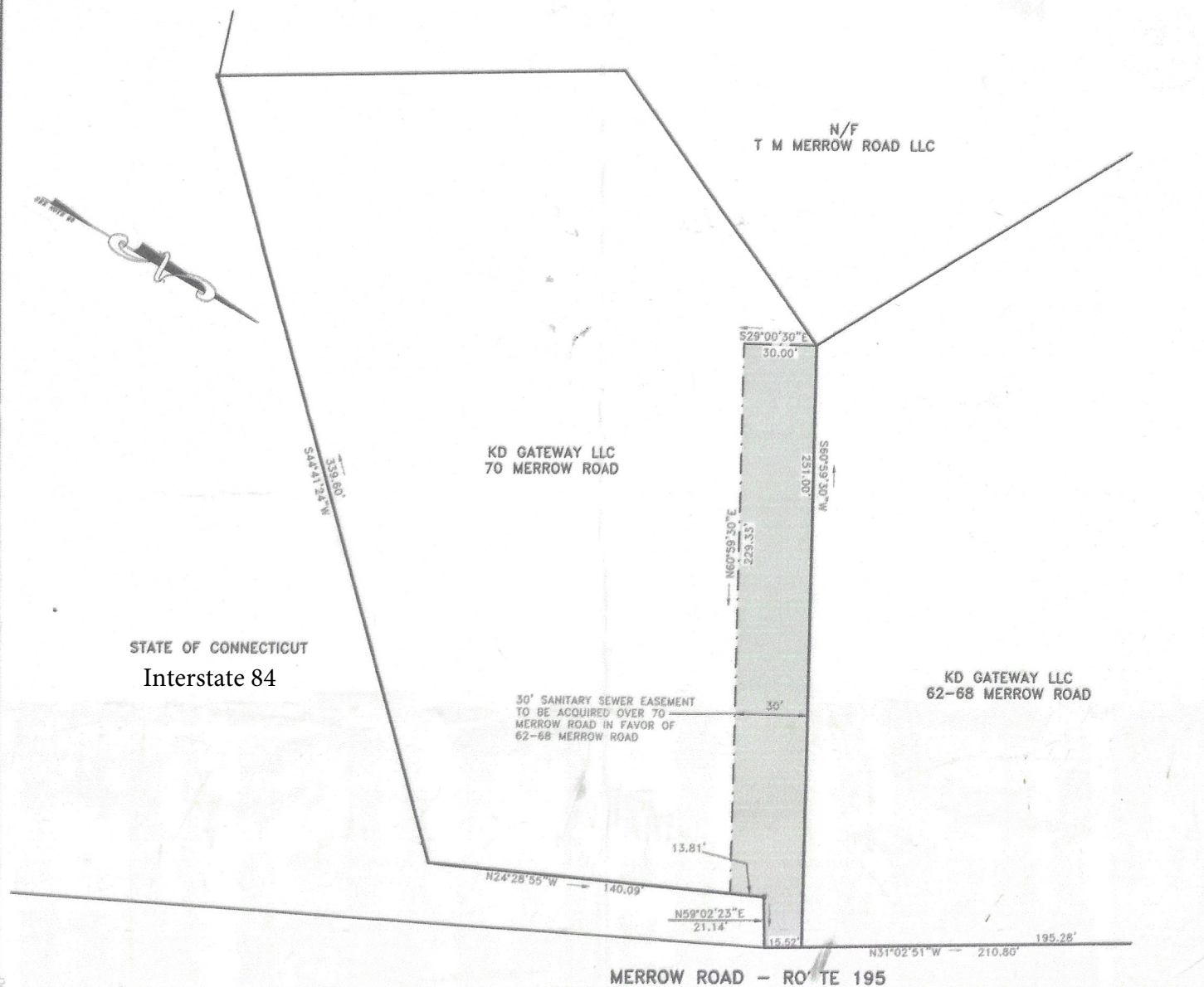


NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-308b-1 THROUGH 20-308b-20, THIS IS A COMPILATION PLAN, CONFORMING TO HORIZONTAL ACCURACY CLASS D. THE PURPOSE OF THIS PLAN IS TO DEPICT A 30' SANITARY SEWER EASEMENT TO BE ACQUIRED BY 62-68 MERROW ROAD - ACROSS THE 70 MERROW ROAD. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON THOSE DEPICTED IN MAP REFERENCE 3B.
3. MAP REFERENCES:
  - A. "SUBDIVISION PLAN LAND OF CAYO ENTERPRISES TOLLAND CONNECTICUT" BY: GARDNER & PETERSON ASSOC. DATED 10-22-84 REV. 12-14-84 SCALE: 1"=40' MAP NO. 21785-1
  - B. "IMPROVEMENT LOCATION SURVEY BOUNDARY & EXISTING CONDITIONS PLAN ANTONIO PACHECO 65 MERROW ROAD - CONN, ROUTE 195 TOLLAND, CONNECTICUT" BY: GARDNER & PETERSON ASSOC. DATED 1-22-2002 REV. THROUGH 5-12-2002 SCALE: 1"=40' MAP NO. 7794-02

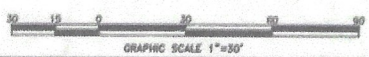
I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Kenneth K. Peterson*  
 KENNETH K. PETERSON L.S. 10839  
 REGISTRATION NO.



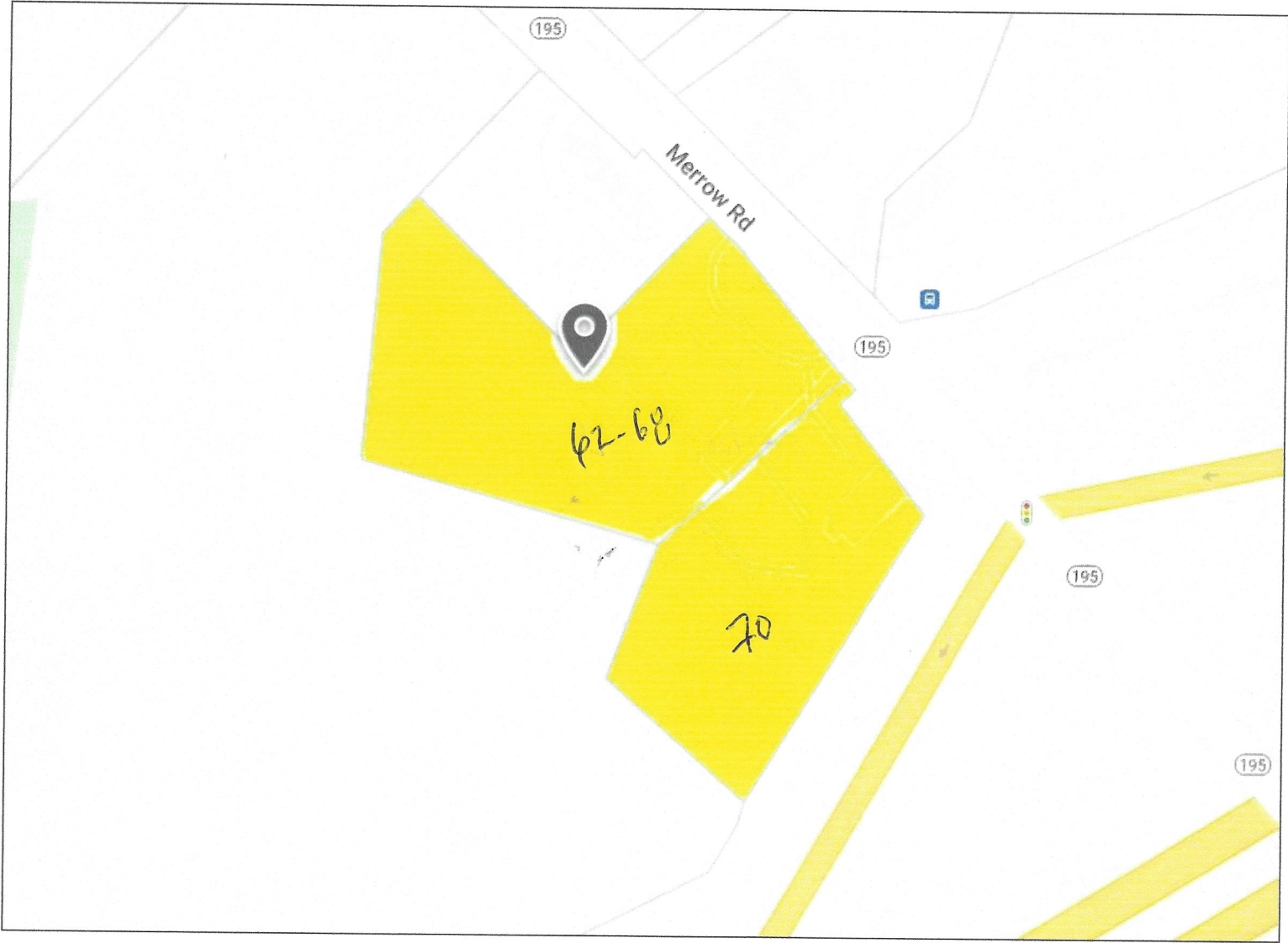
ORIGINAL INK DRAWING  
 GARDNER & PETERSON  
 ASSOCIATES, LLC

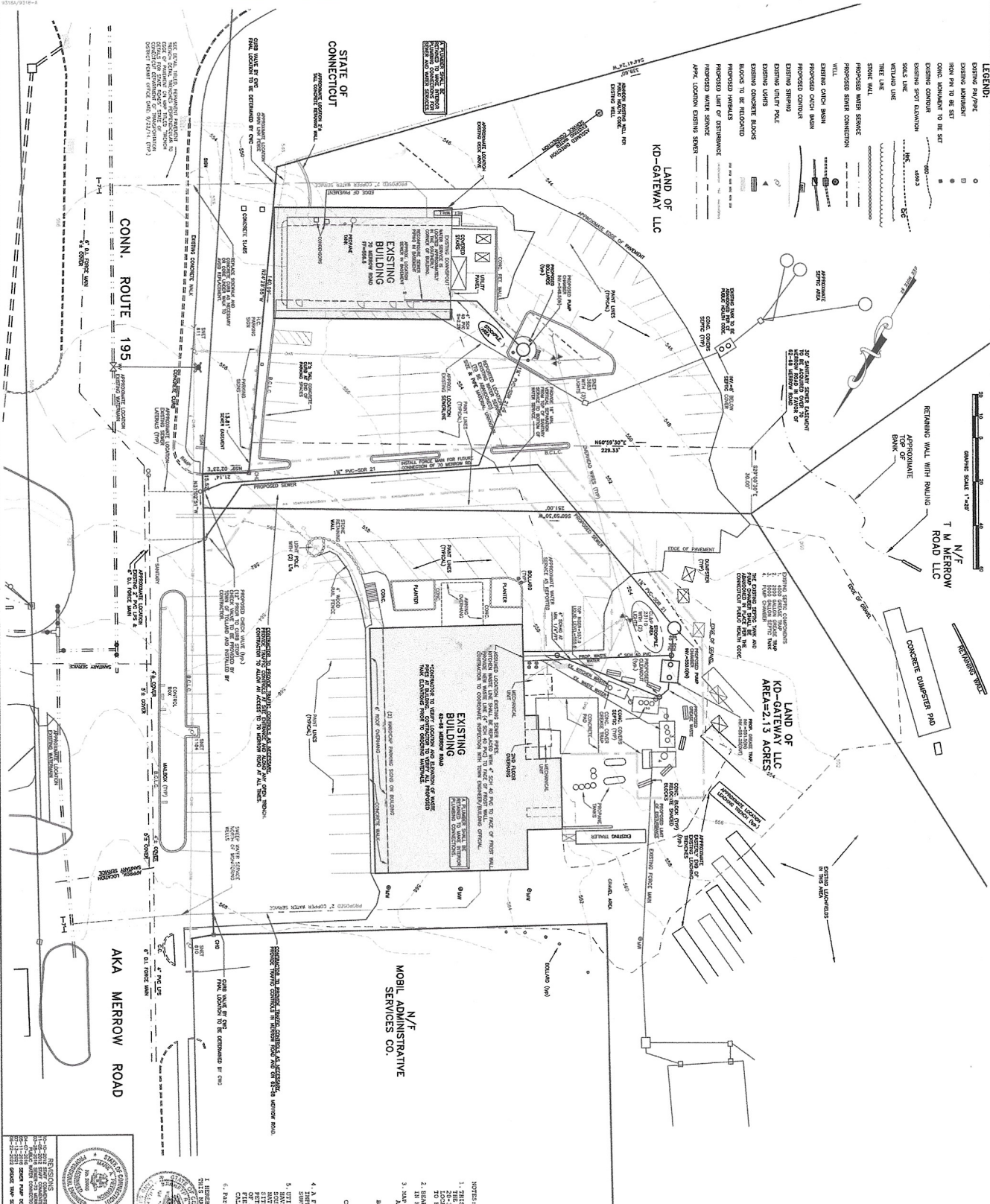
01/17/2015 10:00:57 AM 10-16-2015-1 0352519 MAP 2A3  
 93184/9318-4



COMPILED PLAN				
<b>PROPOSED 30' WIDE SANITARY SEWER EASEMENT            PREPARED FOR            KD GATEWAY LLC            #70 MERROW ROAD AKA CONN. RTE 195            TOLLAND, CONNECTICUT</b>				
<b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT <small>PROFESSIONAL ENGINEERS LAND SURVEYORS</small>				
REVISIONS	BY	SCALE	DATE	SHEET NO.
	M.A.P.	1"=30'	10-16-2015	1 OF 1
				MAP NO. 9318E

**PARCEL MAP**





**LEGEND:**

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING DRIVE PAVEMENT
- PROPOSED DRIVE PAVEMENT
- EXISTING DRIVE PAVEMENT
- PROPOSED DRIVE PAVEMENT
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- EXISTING DRIVE PAVEMENT
- PROPOSED DRIVE PAVEMENT
- EXISTING DRIVE PAVEMENT
- PROPOSED DRIVE PAVEMENT

**NOTES:**

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT REGISTERED PROFESSIONAL ENGINEERS ACT, PUBLIC ACT 13-137, AS AMENDED, AND THE REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, PUBLIC ACT 13-137, AS AMENDED.
- NO PORTION OF THIS PLAN HAS BEEN SURVEYED OR CONVEYED IN ANY MANNER.
- NO PART OF THIS PLAN IS TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
- THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL CONDITIONS OF THE SITE AS OF THE DATE OF THE SURVEY.
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**GENERAL NOTES:**

- THE APPLICANT SHALL HAVE A LICENSED OPERATOR MONITOR THE WATER METER READINGS FROM THE EXISTING WELL.
- THE APPLICANT SHALL PROVIDE SUFFICIENT PROTECTION TO THE EXISTING WELL TO PREVENT ANY DAMAGE TO THE WELL OR TO THE SURROUNDING AREA.
- THE APPLICANT SHALL INSTALL A LICENSED WATER METER TO MONITOR THE WATER FLOW ON A QUARTERLY BASIS AND FORWARD REPORTS TO THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS.
- THE APPLICANT SHALL MAINTAIN THE WELL AT ALL TIMES AND SHALL NOT ALLOW THE WELL TO BE ABANDONED OR FILL UP WITH DEBRIS.
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**PREPARED FOR:**  
**KD GATEWAY LLC**  
**CONN. RT 195 AKA MERROW ROAD**  
**TOLLAND, CONNECTICUT**

**GARDNER & PETERSON ASSOCIATES, LLC**  
 175 HARTFORD TURNPIKE  
 TOLLAND, CT 06460  
 TEL: 860-376-1111  
 FAX: 860-376-1112  
 www.gpassoc.com

**PROFESSIONAL ENGINEERS**  
 LAND SURVEYORS  
 SCALE 1"=40'  
 DATE 06-30-2012  
 SHEET NO. 1 OF 2  
 JOB NO. 63180