

87 & 0 East Street, Plainville

3,352 SF Medical Office Building w/Additional Lot

FOR SALE

\$845,000

- ⇒ 3,352 total SF , 1,676 per floor.
- 2 floors
- ⇒ 2nd floor has been left vacant
- ⇒ Full basement 9'ceilings with utilities metered to 1st floor tenant additional storage space available for 2nd floor tenants
- ⇒ Acres: 1.24
- ⇒ Heating: Gas Hot Air
- ⇒ Public Water , Sewer & Gas
- ⇒ Frontage: 397Ft.
- ⇒ Zone: GC
- ⇒ Taxes: 15,242
- ⇒ Insurance \$4,300
- ⇒ Traffic Count: 14,200
- ⇒ Year Built:1981



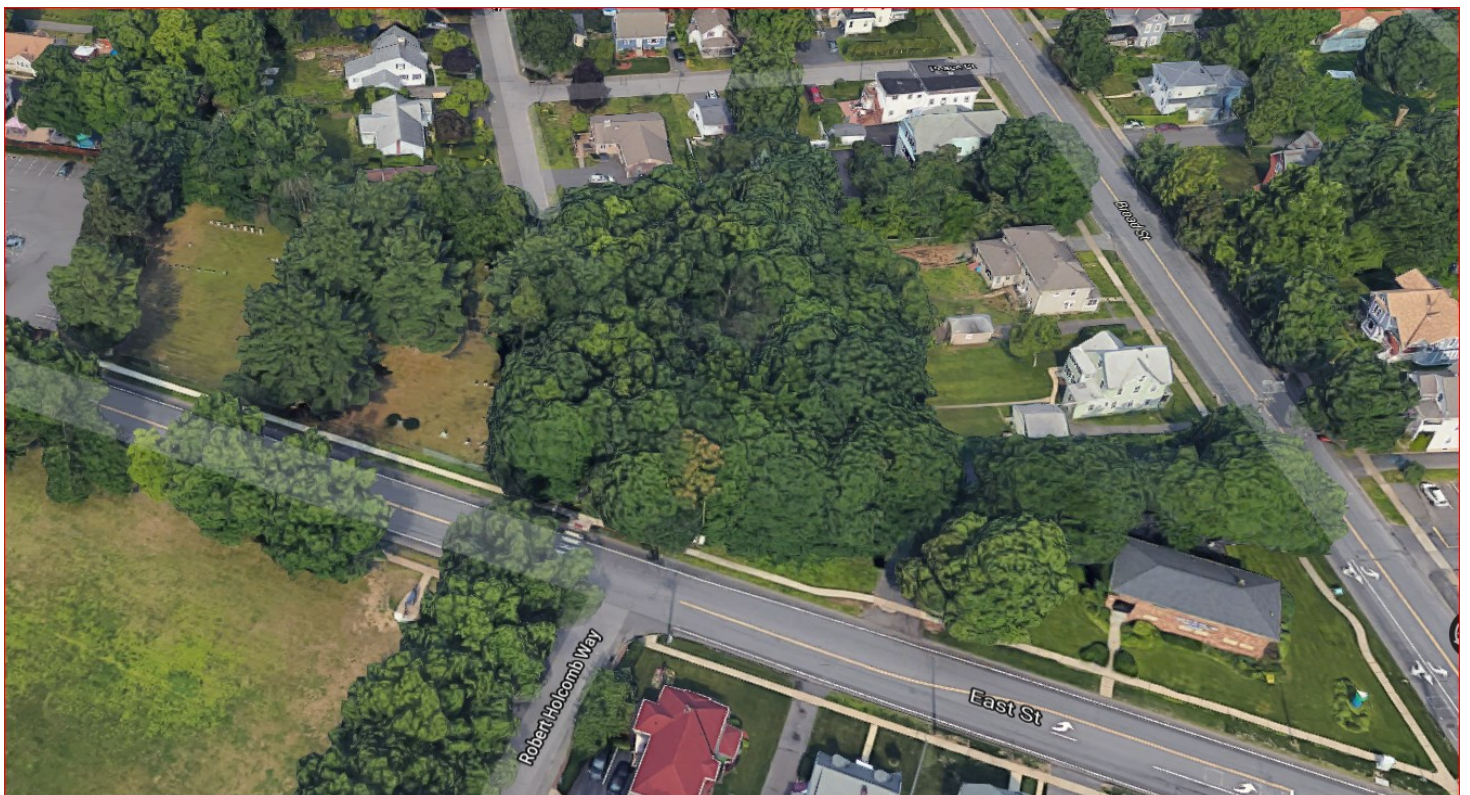
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

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AREA MAP



Demographics	1 MILE	3 MILES	5 MILES
Total Population	9,13	48,881	159,533
Total Households	4,189	20,687	65,443
Average Household Income	\$79,159	\$190,711	\$83,672

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.



Article 2. BUSINESS ZONES

Section 2.01 Purposes

The purpose of the various commercial, industrial, and other business zones is to permit such development along the major thoroughfares and collector streets and other locations in Town where such development may be appropriate.

Section 2.02 Permitted Uses & Structures

ZONING DISTRICT LEGEND

CC	Central Commercial
GC	General Commercial
RI	Restricted Industrial
GI	General Industrial
TP	Technology Park
QI	Quarry Industrial
FP*	Flood Plain Zone

*See Section 3.01

CODE LEGEND

A	Allowed – no permit required for the use, building or structure
ZP	Allowed - Zoning Permit required for the use, building or structure
SP	Allowed - Site Plan approval required by the Planning and Zoning Commission for the use, building or structure
SE	Conditional - The use, building or structure may be allowed upon approval of a Special Exception application by the Planning and Zoning Commission subject to special requirements and/or conditions
	Not permitted – Any use not listed is prohibited.

A. Permitted Principal Uses and Structures

Buildings and land may be used and buildings may be altered or erected to be used for the following purposes:

1. RETAIL-TYPE USES	CC	GC	TP	RI	GI	QI
1.1. Commercial or retail establishment	SP	SP	SE			
1.2. Commercial or retail establishment as adaptive reuse of an existing building in accordance with the provisions of Subsection 2.04. B of the Regulations					SP	SP

2. SERVICE-TYPE USES	CC	GC	TP	RI	GI	QI
2.1. Bank and/or financial institution	SP	SP	SP	SP	SP	SP
2.2. Personal service establishment	SP	SP	SP			
2.3. Personal service establishment as adaptive reuse of an existing building in accordance with the provisions of Subsection 2.04. B of the Regulations					SP	SP
2.4. Sample room	SP	SP				
2.5. Funeral home	SP	SP				
2.6. Day care center for children or adults	SP	SP	SP	SP	SP	SP
2.7. Printing / publishing establishment	SP	SP	SP	SP	SP	SP
2.8. Studios, arts and broadcasting	SP	SP	SP	SP	SP	SP
2.9. Dog and Cat Care Facility in accordance with the provisions of section 2.04. M	SE	SP		SP	SP	

3. OFFICE-TYPE USES	CC	GC	TP	RI	GI	QI
3.1. Business, professional, medical, semi-public, utility, or government office	SP	SP	SP	SP	SP	SP
3.2. Data processing facility		SP	SP	SP	SP	SP
3.3. Research and/or development			SP	SP	SP	SP
3.4. Any office use as adaptive reuse of an existing building in accordance with the provisions of subsection 2.04. B of the Regulations					SP	

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4. HOSPITALITY USES		CC	GC	TP	RI	GI	QI
4.1.	Restaurant or food service establishment for consumption of food on or off the premises where no alcohol is served, and as adaptive reuse of an existing building in the GI zone in accordance with the provisions of Subsection 2.04. B of the Regulations	SP	SP	SP		SP	
4.2.	Restaurants, taverns, cafes and other food service establishments for the consumption of food and alcohol on the premises, and as adaptive reuse of an existing building in the GI zone in accordance with the provisions of Subsection 2.04. B of the Regulations	SE	SE	SE		SE	
4.3.	Hotel / Motel	SE	SP	SP	SE	SE	SE
4.4.	Conference/banquet centers and related facilities		SP	SP	SE	SE	SE

5. ENTERTAINMENT / RECREATION-TYPE USES		CC	GC	TP	RI	GI	QI
5.1.	Indoor theater	SP	SP	SP			
5.2.	Indoor recreation center		SE	SE	SE	SE	SE
5.3.	Health Fitness Club	SP	SP	SP	SE	SP	
5.4.	Other amusement use except arcades or electronic game establishments, amusement parks, pool halls, roller skating rinks and race tracks of any kind	SP	SP		SE	SP	
5.5.	Accessory amusement machines or games not to exceed one per 1,000 square feet of approved establishment area	A	A		A	A	

6. HEALTH AND MEDICAL-TYPE USES		CC	GC	TP	RI	GI	QI
6.1.	Public or private hospital	SE	SE	SE	SE	SE	SE
6.2.	Public or private convalescent home or assisted living facility	SE	SE	SE	SE	SE	SE
6.3.	Clinic	SE	SE	SE	SE	SE	SE
6.4.	Veterinary clinic	SE	SE		SE	SE	SE
6.5.	Recreational Marijuana dispensary facility in accordance with the provisions of Subsection 2.04.N of these regulations and Section 21a-408 thru Section 21a-414 of the CT General Statutes as may be amended		SE	SE			
6.6.	Recreational Marijuana production facility in accordance with the provisions of Subsection 2.04.N of these regulations and Section 21a-408 thru Section 21a-414 of the CT General Statutes as may be amended				SE	SE	

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7. INDUSTRIAL-TYPE USES	CC	GC	TP	RI	GI	QI
7.1. Industrial park				SP	SP	SP
7.2. Assembling, fabricating, manufacturing, and/or processing of components or goods				SP	SP	SP
7.3. Small scale assembly, processing or fabrication (such uses as: baker, caterer, decorator, laundry, dry cleaners not located in a primary Aquifer Protection Area, photographer, printer, shoe repair, or upholsterer provided that such activity shall take place only for immediate sale or direct service to customers from the premises and provided further that no noise, odor, dust, vibration or disorder is experienced beyond the lot lines of said business	SP	SP				
7.4. Contractor's primary business establishment including trades, construction, rigging and staging. Storage and equipment yards for a contractor's primary business establishment may be permitted as an accessory use only if properly screened, but not in the GC Zone		SP		SP	SP	SP
7.5. Earth material stockpiles associated with an approved contractor's storage yard subject to height limitation and visual screening as deemed necessary to protect the privacy of adjacent properties.				SE	SP	SP
7.6. Painting, woodworking and sheet metal shops				SP	SP	SP
7.7. Industrial launderers, not located in a primary aquifer recharge area				SP	SP	SP
7.8. Recycling Facility or Salvage Facility, subject to the requirements of Subsection 2.04. O					SE	

8. WAREHOUSE / STORAGE USES	CC	GC	TP	RI	GI	QI
8.1. Warehousing and wholesale trade			SE	SP	SP	SP
8.2. Distribution and/or fulfillment center				SE	SP	SP
8.3. Self-storage facility in accordance with Subsection 2.04. F of the Regulations				SE		
8.4. Self-storage facility					SP	SP

9. QUARRYING USES	CC	GC	TP	RI	GI	QI
9.1. The quarrying, processing and removal of stone, subject to the requirements of Subsection 2.04. E						SP

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10. INSTITUTIONAL-TYPE USES	CC	GC	TP	RI	GI	QI
10.1. Town Hall, Police Station or Firehouse	SE	SE	SE	SE	SE	SE
10.2. Public or private school	SE	SE	SE	SE	SE	SE
10.3. Public or private library	SE	SE	SE	SE	SE	SE
10.4. Public museum	SE	SE	SE	SE	SE	SE
10.5. Park or playground operated by a community association, non-profit corporation located in the Town of Plainville, employing corporation for the benefit of its employees or by a governmental unit	SE	SE	SE	SE	SE	SE
10.6. Churches / places of worship	SE	SE	SE	SE	SE	SE
10.7. Community centers				SE	SE	SE
10.8. Clubs, public or private as adaptive reuse of an existing building in accordance with the provisions of Subsection 2.04. B of the Regulations					SE	SE
10.9. Postal facilities				SE	SE	SE
10.10. Any other similar educational, religious, philanthropic, charitable, fraternal or governmental use	SE	SE	SE	SE	SE	SE

11. TRANSPORTATION / UTILITY-TYPE USES	CC	GC	TP	RI	GI	QI
11.1. Public utility, building or facility with the exception of a wireless telecommunication facility	SE	SE	SE	SE	SE	SE
11.2. Telecommunication facility in accordance with the provisions of Section 6.03	A/SP	A/SP	A/SP	A/SP	A/SP	A/SP
11.3. Utilities, public and private	SE	SE	SE	SE	SE	SE
11.4. Wastewater treatment plants				SE	SE	SE
11.5. Park and ride facilities and commuter parking lots		SE		SE	SE	SE
11.6. Railroad stations and yards		SE		SE	SE	SE
11.7. Airports				SE		

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12. AUTOMOTIVE-TYPE USES	CC	GC	TP	RI	GI	QI
12.1. Gasoline service station in accordance with the provisions of Subsection 2.04. J		SE				
12.2. Motor vehicles sales, rental, repair, and/or service in accordance with the provisions of Subsection 2.04. J		SE			SE	
12.3. Expansion of automobile repair and sales facilities which existed prior to July 31, 1996				SE		
12.4. Open storage and sale of personal and commercial hauling trailers, but not tractor trailers, in accordance with the provisions of Subsection 2.04.J and 2.04. I		SE				
12.5. Open storage and sale of recreational vehicles in accordance with the provisions of Subsection 2.04. J		SE				
12.6. Luxury Motor Coach Sales and Service in accordance with the provisions of Section 2.04. L				SE		

13. MIXED USE COMMERCIAL / RESIDENTIAL USES	CC	GC	TP	RI	GI	QI
13.1. Efficiency dwelling units not to exceed 15% of the total residential units per property in accordance with the provisions of Subsection 2.04.C		SP				
13.2. One and two-bedroom dwelling units in accordance with the provisions of Subsection 2.04. C	SP	SP				
13.3. Condominium and multi-family developments in accordance with Subsection 1.04. D	SE	SE				
13.4. Redevelopment Design District in accordance with the provisions of subsection 2.04. P	SE*	SE*			SE	SE

*Primary industrial parcel required.

14. OTHER USES	CC	GC	TP	RI	GI	QI
14.1. Multiple buildings and structures on a single lot in accordance with the provisions of Subsection 2.04. G of the Regulations				SP / SE	SP / SE	SP / SE
14.2. Public or private cemetery	SE	SE	SE	SE	SE	SE
14.3. Adult uses in accordance with the provisions of Subsection 2.04. H		SE				
14.4. Heavy traffic generator creating 100 peak hour vehicle trips in accordance with Subsection 2.04. K	SE	SE	SE	SE	SE	SE

B. Permitted Accessory Uses and Structures

The following uses and/or structures, including signs in accordance with Section 4.03, may be permitted as accessory uses and/or structures in accordance with the provisions of these Regulations provided they are accessory and clearly subordinate to the principal use.

1. DRIVE-THROUGH SERVICE	CC	GC	TP	RI	GI	QI
1.1. Drive through windows for banks and financial institutions in accordance with the requirements of Subsection 2.04. A	SE	SE	SE	SE	SE	
1.2. Drive through windows for retail stores and restaurants in accordance with the requirements of Subsection 2.04. A	SE	SE	SE			

2. RESIDENTIAL USES	CC	GC	TP	RI	GI	QI
2.1. A dwelling unit or living quarters for one watchman or caretaker of the immediate premises			A	A	A	A

3. BUSINESS / SERVICE USES	CC	GC	TP	RI	GI	QI
3.1. An ancillary restaurant, retail, or commercial use for employees in accordance with the provisions of Subsection 2.04. D of the Regulations			SP	SP		
3.2. An ancillary retail use that is clearly accessory and complementary to the primary permitted use, not to exceed 20% of the floor area of the building, and provided all other requirements of this regulation are met			SP	SP	SP	
3.3. Adult and child care centers for employees. These adult and child centers must be located in the same building as the primary use		SP	SP	SP	SP	

4. INDUSTRIAL / TRANSPORTATION USES	CC	GC	TP	RI	GI	QI
4.1. Electroplating as an accessory use to the primary manufacturing, processing and/or fabricating process, not located in a primary aquifer recharge area					SE	
4.2. Heliports			SE		SE	

5. OTHER ACCESSORY USES	CC	GC	TP	RI	GI	QI
5.1. Accessory use customary to a permitted use (requires same level of approval as the principal use)	ZP / SP / SE	ZP / SP / SE	ZP / SP / SE	ZP / SP / SE	ZP / SP / SE	ZP / SP / SE
5.2. Roof or Ground Mounted Solar Energy Systems in accordance with Section 6.05	A	A	A	A	A	A