

6 FOR SALE \$695,000 / FOR LEASE \$85,000/YR NNN

1333 Boston Post Rd, UNIT 1

- ⇒ Acres: 1.16± of Vacant Land
 - ⇒ Public Water
 - ⇒ Zone: B-4 Business
 - ⇒ Traffic Count: 16,000 VPD
- ⇒ Allows: Office, Bank, Hotel, Medical, School, Dining, Storage, Trade Shops, (e.g., HVAC, Electrical, Plumbing), Daycare



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AREA MAP



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.

EXCLUSIVE & COMMON AREAS

N/F
PROVENCE LAND COMPANY LLC
VOL. 655 PG. 657

N/F
WILCOX FAMILY, LLC
VOL. 487 PG. 320
VOL. 340 PG. 791

**FOR SALE
OR
LAND LEASE**

LIMITED COMMON ELEMENT
AREA = 6,268 sq. ft.
= 0.14 acres

UNIT 2
AREA = 22,512 sq. ft.
= 0.52 acres

UNIT 1
AREA = 47,498 sq. ft.
= 1.09 acres



SIDEWALK EASEMENT
IN FAVOR OF THE
TOWN OF OLD SAYBROOK
AREA = 590 sq. ft.
(SEE NOTE 8)

NAIL FOUND
IN PAVEMENT

CHD MON FOUND
TOP BROKEN

SNET
347

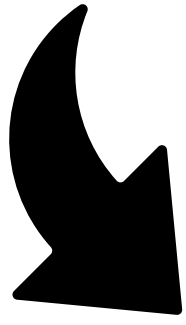
$\Delta = 00^{\circ}09'41''$
 $R = 1940.08'$
 $L = 5.47'$
 $T = 2.73'$
 $Ch = S74^{\circ}06'27''W$
 $5.47'$

BOSTON POST ROAD (U.S. RT. 1)

BM-RR SPIKE
NORTH SIDE
SNET 348
ELEV. = 15.83

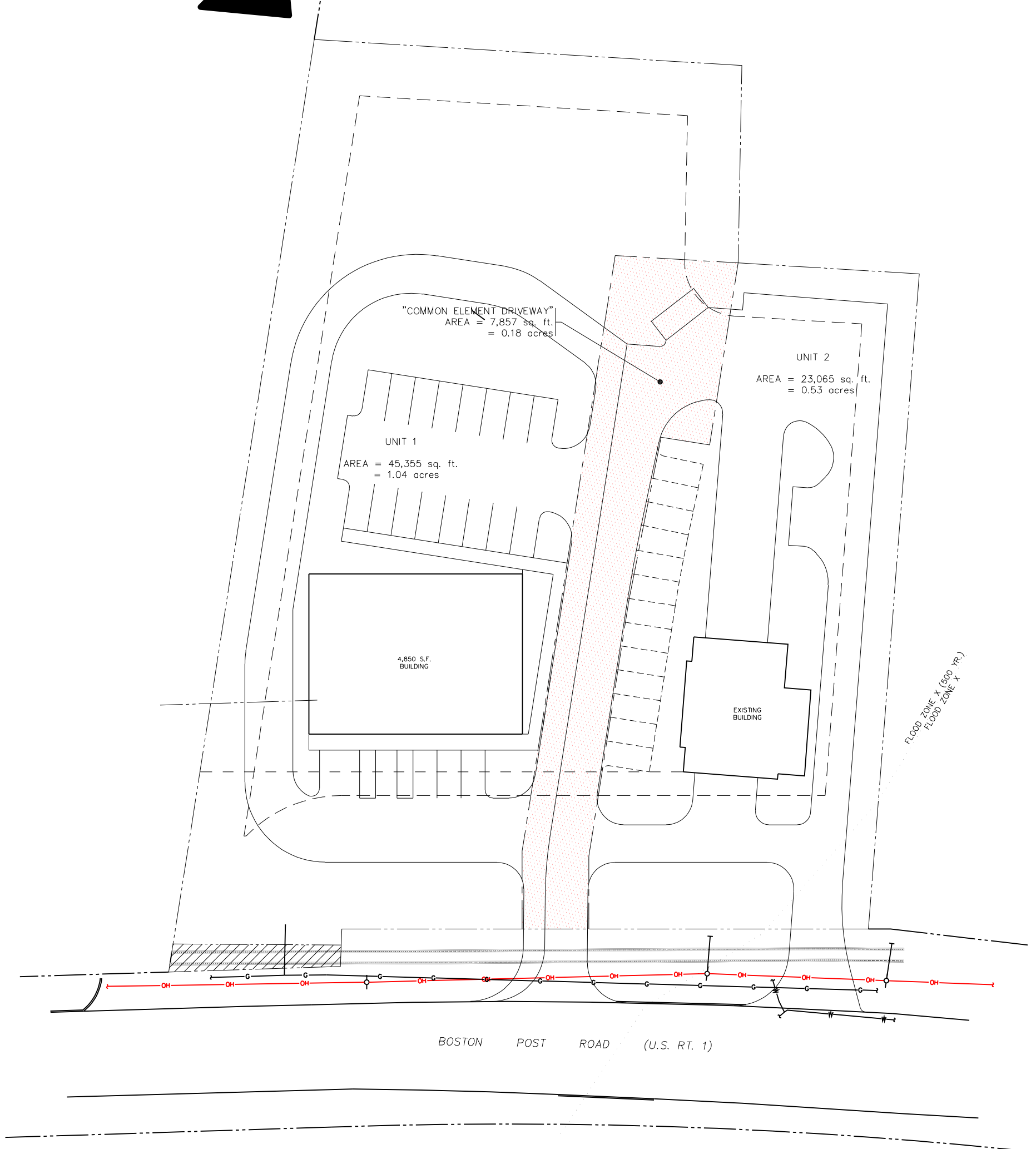
FLOOD ZONE X (500 YR.)
FLOOD ZONE X (YR.)

Concept Drawing For Unit 1

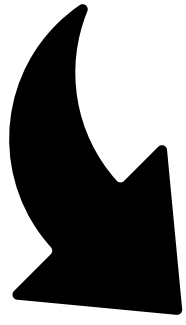


4,850 SF Multi Tenant Office,
Retail, Light Industrial, or Mixed

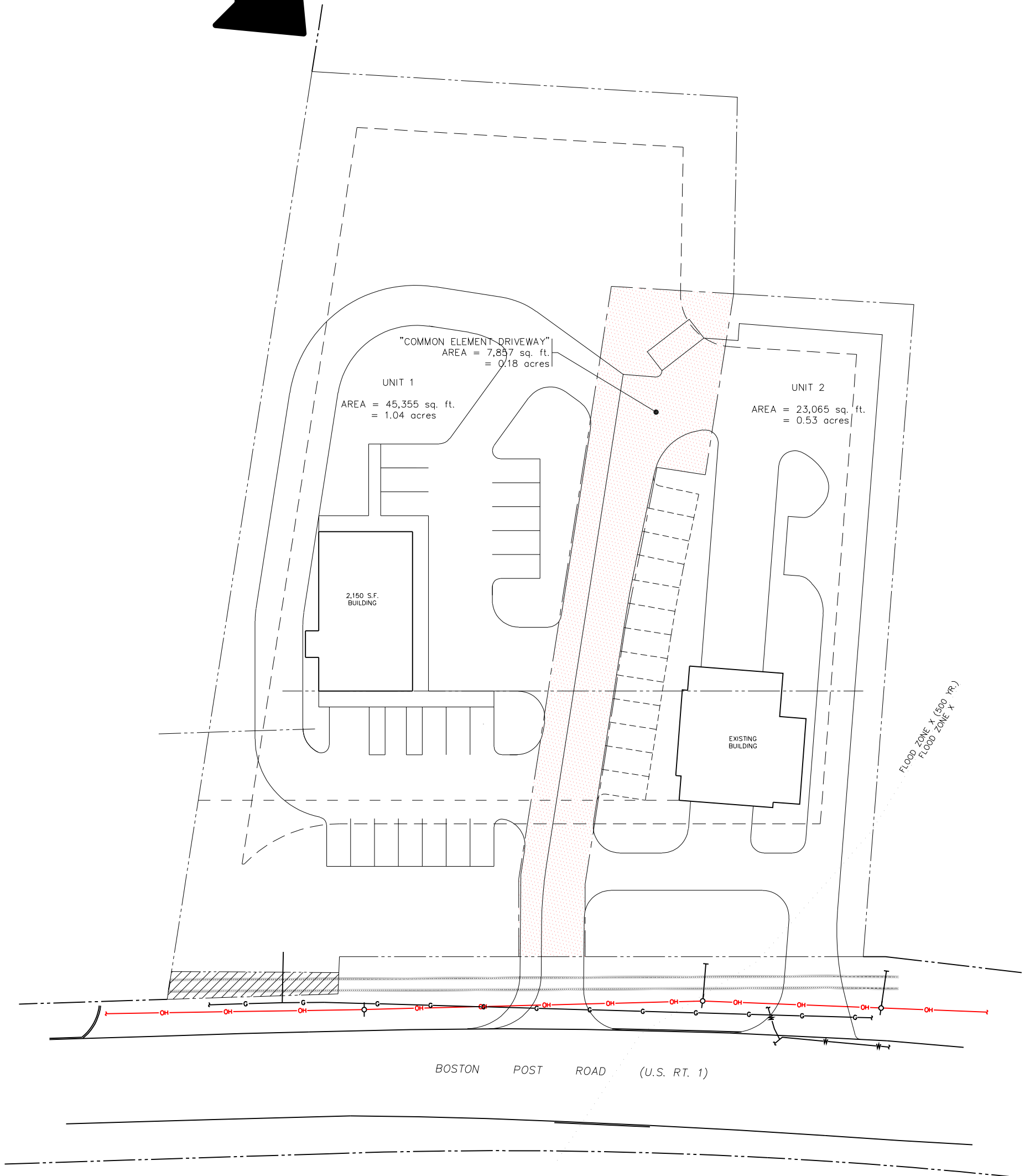
The concept building may be able to have a drive-through for bank or pharmacy only unless moved beyond the 100' setback



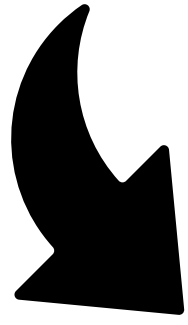
Concept Drawing For Unit 1



2,150 SF QSR, Coffee, or Bank
With Drive-through *(banks may have their buildings closer to the road per regs)*



Concept Drawing For Unit 1



8,000 SF Office, Retail, Light Industrial, or Mixed

