

1516 - 1552 West St, Southington CT

4.22 Acres for Sale

Asking: \$2,400,000



- COURTYARD @ Marriott
- Starbucks
- LOUISIANA KITCHEN
- POPEYES
- INTERSTATE 84
- TARGET
- LOWE'S
- HomeGoods
- Michaels
- 110 Grill
- DAVE'S HOT CHICKEN
- Hartford HealthCare
- PEPSI
- LONGHORN
- WebsterBank
- COCC
- THE LEARNING EXPERIENCE Academy of Early Education
- DUNKIN'
- HOMewood SUITES by Hilton

- UCONN HEALTH
- TOWN & COUNTRY EARLY LEARNING CENTERS

The Tabernacle

NEW ENGLAND BAPTIST COLLEGE

LYMAN
REAL ESTATE
BROKERAGE & DEVELOPMENT

CONFIDENTIAL OFFERING MEMORANDUM

Zoning: WSB | Potential Uses | Box Size Regulations

- Retail
- Office
- Medical
- QSR / restaurant
- Flex space
- Self Storage
- Contractor supply / building products
- Equipment sales / rentals
- Distribution-support facility
- Automotive service
- Multifamily
- Individual buildings up to 40,000 SF permitted
- Buildings up to 55' / 4 stories permitted

Gas, Water, and Sewer In Street



1516 - 1552 WEST ST, SOUTHINGTON, CT

Max Lyman

SENIOR ASSOCIATE

CELL: 860.876.7766

OFFICE: 860.887.5000

EMAIL: MAXL@LYMANRE.COM

Ron Lyman

PRINCIPAL BROKER

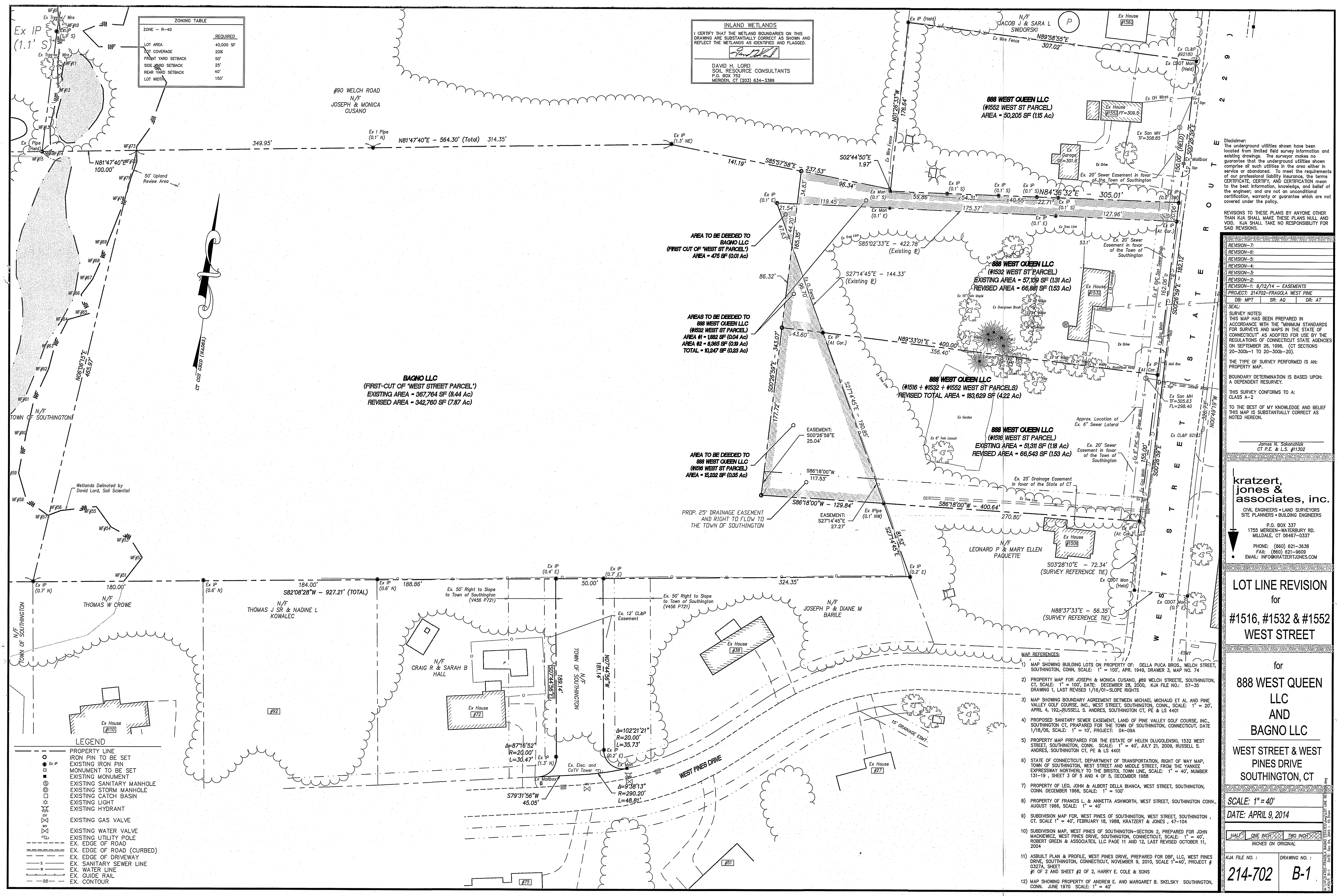
CELL: 860.884.4666

OFFICE: 860.887.5000

EMAIL: RONL@LYMANRE.COM

WEST ST 19,800 VF

LYMAN
REAL ESTATE
BROKERAGE & DEVELOPMENT



ZONING TABLE

ZONE - R-40	REQUIRED
LOT AREA	40,000 SF
LOT COVERAGE	20%
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	40'
LOT WIDTH	150'

INLAND WETLANDS
 I CERTIFY THAT THE WETLAND BOUNDARIES ON THIS DRAWING ARE SUBSTANTIALLY CORRECT AS SHOWN AND REFLECT THE WETLANDS AS IDENTIFIED AND FLAGGED.

DAVID H. LORD
 SOIL RESOURCE CONSULTANTS
 P.O. BOX 792
 MERIDEN, CT (203) 634-3389

Ex IP (1.1' S)

WF#10, WF#11, WF#12, WF#13, WF#14, WF#15, WF#16, WF#17, WF#18, WF#19, WF#20, WF#21, WF#22, WF#23, WF#24, WF#25, WF#26, WF#27, WF#28, WF#29, WF#30, WF#31, WF#32, WF#33, WF#34, WF#35, WF#36, WF#37, WF#38, WF#39, WF#40, WF#41, WF#42, WF#43, WF#44, WF#45, WF#46, WF#47, WF#48, WF#49, WF#50, WF#51, WF#52, WF#53, WF#54, WF#55, WF#56, WF#57, WF#58, WF#59, WF#60, WF#61, WF#62, WF#63, WF#64, WF#65, WF#66, WF#67, WF#68, WF#69, WF#70, WF#71, WF#72, WF#73, WF#74, WF#75, WF#76, WF#77, WF#78, WF#79, WF#80, WF#81, WF#82, WF#83, WF#84, WF#85, WF#86, WF#87, WF#88, WF#89, WF#90, WF#91, WF#92, WF#93, WF#94, WF#95, WF#96, WF#97, WF#98, WF#99, WF#100

Wetlands Delineated by David Lord, Soil Scientist

LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR

#90 WELCH ROAD
 N/F
 JOSEPH & MONICA CUSANO

BAGNO LLC
 (FIRST-CUT OF 'WEST STREET PARCEL')
 EXISTING AREA = 367,764 SF (8.44 Ac)
 REVISED AREA = 342,760 SF (7.87 Ac)

AREA TO BE DEEDED TO BAGNO LLC (FIRST CUT OF WEST ST PARCEL)
 AREA = 475 SF (0.01 Ac)

AREAS TO BE DEEDED TO 888 WEST QUEEN LLC (#1532 WEST ST PARCEL)
 AREA #1 = 1,882 SF (0.04 Ac)
 AREA #2 = 8,365 SF (0.19 Ac)
 TOTAL = 10,247 SF (0.23 Ac)

AREA TO BE DEEDED TO 888 WEST QUEEN LLC (#1516 WEST ST PARCEL)
 AREA = 15,232 SF (0.35 Ac)

888 WEST QUEEN LLC
 (#1552 WEST ST PARCEL)
 AREA = 50,205 SF (1.15 Ac)

888 WEST QUEEN LLC
 (#1532 WEST ST PARCEL)
 EXISTING AREA = 57,109 SF (1.31 Ac)
 REVISED AREA = 66,881 SF (1.53 Ac)

888 WEST QUEEN LLC
 (#1516 + #1532 WEST ST PARCELS)
 REVISED TOTAL AREA = 183,629 SF (4.22 Ac)

888 WEST QUEEN LLC
 (#1516 WEST ST PARCEL)
 EXISTING AREA = 51,311 SF (1.18 Ac)
 REVISED AREA = 66,543 SF (1.53 Ac)

LEONARD P & MARY ELLEN PAQUETTE

THOMAS W CROWE
 N/F
 THOMAS J SR & NADINE L KOWALEC

CRAIG R & SARAH B HALL
 N/F

JOSEPH P & DIANE M BARILE
 N/F

Disclaimer:
 The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

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REVISION NO.	DATE	DESCRIPTION
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1: 9/12/14 - EASEMENTS		
PROJECT: 214702-FRAGOLA WEST PINE		
DB: MPT	SR: AQ	DR: AT

SEAL:
 SURVEY NOTES:
 THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: PROPERTY MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick
 CT P.E. & L.S. #11302

Kratzert, Jones & Associates, Inc.
 CIVIL ENGINEERS • LAND SURVEYORS
 SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
 1755 MERIDEN-WATERBURY RD.
 MIDDLETOWN, CT 06457-0337

PHONE: (860) 621-3638
 FAX: (860) 621-9609
 EMAIL: INFO@KRATZERTJONES.COM

LOT LINE REVISION
 for
#1516, #1532 & #1552 WEST STREET

for
888 WEST QUEEN LLC AND BAGNO LLC
 WEST STREET & WEST PINES DRIVE
 SOUTHTON, CT

SCALE: 1" = 40'
 DATE: APRIL 9, 2014

1/2" ONE INCH TWO INCH INCHES ON ORIGINAL

KJA FILE NO.: DRAWING NO.:
214-702 B-1

- MAP REFERENCES:
- MAP SHOWING BUILDING LOTS ON PROPERTY OF: DELLA PUCA BROS., WELCH STREET, SOUTHTON, CONN. SCALE: 1" = 100', APR. 1949, DRAWER 3, MAP NO. 74
 - PROPERTY MAP FOR JOSEPH & MONICA CUSANO, #99 WELCH STREET, SOUTHTON, CONN. SCALE: 1" = 100', DATE: DECEMBER 28, 2000, KJA FILE NO.: 57-35 DRAWING 1, LAST REVISED 1/18/01-SLOPE RIGHTS
 - MAP SHOWING BOUNDARY AGREEMENT BETWEEN MICHAEL MICHAUD ET AL AND PINE VALLEY GOLF COURSE, INC., WEST STREET, SOUTHTON, CONN. SCALE: 1" = 20', APRIL 4, 192-RUSSELL S. ANDRES, SOUTHTON CT, PE & LS 4401
 - PROPOSED SANITARY SEWER EASEMENT, LAND OF PINE VALLEY GOLF COURSE, INC., SOUTHTON CT, PREPARED FOR THE TOWN OF SOUTHTON, CONNECTICUT, DATE 1/18/06, SCALE: 1" = 10', PROJECT: 04-09A
 - PROPERTY MAP PREPARED FOR THE ESTATE OF HELEN DLUJOLINSKI, 1532 WEST STREET, SOUTHTON, CONN. SCALE: 1" = 40', JULY 21, 2009, RUSSELL S. ANDRES, SOUTHTON CT, PE & LS 4401
 - STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF SOUTHTON, WEST STREET AND MIDDLE STREET, FROM THE YANKEE EXPRESSWAY NORTHERLY TO THE BRISTOL TOWN LINE, SCALE: 1" = 40', NUMBER 131-19, SHEET 3 OF 5 AND 4 OF 5, DECEMBER 1998
 - PROPERTY OF LEO, JOHN & ANNETTA ASHWORTH, WEST STREET, SOUTHTON, CONN. DECEMBER 1966, SCALE: 1" = 100'
 - PROPERTY OF FRANCIS L. & ANNETTA ASHWORTH, WEST STREET, SOUTHTON CONN., AUGUST 1966, SCALE: 1" = 40'
 - SUBDIVISION MAP FOR WEST PINES OF SOUTHTON, WEST STREET, SOUTHTON, CT. SCALE 1" = 40', FEBRUARY 18, 1988, KRATZERT & JONES, 47-104
 - SUBDIVISION MAP, WEST PINES OF SOUTHTON-SECTION 2, PREPARED FOR JOHN MACKIEWICZ, WEST PINES DRIVE, SOUTHTON, CONNECTICUT, SCALE: 1" = 40', ROBERT GREEN & ASSOCIATES, LLC PAGE 11 AND 12, LAST REVISED OCTOBER 11, 2004
 - ASBUILT PLAN & PROFILE, WEST PINES DRIVE, PREPARED FOR DBF, LLC, WEST PINES DRIVE, SOUTHTON, CONNECTICUT, NOVEMBER 9, 2010, SCALE 1"=40', PROJECT # 0327A, SHEET #1 OF 2 AND SHEET #2 OF 2, HARRY E. COLE & SONS
 - MAP SHOWING PROPERTY OF ANDREW E. AND MARGARET B. SKELSKY SOUTHTON, CONN. JUNE 1970 SCALE: 1" = 40'