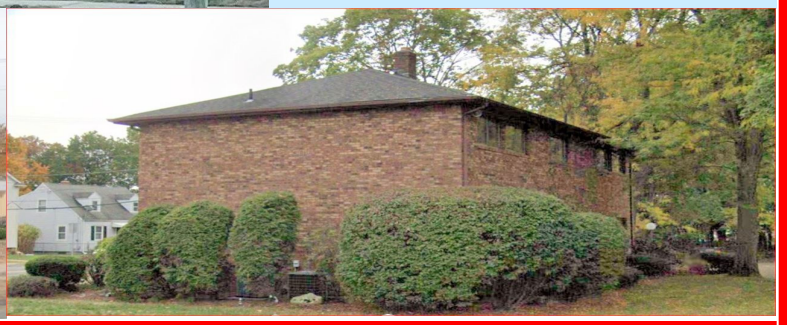
# 87 East Street, Plainville
# 3,352 SF Office/Medical Office Building

## FOR SALE
## $549,000

- ⇒ 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: .62
- ⇒ Heating: Gas Hot Air
- ⇒ Public Water , Sewer & Gas
- ⇒ Frontage: 221Ft.
- ⇒ Zone: GC
- ⇒ Taxes: 11,043
- ⇒ Insurance: $4,300
- ⇒ Traffic Count: 14,200
- ⇒ At Signaled Intersection
- ⇒ Year Built:1981
- ⇒ Additional Contiguous .62 Acre Lot Available



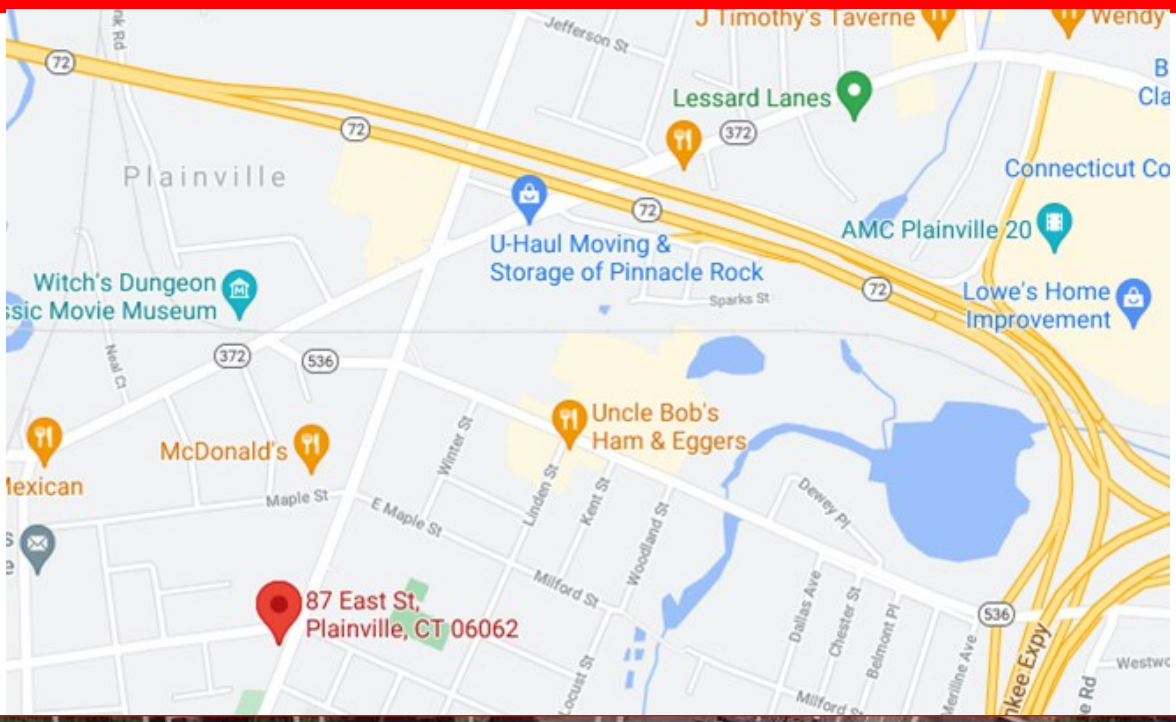
**LYMAN**

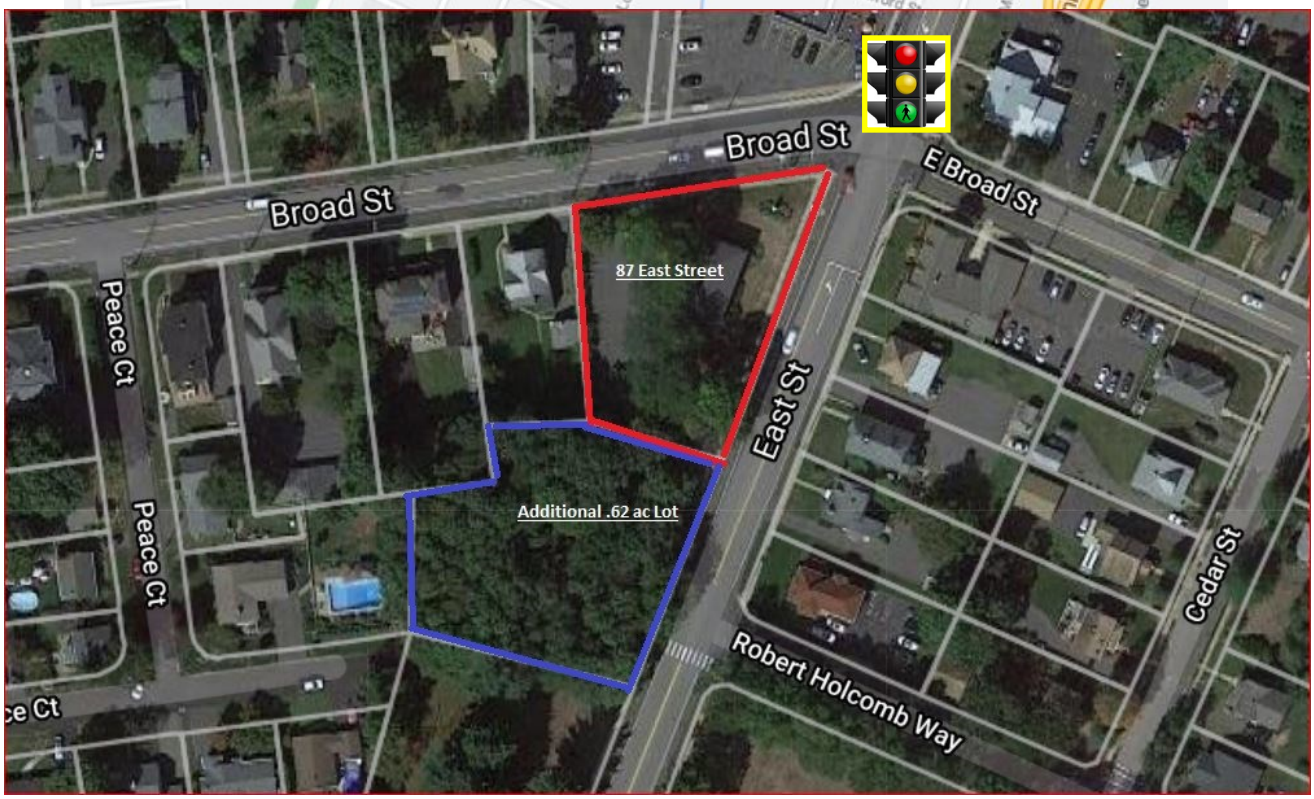
**REAL ESTATE BROKERAGE & DEVELOPMENT**

www.LymanRE.com

**RON LYMAN**
Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
ronl@lymanre.com

# 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 |