

FOR SALE

CHURCH BLDG W/ SURPLUS LAND



248 Broadway & 26 Broad St., Norwich, CT

WELL MAINTAINED PROPERTY

FOR SALE
\$890,000

Norm Peck
Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-460-9757 Cell

860-447-8839 ext 7203

NPeck@PropertiesCT.com

- ♦ One-story, total 12,718sf
- ♦ Interior space includes:
 - Offices - Kitchen - Dining area -Basement
 - Meeting room - Large & small sanctuaries
- ♦ Large parking areas & courtyard
- ♦ 5,300 Average Daily Traffic counts on Broadway
- ♦ Total 2.41 acres; 248' Rd frontage on Broadway
134' Rd frontage on Broad St.



Church Property For Sale

ADDRESS: 248 Broadway & 26 Broad St., Norwich, CT 06360

AVAILABLE: 248 Broadway & 26 Broad St., Norwich, CT (2.41ac total)

- 12,718sf one level (and basement) building
- 248' Road frontage Broadway; 134' Road frontage Broad St.
- Large sanctuary has handled up to 500 people
- Built 1959
- Roof Age: Half replaced 2022;
Other half 1970's (coated several times since) silicone/rubber
- Central A/C in offices and lunch room only
- 3 furnaces 2015, radiant heat in sanctuary (other areas forced air)
- Lunch room, large event room, sanctuary, basement
- Kitchen—no fryolator, no ansul system
- 600 Amp service
- 3 Large offices

PARKING: Two large lots

UTILITIES: - Municipal water & sewer - 600Amp
- Propane (Radiant) - Central A/C

PERMITTED USES: Recreation, Nursing Home, Hospital, Non-Profit club, School, Place of Worship, Family Day Care...

ZONING: R-40

DIRECTIONS: **I-395 S** Exit 13. Exit right on Washington St. Bear left on Broadway. On right. **I-395 N** **Exit 13-A** Exit right on Washington St. Bear left on Broadway. On right.

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FOR MORE DETAILED INFORMATION CONTACT:

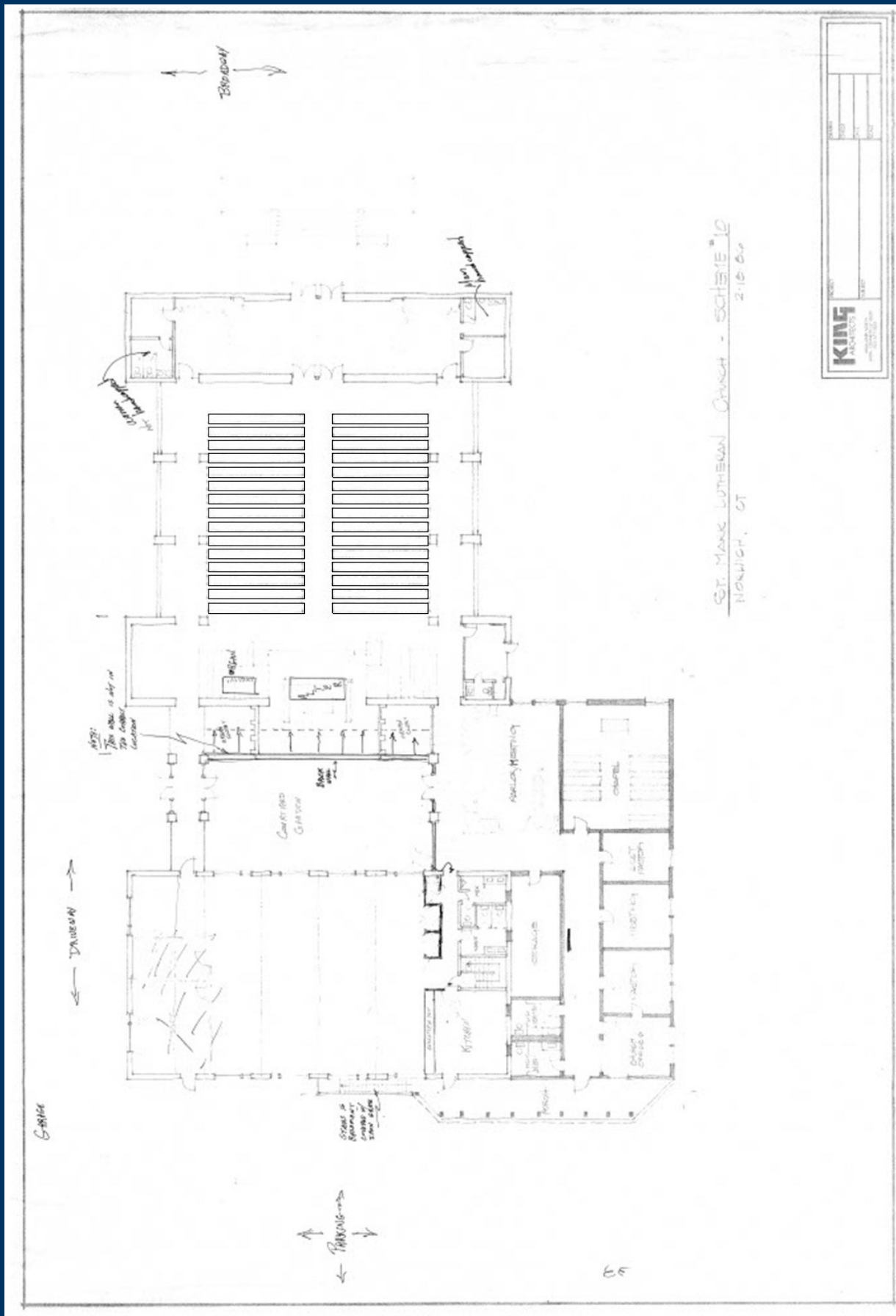
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View of 26 Broad St., Norwich







Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.