

FOR SALE

TWO STAND-ALONE BLDGS



113



115

**113-115 Lafayette Street
Norwich, CT 06360**

FOR SALE
\$280,000

Norm Peck
Signature Properties
of New England

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

860-447-8839 ext 7203
NPeck@PropertiesCT.com

Located directly across from Backus Hospital

- 113:Rear bldg. 1 story, 966sf
- 115 Front bldg. 2 story 1,680sf
 - First floor leased mo-to-mo \$1,150/mo + util
- 0.32 acres w/ 65' road frontage
- Public Water/Sewer
- 5,300 ADT counts
- Zone NC Neighborhood Commercial
- 11 off-street parking lot



Two Stand-Alone Bldgs For Sale

ADDRESS: 113-115 Lafayette St., Norwich, CT 06360

AVAILABLE: #113 Building

- One story; 966sf
- 100sf basement plus crawl space
- Gas heat—forced hot air
- Central A/C
- Medical office... vacant
- Built 1962
- 3 exam rooms, reception area, recovery room & open office
- Work done on roof 2018
- Built 1964

#115 Building

- Two story; 1,680sf
- Full unfinished basement
- 1st floor: leased mo-to-mo office (\$1,150/mo + util)
- 2nd floor: Office—vacant, w/ kitchen (former apt), 4 offices & open area
- Gas forced hot air heat (electric in kitchen)
- 1st floor—Central A/C
- Built 1880

PARKING: Total 11/- spaces

UTILITIES: - Municipal water/sewer/gas - Gas forced hot air heat

ZONING: Neighborhood Business (NB)

OCCUPANCY: Negotiable

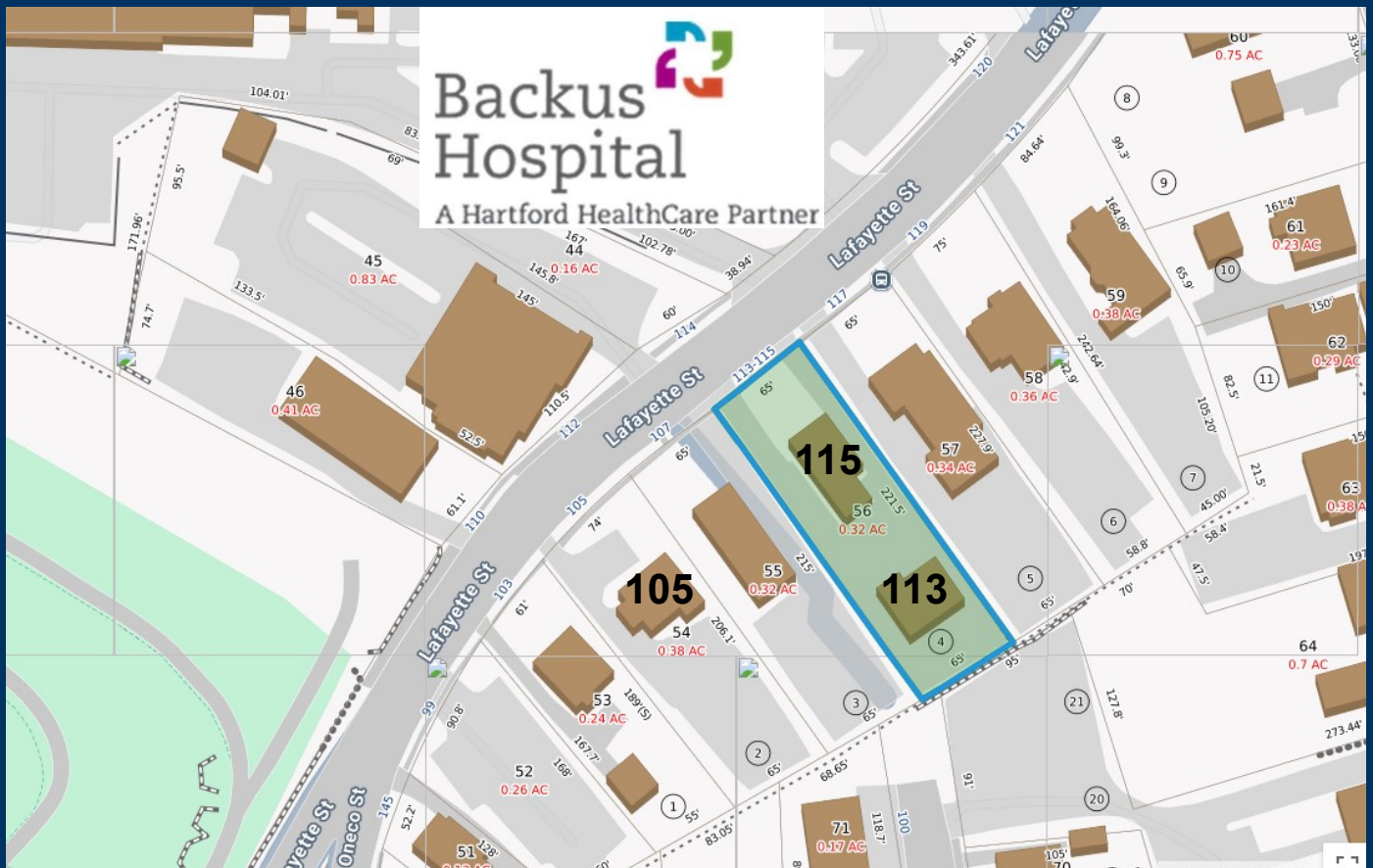
FOR SALE: \$280,000 TOTAL

FOR MORE DETAILED INFORMATION CONTACT:

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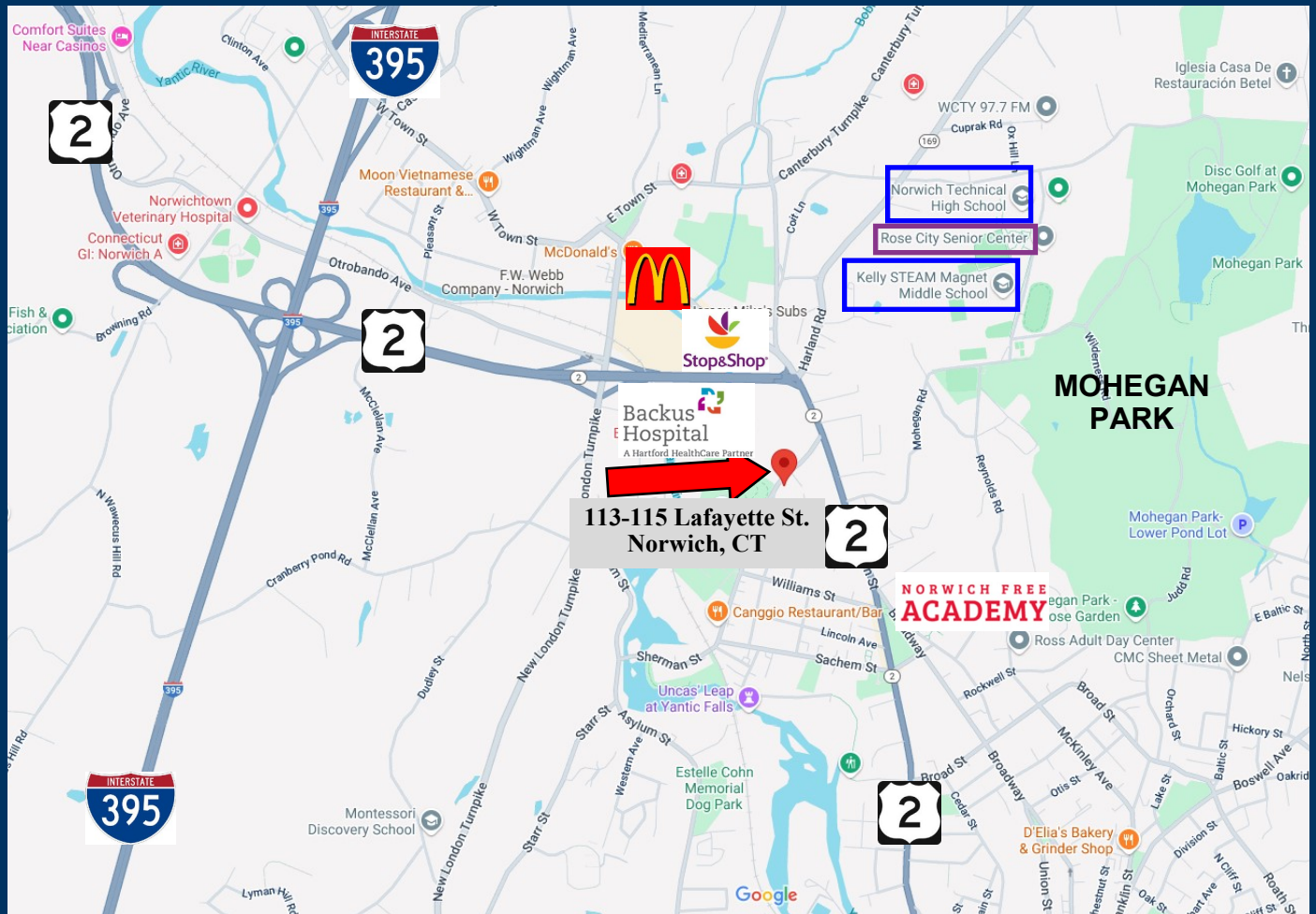
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Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



ZONE NEIGHBORHOOD COMMERCIAL

PERMITTED USES: Office, Medical, Club, Repair Shop, Customer Service, Daycare, Fitness, Mixed-Use, Restaurant, Bar, Retail, R&D...

BY SPECIAL PERMIT: Advanced Manufacturing, Animal Daycare, Child Daycare, School, Recreation, Vet, B&B...



ADDITIONAL DETAILS

- 5,300 Average Daily Traffic count
- 74' Road frontage
- Total assessment \$210,800 (both buildings)
- Total taxes \$7,009.12 (both buildings)