LAND FOR SALE
OFFICE / RETAIL
FOR LEASE

COMMERCIAL

Signature PROPERTIES OF NEW ENGLAND

91 River Road, Lisbon, CT



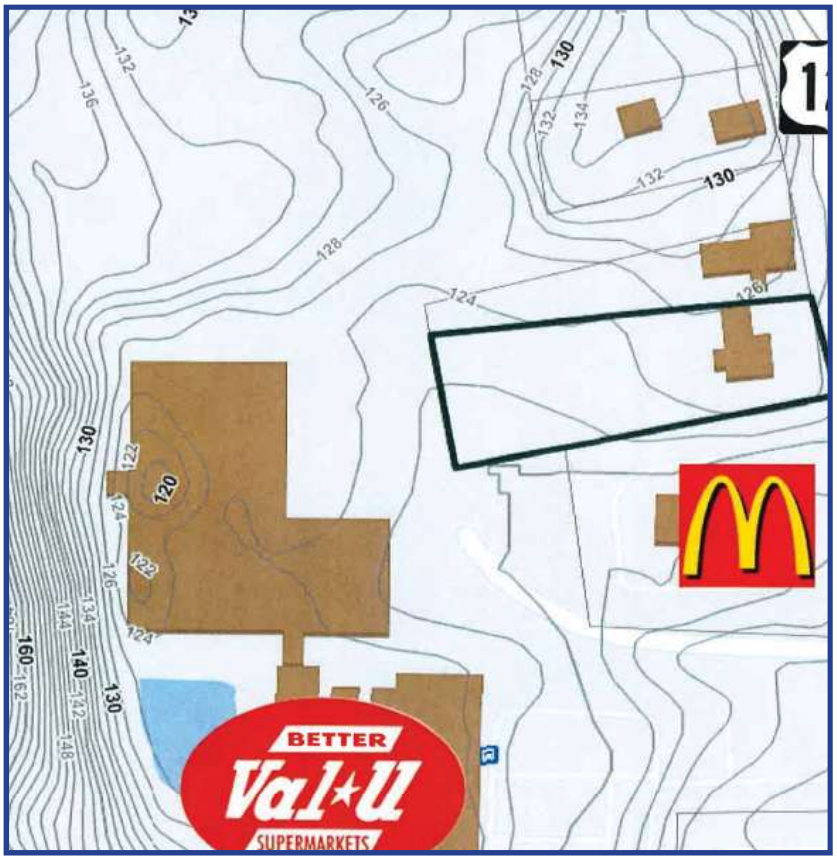


FOR SALE
$700,000
FOR LEASE
$12/SF NNN

Norm Peck
Signature Properties
of New England
1031 Norwich-New London Turnpike
#13, Uncasville, CT 06382
(860) 460-9757
(860) 447-8839, Ext 7203
npeck@propertiesct.com

- 3,446 SF Building
- 2,072 SF former veterinar clinic
- One apartment
- Sits on 1.1 acres of land, all usable
- Year built: 1957
- 11+/- parking spaces
- 100 feet of road frontage
- Public water
- Septic (sewer in street)
- Propane heat
- Zone: BV-II - Business Village District
- Traffic count: 10,300 average daily
- Build to Suit: Owner would consider
- Land Lease: Owner would consider

Information deemed reliable but not guaranteed and offerings subject ot errors, omission,m change of price or withdrawal without notice.



ZONE: BV-II
Business Village District

Permitted Uses:
Retail, buiness services, bank, offices, repair services, personal services, cell tower, auto dealer and repair

By Special Permit:
Drive-thru window for restaurant, pharmacy, or bank; hotel, gas sales

(see full list of uses on attached regulations)



SECTION 5A - BV-II BUSINESS VILLAGE DISTRICT

5A.1 Permitted Uses Subject to Site Plan Review The following uses are permitted in the BV-II District subject to the approval of a site plan by the Commission and issuance of a zoning permit by the ZEO.

5A.1.1 All uses listed under Section 5.1

5A.2 Special Permits The following uses are permitted by special permit in BV-II Districts, provided the dimensional requirements of Section 8 and Section 10.17 if applicable of these Regulations are met.

5A.2.1 All uses listed under Section 5.2

5A.2.2 Retail sale of Gasoline

5A.2.3 Drive-thru window as accessory uses to eating/restaurant establishments

SECTION 5 - BV-I BUSINESS VILLAGE DISTRICT

5.1 Permitted Uses Subject to Site Plan Review The following uses are permitted in the BV-I Zone subject to the approval of a site plan by the Commission and issuance of a zoning permit by the ZEO.

5.1.1 Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores, eating/restaurant and drinking (liquor) establishments (restaurant must be primary use - drinking (liquor) accessory, calculated as primary use 75% of gross floor area excluding kitchen and storage areas - accessory use 25% of gross floor area excluding kitchen and storage areas), liquor stores, antique shops, music shops, sporting goods stores, and book, stationery, magazine candy and tobacco shops. Under the definition of retail sales, the following items are specifically prohibited in BV-I Districts; 1.) The sale of live animals, and 2.) The sale of kerosene, gasoline and/or diesel fuel.

5.1.2 Business services, such as: banks, credit unions, loan companies, and other financial institutions, accounting, legal, real estate and insurance agencies, utility offices, government and business, medical, clinical and professional offices.

5.1.3 Personal services, such as hair care, fitness center/gym, beauty salons, photographic studios, tailor, dressmaking, and millinery.

5.1.4 Repair services, such as radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe repair shops, but excluding vehicular repair and/or installation services as a primary use. Vehicular repair and/or installation services as an accessory use shall not exceed 10 percent of the total square footage dedicated to retail sales, excluding storage.

5.1.5 Group childcare home.

5.1.6 Assembling, converting, altering, finishing, cleaning or any other processing of products that is clearly incidental to a retail or service business and where goods so produced and/or processed are to be sold exclusively on the lot provided that:

a. The area used for such purposes shall be fully concealed from any street, and shall not be greater in area than 20% of the square feet devoted to retail sales or service;
b. Not more than four (4) employees are engaged in such production or processing.

5.1.7 Buildings, structures and uses that are accessory to principal uses permitted under Section 5 of these Regulations.

5.1.8 Signs in accordance with Section 15 of these Regulations.

5.1.9 Wireless telecommunication facility where the antenna is mounted on the rooftop or facade of an existing nonresidential building or is mounted to existing towers, water towers/tanks, utility poles, steeples, clock or bell towers, billboards, nonresidential chimneys, bridges, and silos, provided the requirements of Section 10.17 of these Regulations are met.

5.1.10 Wireless telecommunication facility where a tower is to be located on property occupied by one or more existing towers provided the requirements of Section 10.17 of these Regulations are met.

5.2 Special Permits The following uses are permitted by special permit in BV-II Districts, provided the dimensional requirements of Section 8 and Section 10.17 if applicable of these Regulations are met.

5.2.1 Wireless telecommunication facilities not permitted under Section 5.1 of these Regulations provided the requirements of Sections 10.17 and 10.18 of these Regulations are met.

5.2.2 Cannabis dispensary facility, medical marijuana dispensary facility, cannabis hybrid retailer, and cannabis retailer in accordance with the provisions of section 10.30.

5.2.3 Drive thru windows as accessory uses to financial institutions and pharmacies, minimum stack ten (10) spaces.

5.2.4 Intentionally left blank.

5.2.5 Hotels with 100 or more rooms may contain a restaurant(s) as stated in Section 5.1.1.

5.2.6 Multiple use commercial developments. Developments with more than one proposed use listed under this section shall require a special permit.

5.2.7 New vehicle sales as primary use. New vehicle sales facilities may include repair facilities as an accessory use.

5.2.8. Automotive dealer services, such as vehicle repair and maintenance, including used vehicle sales as an accessory use in accordance with the provisions of section 10.29. (Revised/Effective April 1, 2020)