

314 BOSTON POST RD., WESTBROOK, CT

83 Slip Marina with Retail Building



FOR SALE: \$3,000,000

FOR LEASE:

Sport Center

\$4,000/Mo. NNN

Dockage

\$8,000/Mo. NNN

All Inclusive

\$10,000/Mo. NNN

⇒ 1,600 SF Building

⇒ Acres: 1.7

⇒ Public Water

⇒ Frontage: 700 Ft.

⇒ Zone: CB

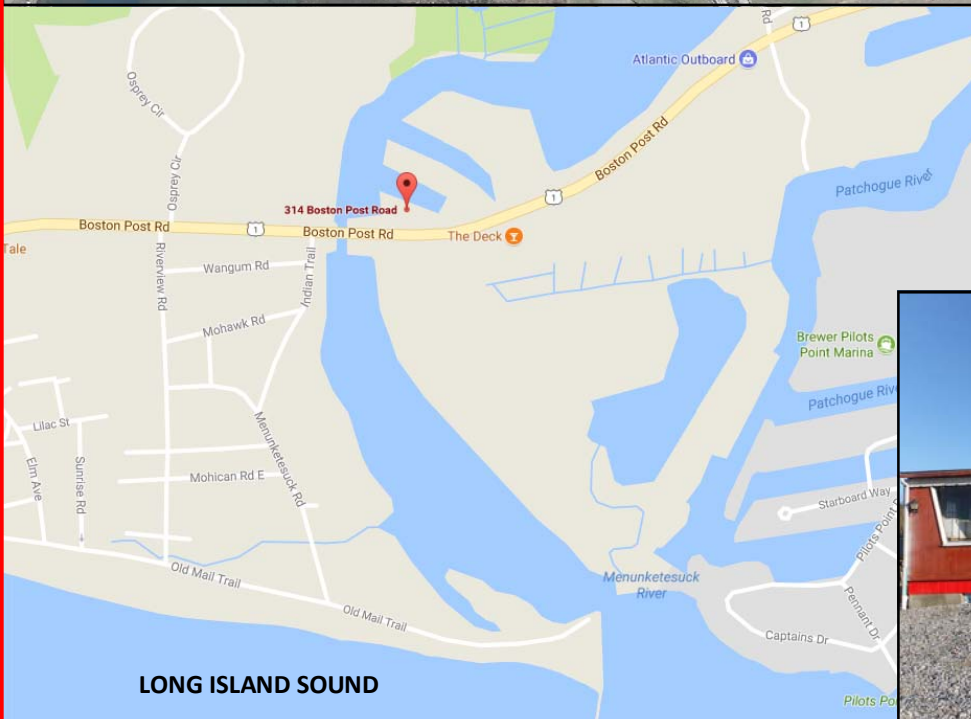
Commercial Business

⇒ Taxes: \$7,862

⇒ Traffic Count: 10,200

⇒ 83 Slips

⇒ Family-owned for 57 years



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

PETER WALSH

Main Office:

**1160 Boston Post Rd.
Westbrook, CT 06498**

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83 SLIPS



Demographics

Total Population

1 Mile: 1,590

2 Miles: 12,024

3 Miles: 27,604

Total Households

1 Mile: 743

2 Miles: 5,144

3 Miles: 11,102

Average Household Income

1 Mile: \$92,009

2 Miles: \$91,642

3 Miles: \$102,723

All information stated is from sources deemed reliable and is submitted subject to errors, omission, 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.