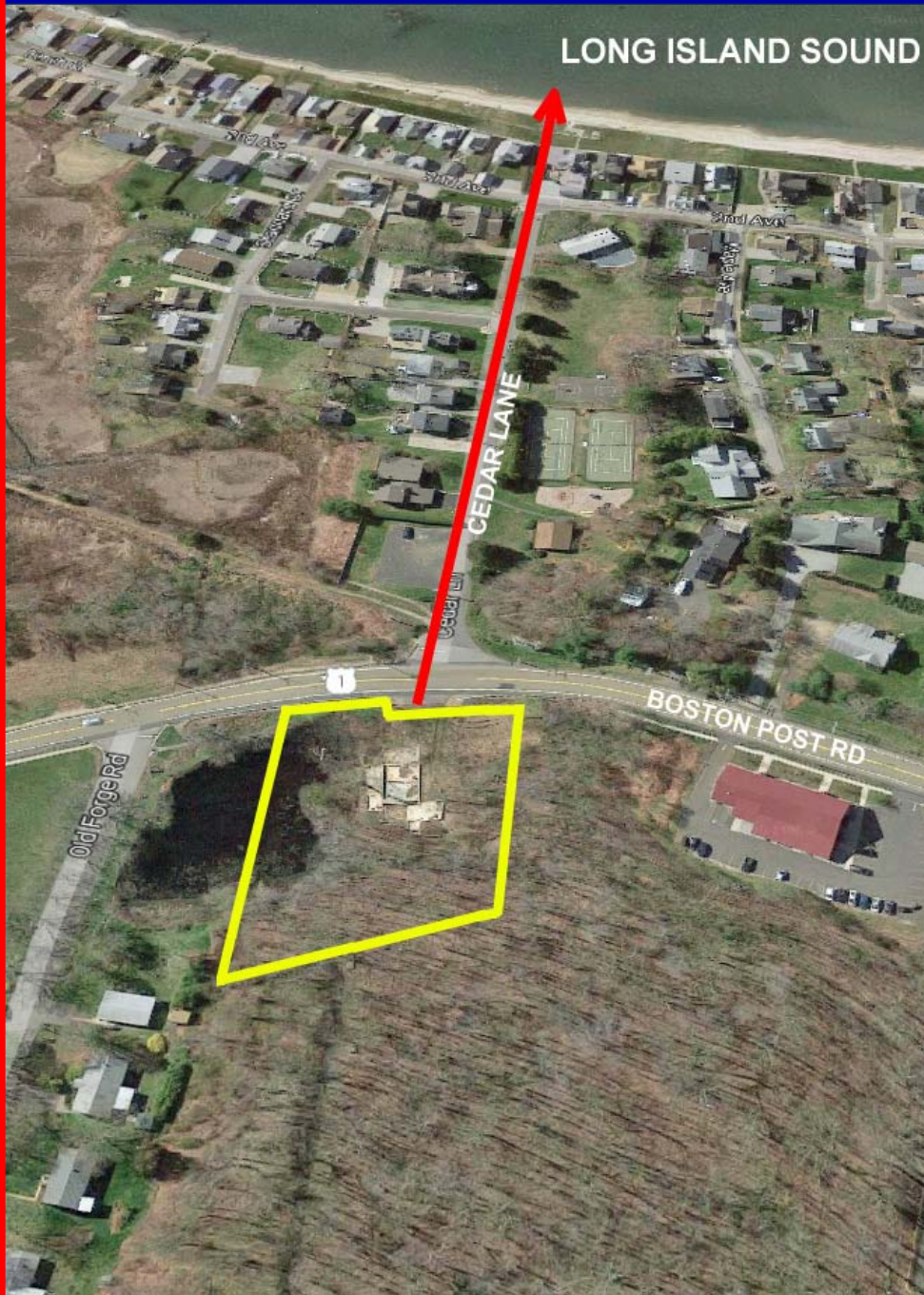


1660 BOSTON POST RD., WESTBROOK, CT

1.34 Acre Vacant Parcel with Water View



FOR SALE

\$179,000

- ◆ 1.34 Acres
- ◆ Unobstructed view of Long Island Sound
- ◆ Pond on the property
- ◆ Building on the property has been removed
- ◆ Foundation from former building is still there
- ◆ On busy Route 1
- ◆ Traffic Count: 10,700
- ◆ Zone: NCD

Neighborhood

Commercial District (Mixed Use)

According to the town, it is the intent of this district to promote a flexible mix of compatible residential and commercial uses that are innovative and compatible with the New England village scale streetscape.

- ◆ **Allowed: Single Family homes**
- ◆ See page 2 for Permitted and Prohibited Uses
- ◆ See page 3 for current A-2 Survey

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
860-884-4666 Cell
ronl@lymanre.com



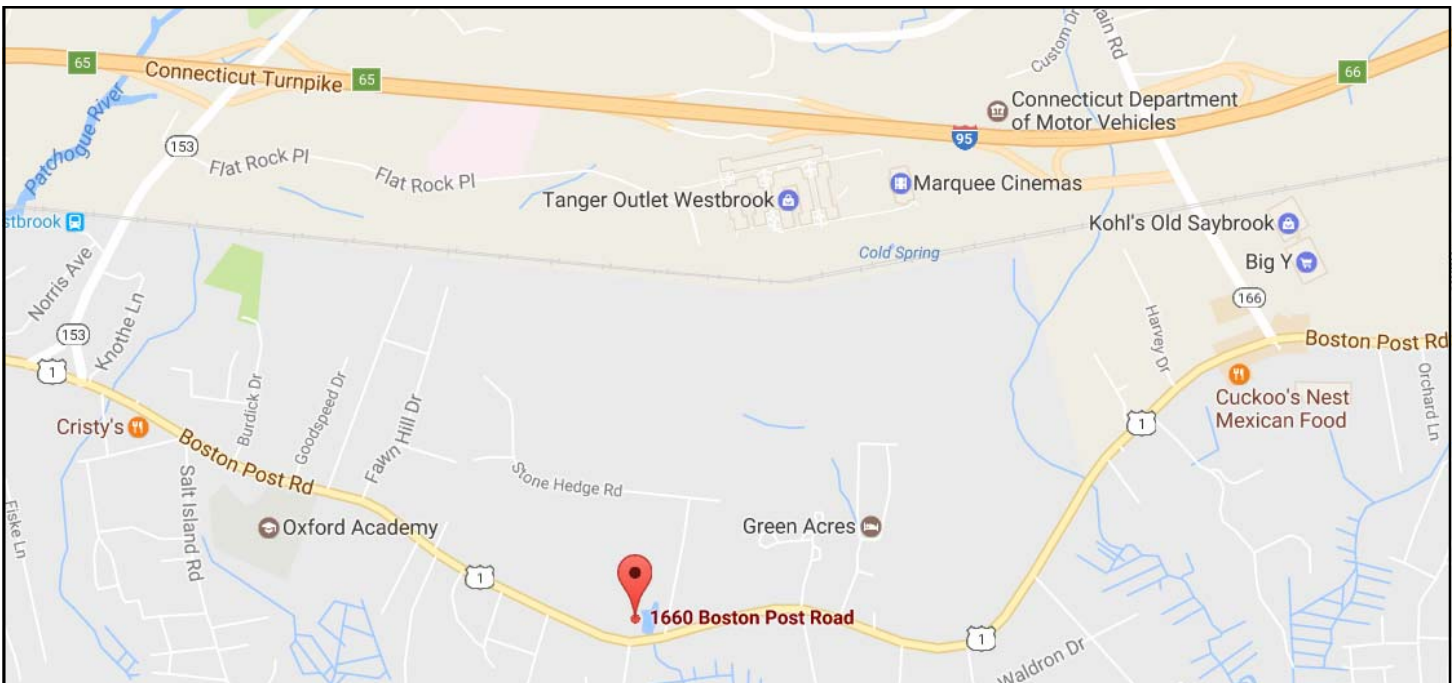
Zone: NCD
Neighborhood Commercial District

Permitted Uses:
 Single-family detached dwelling, Two family dwelling, residential apartments, accessory buildings 200 square feet or less.

Permitted Subject to Site Plan Approval
 Retail, business and professional office, bank, financial institution or office. restaurant and tavern

Permitted with Special Permit:
 Church, synagogue, public and private school, library, public utility, substation, Town, State or Federal facility, bank with drive-up window, liquor store, boat or automobile sales and bed and breakfast.

Prohibited Uses:
 Repair garage, parking lot, truck terminal, fuel storage/dispensing facility, car wash, truck terminal, fuel storage/dispensing facility, car wash, dry cleaner, Laundromat, beauty salon.



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,235	11,810	28,290
Total Households	1,024	4,871	11,760
Average Household Income	\$64,848	\$96,990	\$103,888

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.

A-2 Survey

