



## 92 SPENCER PLAINS ROAD, OLD SAYBROOK

**\$265,000.00**

**A 3.27 ACRE COMMERCIAL LOT ADJACENT TO I-95**

**FOR SALE: A 3.27 acre site zoned B-4 (commercial). Well located commercial land on the Exit #66 ramp – proximate to the new shopping center on Spencer Plains and Boston Post Roads. Also close to the CT DMV office/facility. Ideal for retail, service business or office.**

**Present Use: Undeveloped commercial land**

**Potential Use: Office building, retail, service uses, i.e. a veterinarian**

**Directions: Adjacent to the southbound off ramp of I-95, at interchange #66.**

### **BUILDING INFORMATION**

Stories:	Ceiling Height:	Overhead Doors:	Size:
First Floor Area:	Ceiling Height:	Truck Dock(s):	Size:
Second Floor Area:	Ceiling Height:	Year Built:	
Third Floor Area:	Ceiling Height:	Condition:	
Other Floor Areas:	Ceiling Height:	Construction Type:	
Office Area:		Roof:	
Total Floor Area:		Lin. Ft. Clear Span:	

### **LAND**

Lot(s):	1	Frontage:	420'
Area SF:	142,441 SF	Depth:	Varies
Acres:	3.27	% Land Coverage:	0%
Parking:		% Building Coverage Permitted:	30%
Zoning:	B-4	Condition of site:	Elevation changes/ heavily wooded
Restrictions/Easements:	Subject to title search		

### **Utilities**

Water:  
Gas:  
Volts:  
Amps: Str.  
Phase:  
Sewer: Sptc.

### **Mechanical Equipment**

Elevator Size:  
Heating:  
Air Conditioning:  
Sprinkler:  
Other Equipment:

### **Assessment**

Land: \$188,600  
Building:  
Total:  
Mills: 28.67  
Taxes: \$5,407  
A/S: 70%

### **Transportation**

Bus Service: Yes  
Distance: At door  
Turnpike: I-95  
Exit: #66-  
50' away

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.