

FOR SALE \$695,000 / FOR LEASE \$85,000/YR NNN

# 1333 Boston Post Rd, UNIT 1

- ⇒ Acres: 1.16± of Vacant Land
- ⇒ Public Water
- ⇒ Zone: B-4 Business
- ⇒ Traffic Count: 16,000 VPD
- ⇒ Allows: Office, Bank, Hotel, Medical, School, Dining, Storage, Trade Shops, (e.g., HVAC, Electrical, Plumbing), Daycare



# LYMAN

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# AREA MAP



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

# EXCLUSIVE & COMMON AREAS

N/F  
PROVENCE LAND COMPANY LLC  
VOL. 655 PG. 657

N/F  
WILCOX FAMILY, LLC  
VOL. 487 PG. 320  
VOL. 340 PG. 791

**FOR SALE  
OR  
LAND LEASE**

LIMITED COMMON ELEMENT  
AREA = 6,268 sq. ft.  
= 0.14 acres

UNIT 2  
AREA = 22,512 sq. ft.  
= 0.52 acres

UNIT 1  
AREA = 47,498 sq. ft.  
= 1.09 acres



SIDEWALK EASEMENT  
IN FAVOR OF THE  
TOWN OF OLD SAYBROOK  
AREA = 590 sq. ft.  
(SEE NOTE 8)

NAIL FOUND  
IN PAVEMENT

CHD MON FOUND  
TOP BROKEN

SNET  
347

$\Delta=00^{\circ}09'41''$   
 $R=1940.08'$   
 $L=5.47'$   
 $T=2.73'$   
 $Ch=S74^{\circ}06'27''W$   
 $5.47'$

BOSTON POST ROAD (U.S. RT. 1)

BM--RR SPIKE  
NORTH SIDE  
SNET 348  
ELEV.=15.83

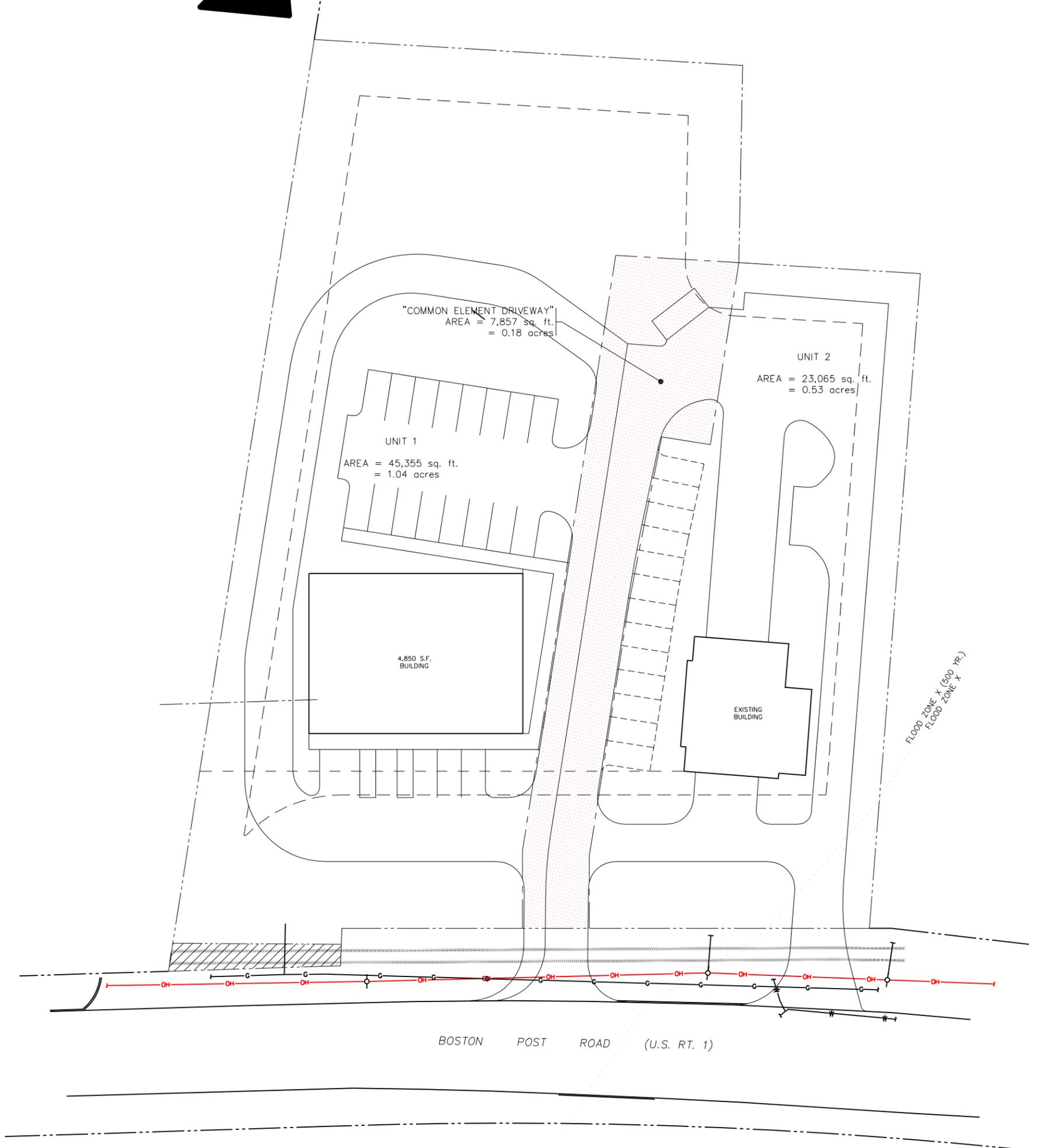
FLOOD ZONE X (500 YR.)  
FLOOD ZONE X (YR.)

# Concept Drawing For Unit 1



4,850 SF Multi Tenant Office,  
Retail, Light Industrial, or Mixed

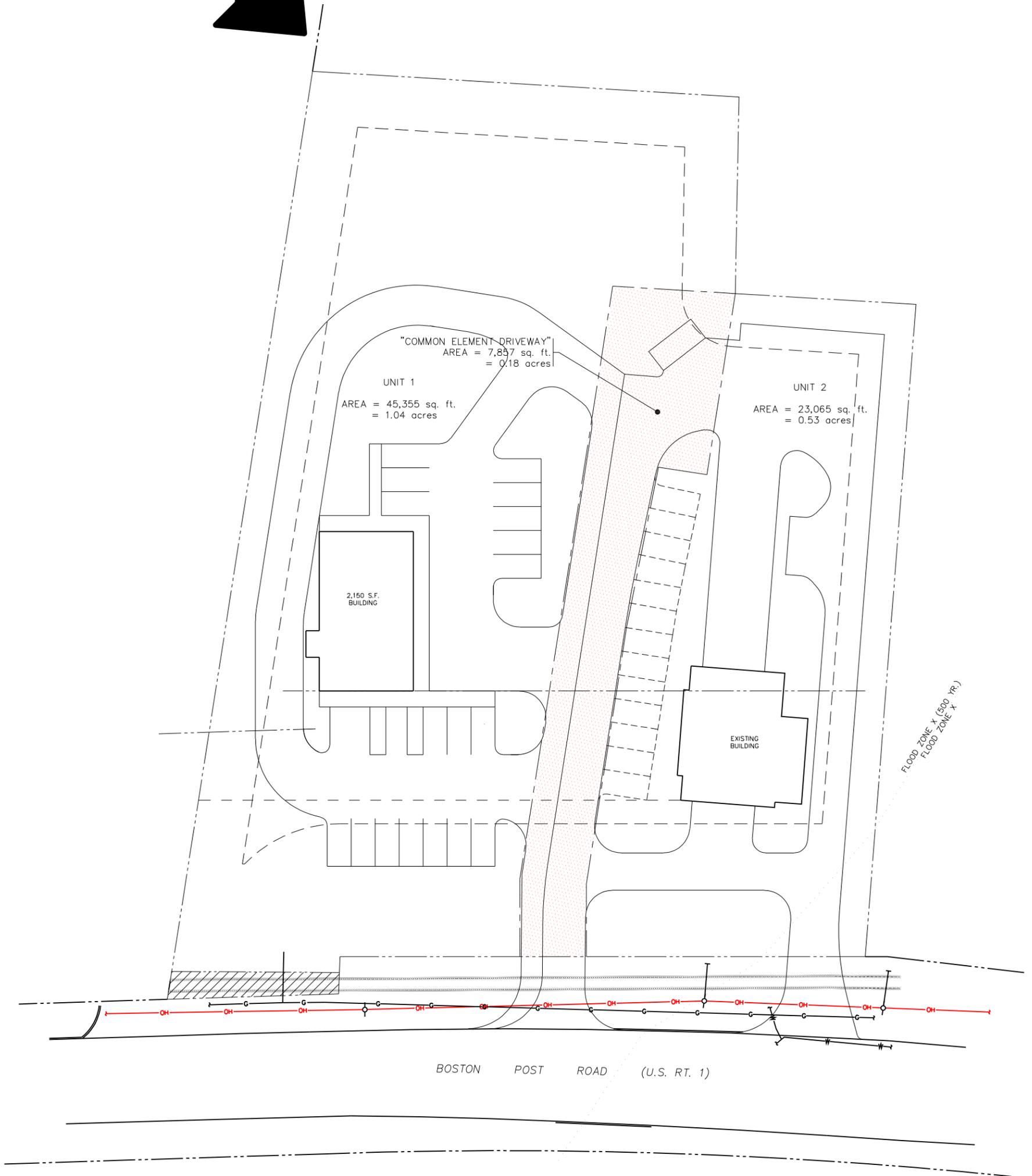
*The concept building may be able to have a drive-through for bank or pharmacy only unless moved beyond the 100' setback*



# Concept Drawing For Unit 1



2,150 SF QSR, Coffee, or Bank  
With Drive-through *(banks may have their buildings closer to the road per regs)*



# Concept Drawing For Unit 1



8,000 SF Office, Retail, Light Industrial, or Mixed

