



BUILDING FOR SALE - MIXED USES



1159 Main St., Coventry CT 06238

- > 8,000sf+/- building with two levels
- > Handicap accessible
- > Newly paved rear parking lot
- > City Sewer; Well; Propane heat
- > Zone VC—Village Center
- > 1.5 acres
- > 120'+/- Road frontage
- > Ample parking in front and back; *Acre of land available for possible additional parking/storage. Town lot nearby.*
- > 4,700 Daily Average Traffic Count
- > Main level - Fully leased
- Lower level—4,000sf For Lease

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Pequot Commercial

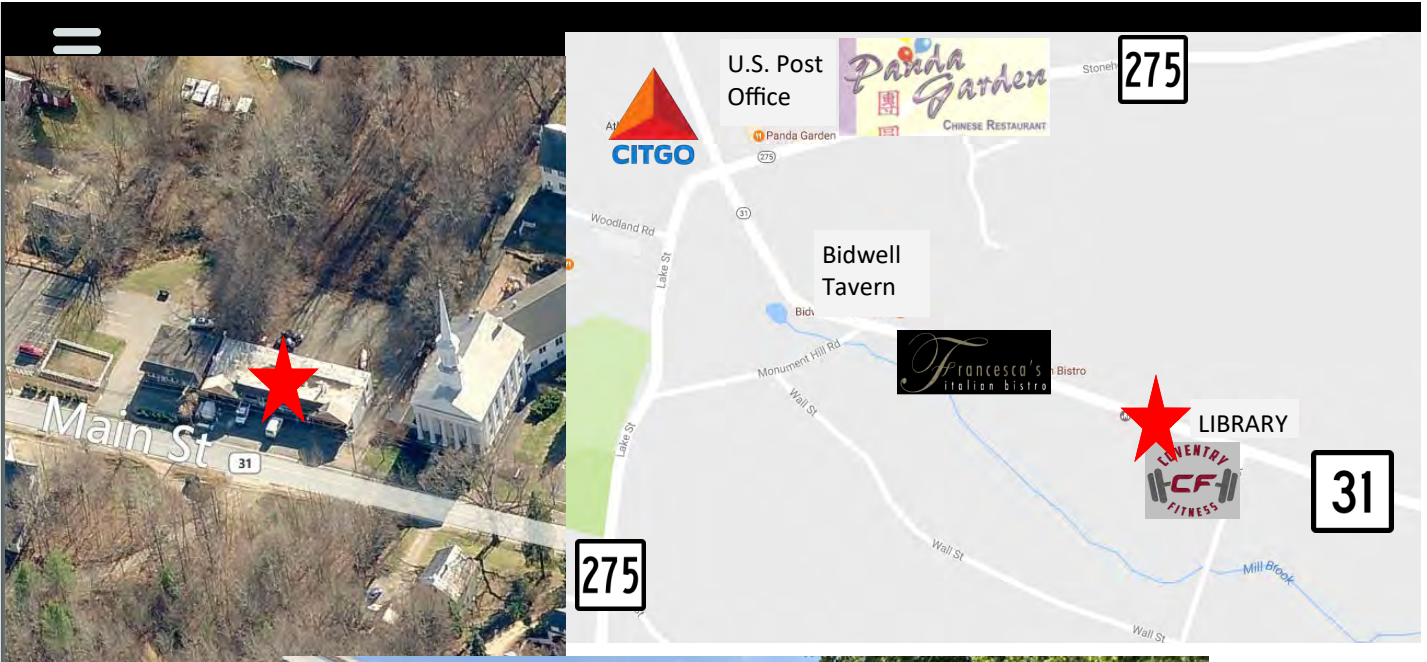
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x124
860-444-6661 Fax

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FOR SALE

\$550,000



Rear view; 4,000sf for lease lower level

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	9,142	41,279	126,097
Total Households	3,704	12,177	45,610
Household Income \$0—\$30,000	15.15%	22.00%	18.77%
\$30,001-\$60,000	14.97%	17.36%	18.69%
\$60,001-\$100,000	21.37%	17.98%	22.01%
\$100,001+	48.50%	41.65%	40.53%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



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NEWLY PAVED BACK AREA





ZONE VC— Village Center

Permitted Uses:

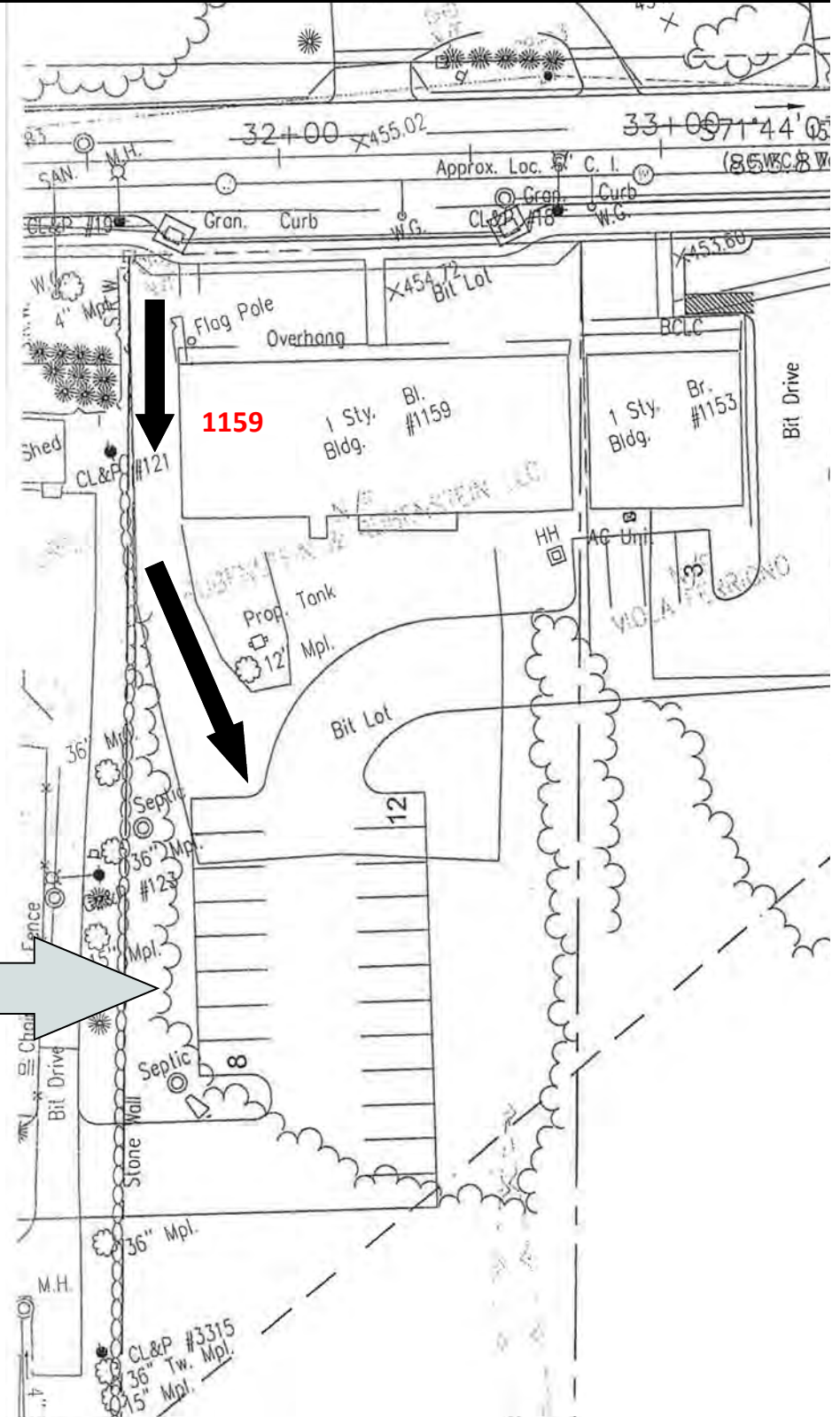
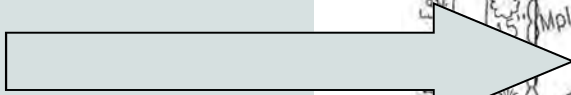
- Offices
- Professional Services
- Public Museums
- Personal Services
- Art Studios/Galleries
- Tattoo Studios
- Finance; Insurance; Real Estate Services ...

By Special Permit:

- Retail
- Food Service Establishment
- Child/Adult Day Car Facilities
- Taverns and Inns
- Nursery School
- Educational Services



Potential to add more parking spaces in rear



Section 6.11 Village Center Zone

Section 6.11.01 Generally Permitted Uses

- a. Uses Not Requiring Site Plan Review by the Commission

The following uses are permitted in the Village Center Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Finance, insurance, real estate services
2. Offices
3. Personal services
4. Professional services
5. Art studios/galleries
6. Residential apartment (not on primary street level)
7. Public museums
8. Government services
9. Tattoo studios (Added – Effective 3/7/13)

- b. Uses Requiring Site Plan Review by the Commission

The following uses are permitted in the Village Center Zone upon the issuance of site plan approval by the Commission:

1. Business services – data processing
2. Retail trade – up to 5,000 square feet of gross building floor area per lot
3. Municipal public parking
4. Churches and other places of religious worship

Section 6.11.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Village Center Zone:

- a. Taverns and inns
- b. Recreational activities

- c. Educational institutions and services
- d. Retail trade – over 5,000 square feet of gross building floor area per lot
- e. Food service establishment (with or without outdoor seating)
- f. Child and adult day care facilities and nursery schools
- g. Theatres
- h. In a mill structure existing as of January 1, 2005, or in an expansion thereof, the following uses may be permitted: (Revised - Effective 06/15/12)
 - 1. assembly
 - 2. factory outlet
 - 3. light manufacturing
 - 4. office
 - 5. residential uses
 - 6. business services
 - 7. retail services
- i. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations
- j. Public Utility Stations and Buildings essential to Public Convenience or Welfare (**Added – Effective 06/08/15**)

Section 6.11.03 Design Guidelines (Added – Effective 10/12/10)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Village Center Zone, the “Design Guidelines, Village and Gateway Districts, Town of Coventry,” developed by the Green Valley Institute and dated September 2003, in rendering its decision on application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase of 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.