

Listing # 170604470
176 Weston Road, Weston, CT 06883

Listing price: \$2,100,000



Amazing opportunity to be the first developer in Weston's newly created Village District!
 This pioneering role gives one the creative freedom to establish a unique atmosphere for the mixed use district, setting the stage for future development and commercial growth. With a variety of commercial options allowable on the first level and apartments on the second level, these essential services will bring positive change and vibrance to the community!
 Corner property on State Road.

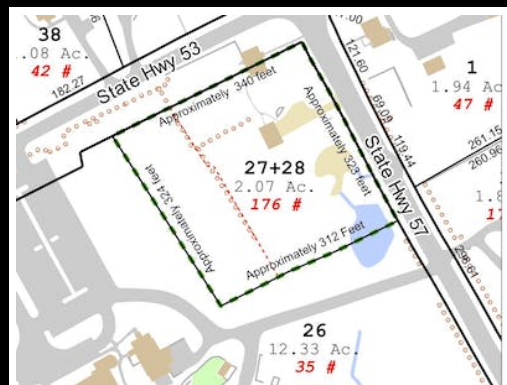
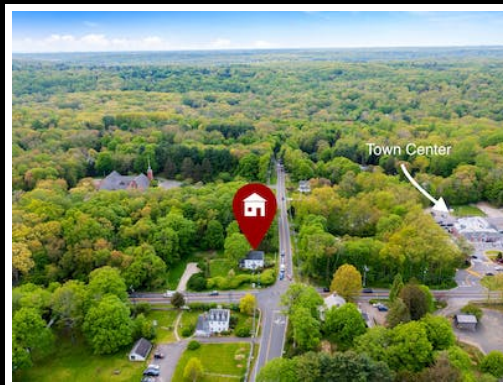


VILLAGE DISTRICT

Allowable retail businesses

Examples:

- Grocery stores
- Pharmacies
- Coffee shops, restaurants, delis
- Professional offices
- Bakeries and ice cream shops
- Fitness clubs
- Barber shops and nail salons
- Craft businesses
- Certain food truck use
- Microbreweries
- Vehicle charging stations



Design Guidelines to preserve a New England feel while promoting sustainable design and compatibility with existing historical structures

- Buildings can be up to 35 feet in height
- Nonresidential portions of buildings can be up to 11,000 sq ft.
- Residential use is permitted on the 2nd floor in mixed use buildings
- Apartments are allowed up to two bedrooms
- Outdoor seating is permitted for restaurants and similar establishments



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