

Gas Station & Repair Facility For Sale

621 BOSTON POST RD., OLD SAYBROOK, CT



\$925,000

- ⇒ Owner has kept Gas License Current for Reuse
- ⇒ Clean Environmental Report
- ⇒ 6 Tanks were removed by Seller in July of 2019:
 - 3 Gas tanks (6,000 gal each)
 - 1 Diesel tank (3,000 gal)
 - 1 Fuel oil tank (550 gal)
 - 1 Waste oil tank (550 gal)
- ⇒ Items remaining:
 - POS terminal, compressors, storage containers, canopy, furniture, kerosene pump/tank, sign, heaters
- ⇒ Acres: 0.51
- ⇒ Well & Septic city water at entrance



- ⇒ Frontage: 100 Ft.
- ⇒ Front building:
 - 1,856 SF
 - 3 drive in bays
 - 10'w x 9'h
 - Ceiling height: 12'
 - 200 Amp electric
 - Heat: oil/air
- ⇒ Rear building:
 - 2,400 SF
 - 2 drive in bays
 - 10'w x 12'h
 - Ceiling height: 18'
 - 200 Amp electric
 - Heat: waste oil/air
- ⇒ Zone: B-2 Business

Comm.

- ⇒ Taxes: \$10,831
- ⇒ Traffic Count: 14,100
- ⇒ Abuts Burger King
- ⇒ Next to Main Street & Old Saybrook Shopping Center
- ⇒ Next to Train Station

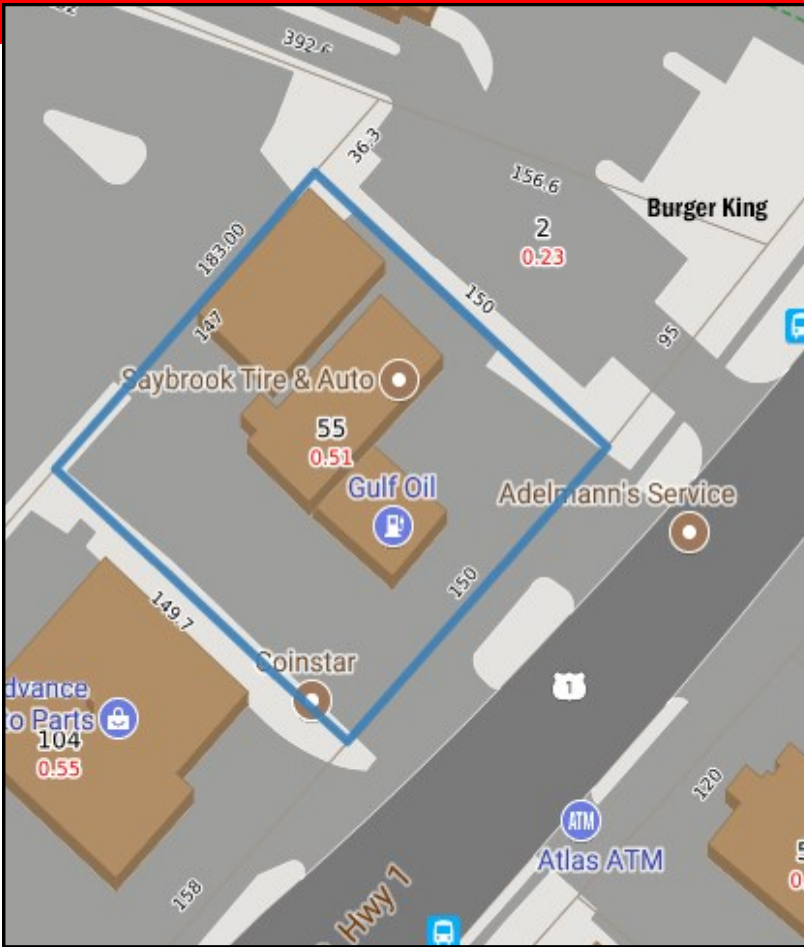
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

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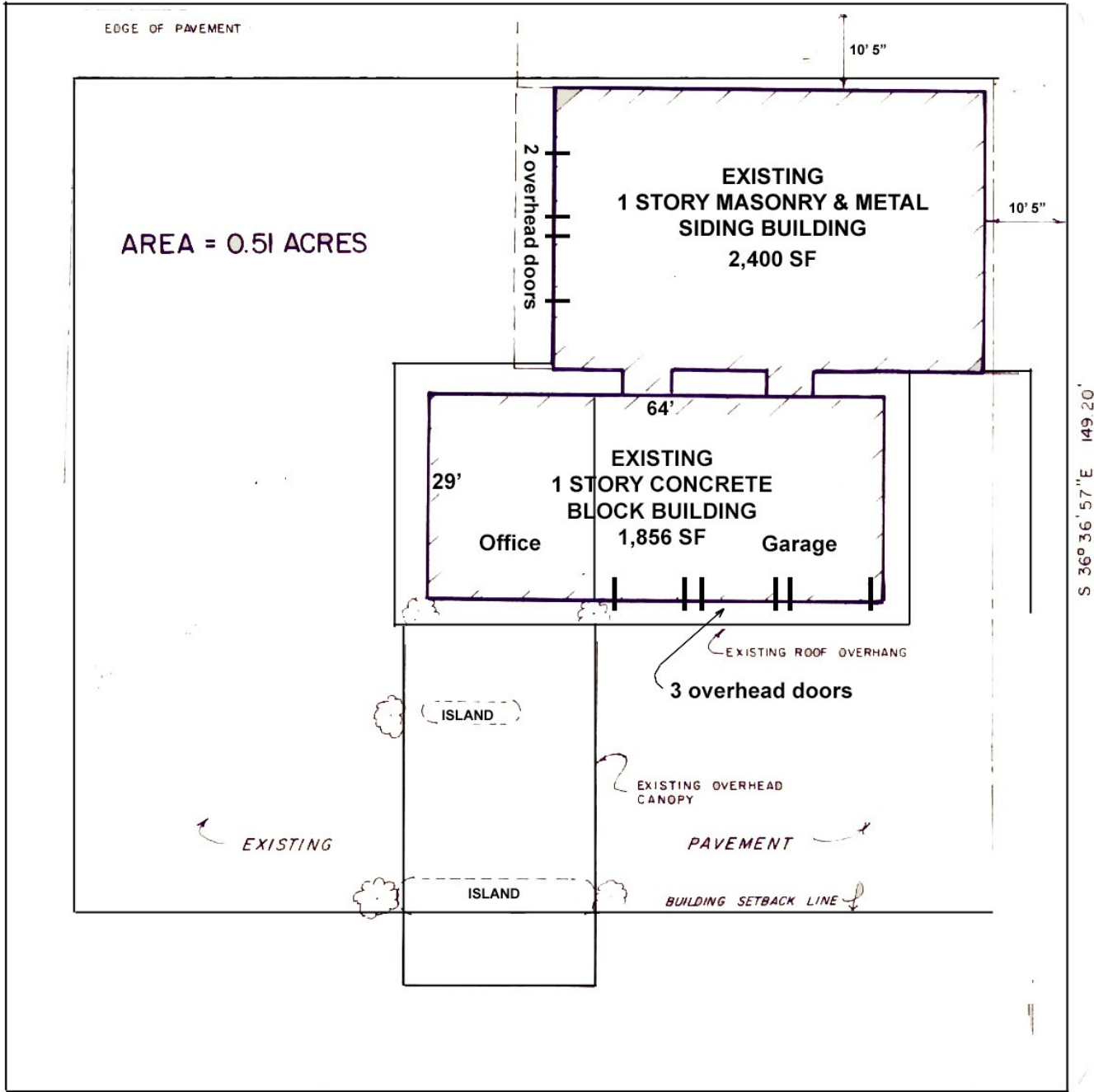


Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,909	12,755	24,370
Total Households	838	5,366	10,286
Average Household Income	\$109,413	\$107,863	\$117,491

**Gas Sales/Consumption information (2012-2018)
furnished upon request**

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.

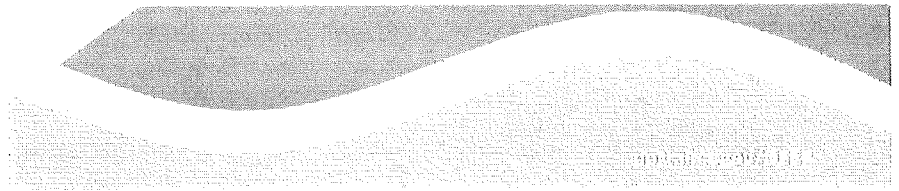
EXISTING PARKING AREA



S 53° 30' 00" W 90.00' R = 2814.90' L = 60.00'



BOSTON POST ROAD - U.S ROUTE 1



APPROVAL

Pursuant to C.G.S. 22a-6u (Significant Environmental Hazards)

April 2, 2025

Kenneth Adelmann
Saybrook Tire and Auto
621 Boston Post Road
Old Saybrook, CT
Sent via electronic mail: kgal949@outlook.com

RE: Significant Environmental Hazard
Notification of Significant Environmental Hazard
Saybrook Tire and Auto
621 Boston Post Road, Old Saybrook
Haz ID 1225
Rem ID 14963

Dear Kenneth Adelmann:

The Remediation Division of the Department of Energy and Environmental Protection (the “Department” or “DEEP”) has reviewed the plan for abatement of an environmental hazard entitled Significant Environmental Hazard Abatement Plan (“the Plan”), dated March 10, 2025, prepared for Saybrook Tire and Auto, Inc., by the Arch Law Group, LLC. This Plan was prepared in response to the Department's October 25, 2022, acknowledgement of a report of a significant environmental hazard condition at the subject site.

The Plan describes actions to be taken to eliminate the exposure pathways to the contamination. Those actions include connections to a public water system for 621 Boston Post Road and 43 Elm Street, both in Old Saybrook.

Once the connection to a public water supply system has been completed for both properties, the Department can approve a Certificate of Abatement of the hazard condition, since the hazard would no longer be reportable under CGS 22a-6u. Please submit any such request to the staff member identified below.

Please note that this approval pertains **solely** to the identified significant environmental hazard condition. This approval does not establish either a basis for determination that your site is “clean”, a basis for submittal of a “Form II” or “Form IV” in the event this property is an establishment, or a basis for resolution of any prior Form III filing under the Property Transfer Program pursuant to CGS Section 22a-134 et. seq. The evaluation of a release area or property to determine if it is in compliance with Connecticut's Remediation Standard Regulations (RSRs) is a separate and distinct activity from identification and resolution of an environmental hazard condition, although the same data may be used for both, as appropriate, and in accordance with

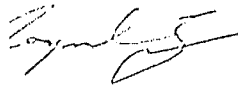
each statute and regulation. Both of these activities, resolution of a significant environmental hazard and remediation of related pollution, are required, under separate laws. In any event, the Department expects you to continue implementing remedial activity to achieve closure of site issues.

Nothing in this approval shall affect the Commissioner's authority to institute any proceeding, or take any other action to prevent or abate pollution, to recover costs and natural resource damages, and to impose penalties for violations of law including but not limited to violations of any permit issued by the Commissioner. No provision of this approval and no action or inaction by the Commissioner shall be construed to constitute an assurance by the Commissioner that the described actions will result in permanent abatement of the environmental hazard. If at any time the Commissioner determines that the information upon which the Commissioner's decision is based was incorrect, or the approved actions have not successfully mitigated or abated the identified environmental hazard, the Commissioner may institute any proceeding, or take any action to require further action to mitigate or abate the hazard. This approval relates only to evaluation mitigation or abatement actions, for the significant environmental hazard identified, as described in the above referenced Report.

In addition, nothing in this approval shall relieve any person of his or her obligations under applicable federal, state, or local laws or regulations.

Please address all submittals pertaining to this significant environmental hazard to the Remediation Division, to the attention of the staff member identified herein. If you have questions regarding this approval letter, please contact me at craig.bobrowiecki@ct.gov.

Sincerely,



Ray Frigon
Director
Remediation Division
Bureau of Water Protection and Land Reuse

e-copy

Tanya Cummins, Cummins Environmental, tanya@cumminsenvirotech.com

David M. Royston, Arch Law Group, droyston@archlawgrp.com

The Honorable Carl P. Fortuna, Jr., First Selectman, Town of Old Saybrook, carl.fortuna@oldsaybrookct.gov

Scott Martinson, Director of Health, CT River Area Health District, smartinson@crahd.net

Monica Meschiatti, Remediation Division, DEEP, monica.meschiatti@ct.gov