

FOR SALE

CHURCH BLDG W/ SURPLUS LAND



248 Broadway & 26 Broad St., Norwich, CT

FOR SALE

\$890,000

Norm Peck

Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-460-9757 Cell

860-447-8839 ext 7203

NPeck@PropertiesCT.com

WELL MAINTAINED PROPERTY

- ♦ One-story, total 12,718sf
- ♦ Interior space includes:
 - Offices - Kitchen - Dining area -Basement
 - Meeting room - Large & small sanctuaries
- ♦ Large parking areas & courtyard
- ♦ 5,300 Average Daily Traffic counts on Broadway
- ♦ Total 2.41 acres; 248' Rd frontage on Broadway
134' Rd frontage on Broad St.



Church Property For Sale

ADDRESS: 248 Broadway & 26 Broad St., Norwich, CT 06360

AVAILABLE: 248 Broadway & 26 Broad St., Norwich, CT (2.41ac total)

- 12,718sf one level (and basement) building
- 248' Road frontage Broadway; 134' Road frontage Broad St.
- Large sanctuary has handled up to 500 people
- Built 1959
- Roof Age: Half replaced 2022;
Other half 1970's (coated several times since) silicone/rubber
- Central A/C in offices and lunch room only
- 3 furnaces 2015, radiant heat in sanctuary (other areas forced air)
- Lunch room, large event room, sanctuary, basement
- Kitchen—no fryolator, no ansul system
- 600 Amp service
- 3 Large offices

PARKING: Two large lots

UTILITIES: - Municipal water & sewer - 600Amp
- Propane (Radiant) - Central A/C

PERMITTED USES: Recreation, Nursing Home, Hospital, Non-Profit club, School, Place of Worship, Family Day Care...

ZONING: R-40

DIRECTIONS: **I-395 S** Exit 13. Exit right on Washington St. Bear left on Broadway. On right. **I-395 N Exit 13-A** Exit right on Washington St. Bear left on Broadway. On right.

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FOR MORE DETAILED INFORMATION CONTACT:

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26 Broad St., Norwich, CT 06360

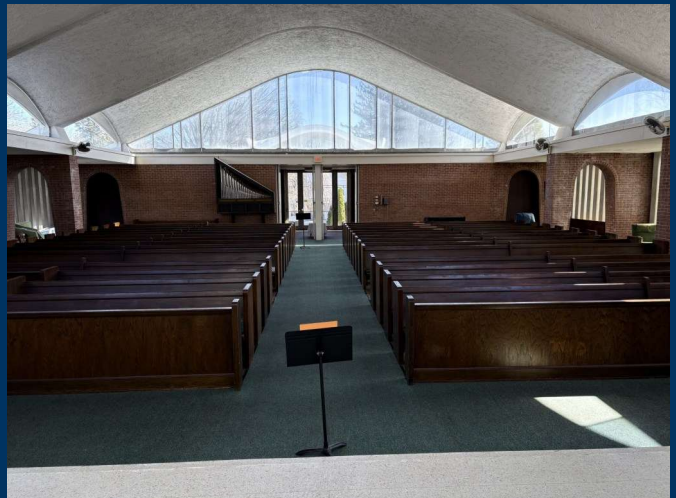
248 Broadway, Norwich, CT 06360







View of 26 Broad St., Norwich







	Jan - Dec 23	Jan - Dec 24
6415 · Natural Gas-Church	12,502.59	8,965.49
6420 · Lawn Mowing	2,966.24	3,549.71
6425 · Maintenance Church	5,773.11	11,773.37
6435 · Organ/Piano	390.00	290.00
6455 · Snow Removal	2,600.00	2,600.00
6465 · Water/Sewer Church	925.57	2,158.90
6475 · Electric Church	4,152.86	5,328.93
Total 6400 · Property and Maintenance	29,310.37	34,666.40
6055 · Insurance Church Building	7,016.86	9,979.70

St. Mark Lutheran Church

Recent Major Capital Improvements

2018 – repaired, replaced, re-caulked tall narrow windows in sanctuary.

2018 – applied silicone waterproofing to the entire roof including the concrete domed roof over sanctuary, the tower/steeple, the portico, and the flat rooftops.

2019 – organ completely repaired and reconditioned.

2019 – upgraded exterior building and parking lot lighting.

2019 – replaced both rooftop HVAC units with gas models.

2019 – tower/steeple inspected for structural integrity.

2019 – large multipurpose room (Memorial Hall) painted.

2020 – repaired/rebuilt shed and cupola, reroofed and painted shed.

2020 – repaired sanctuary flat roof, east side, and installed passive roof vent system.

2021 – repaired and re-caulked all glass panels in the tower/steeple.

2022 – applied new EPDM roof over flat roof east side of building.

1.3 Residence Districts R-80 and R-40.

1.3.1 Purpose. The R-80 and R-40 districts are base zoning districts. The purpose of the R-80 and R-40 districts is to establish a district in which the principal use of the land is for low-density residential and agricultural purposes and to encourage the continuance of residential and agricultural uses. To insure that residential development, not having access to public water and sewer, and when dependent on septic tanks for sewage disposal, will occur at sufficiently lower densities to provide for a healthy environment.

1.3.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the R-80 and R-40 districts:

- NP
- .1 No Permit Required
- .1 Agricultural uses and farms.

.2 Community garden.

.3 Cultivation of land.

.4 Open space and passive recreation (e.g., walking trails, monuments).

.5 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.
- Z
- .2 Zoning Permit Required, see section 7.2.
- .1 Farming for commercial purposes.

.2 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.

.3 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:

(i) Water, propane or natural gas tanks up to 50,000 gallons.

(ii) New electrical substations with 5 or less megawatt capacity.

(iii) Transmission towers of 35 feet or less in height.

.4 Single-family dwellings, 1 per lot.
- S
- .3 Requires Site Plan Review, see section 7.5.
- .1 New construction of buildings greater than 10,000 square feet.

.2 Active public recreation (e.g., baseball, soccer fields, recreation centers).
- SP
- .4 Requires Special Permit, see section 7.7.
- .1 Cemeteries.

.2 Commercial kennels in accordance with section 6.15.

.3 Commercial active recreation uses (e.g., golf courses, ski areas, campsites and riding academies). Minimum lot area: 10 acres.

.4 Conservation development in accordance with Section 6.6.

.5 Convalescent, nursing and rehabilitation centers, in accordance with section 6.11.

.6 Government facilities.

.7 Hospitals and sanitariums in accordance with section 6.12.

.8 Non-profit membership clubs and lodges.

.9 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.

.10 Public and private educational institutions offering curricula meeting educational requirements of the State of Connecticut.

.11 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.

.12 Winery in accordance with section 6.10.

1.3.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the R-80 and R-40 districts:

NP

.1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family day care home in accordance with CGS § 19a-77, as amended.
- .3 Farm stand, accessory to a bona fide farm operation.
- .4 Fences and walls in accordance with section 4.15.
- .5 Home garden.
- .6 Home office / studio in accordance with section 6.1.
- .7 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household number may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans with no minimum lot area.
 - (ii) Grazing animals such as horses, cows, sheep and goats of no more than 2 animals per 130,000 square feet.

Z

.2 Zoning Permit Required, see section 7.2.

- .1 Accessory residential buildings and personal use garages.
- .2 Farm buildings in accordance with section 1.3.4, below.
- .3 Farm stand, sale of items grown in personal or community garden.
- .4 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than two times in a calendar year, and each occurrence shall be limited to no more than two consecutive days; provided, that it shall be permitted to set up the sale on the day immediately preceding it and to dismantle the sale on the day immediately following it. A permit for each such sale shall be obtained from the zoning enforcement officer, but no fee shall be required.
- .5 Minor home occupation in accordance with section 6.1.
- .6 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .7 Signs in accordance with section 5.2.
- .8 Solar and energy conservation equipment (less than 1 mW).
- .9 Swimming pools in accordance with section 4.16.
- .10 Temporary farm worker dwellings in accordance with section 6.17.

S

.3 Requires Site Plan Review, see section 7.5.

- .1 Off-street parking with 21 or more spaces, in accordance with section 5.1.

SP

.4 Requires Special Permit, see section 7.7.

- .1 Accessory apartment in accordance with section 6.7.
- .2 Bed and breakfast inn in accordance with section 6.8.
- .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
- .4 Group day care home.
- .5 Major home occupation in accordance with section 6.1.

1.3.4 Additional requirements for farm uses. Buildings used for the storage, processing and manufacture of agricultural products when incidental to a farm shall comply with the following:

- .1 No farm building shall be located less than 100 feet from any street line.
- .2 No farm building shall be located less than 150 feet from the nearest side or rear lot line.
- .3 Roadside stands for the sale of farm produce and products raised and / or produced on the farm provided they shall contain no more than 200 square feet in area, with not more than 2 signs aggregating 12 square feet in area advertising such produce or products. Such stands and signs shall be not less than 20 feet from any street line, and not less than 50 feet from any street intersections.

- .4 Buildings used on a farm for the storage of any number of motor vehicles and equipment when such vehicles and equipment are used in connection with the operation of a farm. The repair of such vehicles is permitted within a building on a farm upon which such vehicles are so used.
- 1.3.5 Additional requirements for accessory residential uses activities.
- .1 Accessory buildings shall not be used for dwelling purposes, except where authorized in these regulations.
 - .2 Greenhouses, when permitted, shall not include a florist shop.
 - .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.
 - .4 Private garages for use of occupants of the principal building with space for not more than 3 motor vehicles on 1 lot.
 - .5 Parking of not more than 1 commercial motor vehicle provided that such vehicle is not more than 1½ ton capacity, and owned or operated by the owner or occupant of each principal building.

RESIDENTIAL DISTRICTS

Business
Districts

Special
Districts

General
Requirements

Basic
Standards

Use
Requirements

Procedures

Administration

Definitions

RESIDENTIAL DISTRICTS

Business Districts

Special Districts

General Requirements

Basic Standards

Use Requirements

Procedures

Administration

Definitions

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
Home office	A	A	A	A	
Major home occupation	SP	SP	SP	SP	
Minor home occupation	A	A	A	A	
Parking one commercial motor vehicle	A	A	A	A	
AGRICULTURAL ACTIVITIES					
Commercial kennels	SP	SP	SP	SP	
Community garden	P	P	P	P	
Cultivation of land	P	P	P	P	P
Farm buildings	A	A			P
Farming for commercial purposes	P	P	P	P	
Farm stand, bona fide farm operation	A	A			
Farm stand, home or community garden	A	A			
Home garden	A	A	A	A	
Winery	SP	SP			
INSTITUTIONAL ACTIVITIES					
Government facilities	SP	SP	SP	SP	SP
Public and private educational institutions	SP	SP	SP	SP	
Hospitals and sanitariums	SP	SP	SP	SP	
Convalescent, nursing and rehabilitation centers	SP	SP	SP	SP	
Cemeteries	SP	SP	SP	SP	
Philanthropic, educational, recreational, religious and eleemosynary use	SP	SP	SP	SP	
RECREATIONAL ACTIVITIES					
Active public recreation	P	P	P	P	SP
Commercial active recreation uses	SP	SP	SP	SP	
Docks and piers					P
Low-intensity recreation uses					P
Non-profit clubs	SP	SP			
Open space and passive recreation	P	P	P	P	P

1

2

3

4

5

6

7

8

9

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
INFRASTRUCTURE ACTIVITIES					
Excavation	A	A	A	A	A
Large public utility facilities	SP	SP	SP	SP	
Off-street parking	A	A	A	A	P
Public utility lines, stations, and buildings	P	P	P	P	P
Signs	A	A	A	A	A
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	SP
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	SP

TABLE LEGEND

BLANK	Not authorized
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P	Principal Use
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A	Accessory Use
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SP	P or A; Special Permit Required
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1

1.2 Summary of Residential Uses by Zoning District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

TABLE LEGEND

BLANK	Not authorized
P	Principal Use
A	Accessory Use
SP	P or A; Special Permit Required

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
HOUSING ACTIVITIES					
Accessory apartments	SP	SP	SP	SP	
Conservation developments	SP	SP	SP		
High-rise apartments and high-rise group buildings				SP	
Multi-family housing				P	
Single-family dwelling	P	P	P	P	
Temporary farm worker dwellings	A	A			
Two-family dwellings				P	
ACTIVITIES ACCESSORY TO A DWELLING					
Buildings for housing livestock or poultry for domestic use	A	A	A	A	
Fences	A	A	A	A	
Garage or yard sales of household goods	A	A	A	A	
Greenhouse	A	A	A	A	
Home garden	A	A	A	A	
Keeping domestic animals	A	A	A	A	
Keeping grazing animals	A	A			
Private garages (use by occupants of principal building)	A	A	A	A	
Swimming pools	A	A	A	A	
HOME-BASED BUSINESS					
Bed and breakfast	SP	SP	SP	SP	
Family day care homes	A	A	A	A	
Group day care homes	SP	SP	SP	SP	