

# OFFICE/RETAIL SPACE FOR SALE



82 Norwich-Westerly Rd., No. Stonington, CT 06359

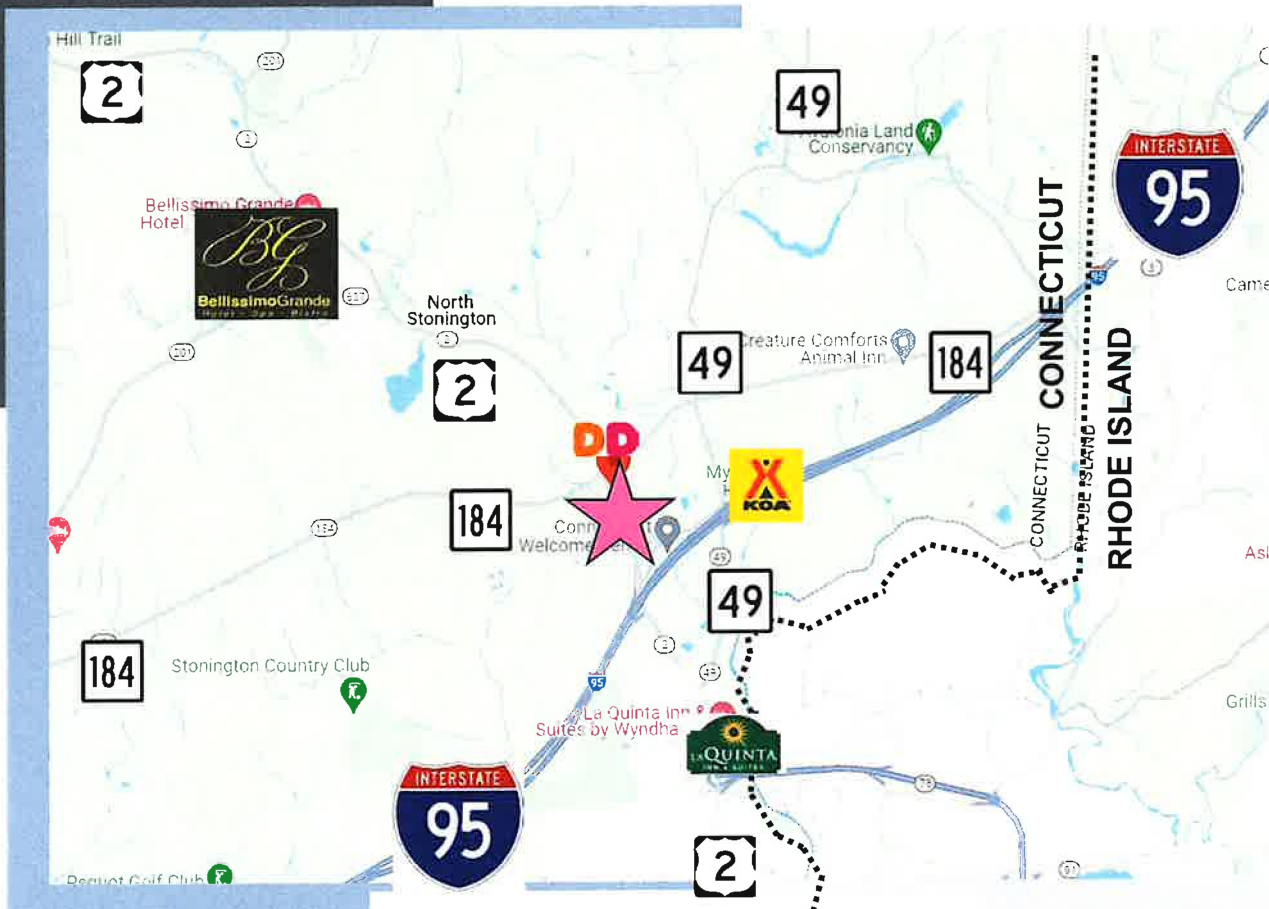
**FOR SALE**

**\$450,000**

Jeff Brewer  
860-510-9381  
jeff.brewer@compass.com

Amanda Lamborn  
774-254-7970  
amanda.lamborn@compass.com

- = 4,800 square feet in 2 Buildings
- = 1.83 Acres Owned & Maintained by Joint LLC
- = Located at intersection of Rte 184 + Rte 2 and located between casino and Rte 95
- = Ample shared parking in front and back 40+ spots
- = Handicap accessible on lower level only
- = Shared well & septic with propane heat
- = 10,200 Average Daily traffic counts
- = Units 2 & 4, Building B, for Lease \$1,300 per month plus Utilities



**ENTRANCE TO LOWER LEVEL  
(Handicap accessible)**

<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	9,894	30,769	85,776
<b>Total Households</b>	4,025	13,406	37,133
<b>Household Income</b> <b>\$0—\$30,000</b>	8.79%	13.52%	11.26%
<b>\$30,001-\$60,000</b>	22.71%	19.05%	15.66%
<b>\$60,001-\$100,000</b>	22.63%	20.69%	20.76%
<b>\$100,001+</b>	45.86%	46.74%	52.32%

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

**Town of North Stonington**  
Geographic Information System (GIS)



Date Printed: 5/31/2024

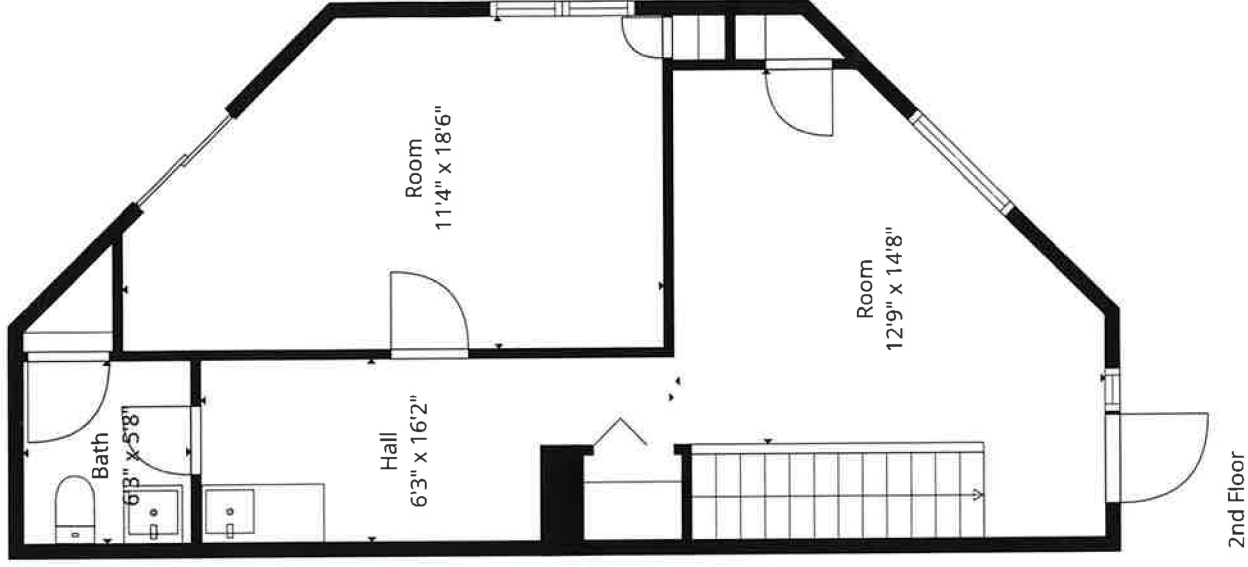
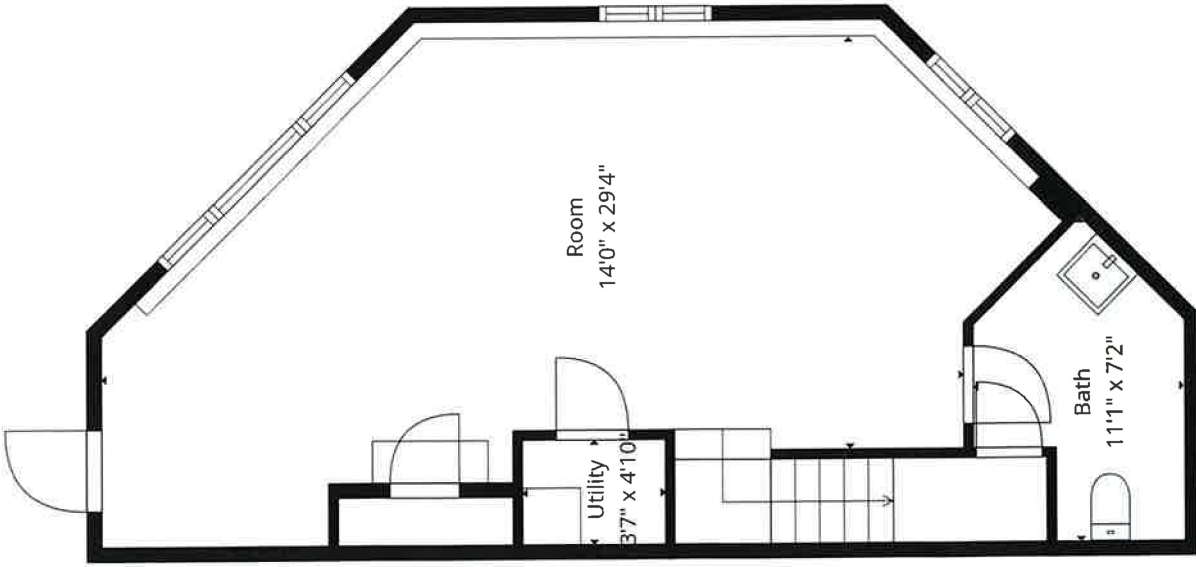


Approximate Scale: 1 inch = 75 feet

**MAP DISCLAIMER - NOTICE OF LIABILITY**  
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of North Stonington and its mapping contractors assume no legal responsibility for the information contained herein.



<b>N STONINGTON CT, 82 NORWICH WESTERLY RD 06359, BUILDINGS B &amp; G</b>												
<b>UNITS 5-7 LLC</b>												
				2025								
				BLDG							YEAR	
<b>UNIQUE ID</b>	<b>UNIT</b>	<b>MBL</b>	<b>SF</b>	<b>ASSESS</b>	<b>TAXES</b>	<b>RR</b>	<b>BOOK/PAGE</b>	<b>BUILT</b>	<b>HEAT</b>	<b>AC</b>		
G2082000	G2	122-3151-014	600	34650	1005.00	1	0195/0438	1993	PROP/FA	CEN		
G2082100	G3	122-3151-015	600	35420	1027.00	1	0195/0438	1993	PROP/FA	CEN		
G2082200	G4	122-3151-016	600	31920	908.00	1	0195/0438	1993	PROP/FA	CEN		
G2089900	G1	122-3151-013	600	36610	1061.00	1	0195/0438	1993	PROP/FA	CEN		
<b>TOTAL</b>			2400	138600	4001.00	4						
M1340100	B1	122-3151-005	600	30800	893.00	1	0190/1089	1991	PROP/FA	CEN		
M1340200	B2	122-3151-007	600	30800	893.00	1	0190/1089	1991	PROP/FA	CEN		
S3350300	B3	122-3151-006	600	30800	893.00	1	0195/0438	1991	PROP/FA	CEN		
S3350400	B4	122-3151-008	600	30800	893.00	1	0195/0438	1991	PROP/FA	CEN		
<b>TOTAL</b>			2400	123200	3572.00	4						
<b>GRAND TOTAL</b>			4800	261800	7573.00	8						
<b>SOURCE: SITE SURVEY WITH FLOOR PLAN VERIFICATION ON 02/10/2026</b>												



**TOTAL: 1081 sq. ft**  
 1st floor: 532 sq. ft, 2nd floor: 549 sq. ft  
 EXCLUDED AREAS: UTILITY: 18 sq. ft, WALLS: 97 sq. ft

Floor Plan Created By Cubitraca Ann. Measurements Deemed Highly Reliable But Not Guaranteed

## Chapter 6 – Commercial and Industrial Zoning Districts

### **600 COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

#### **600.1 PURPOSE**

- C Commercial Zoning District – The intent of the Commercial district is to encourage and provide community scale commercial uses to serve the daily needs of Town residents; /for goods and services convenient to the motoring public, while encouraging high quality site design that enhances the Route 2 corridor through North Stonington.
- HC Highway Commercial Zoning District – The intent of the Highway Commercial district is to encourage and provide more intensive commercial uses, facilities, and services catering to the needs of the traveling public and residents of North Stonington.
- ED Economic Development Zoning District - The intent of the Economic Development district is to encourage commercial and mixed use development that respects the New England character of North Stonington. The Economic Development district is designed to provide flexibility in uses and site design, maximizing development potential while ensuring aesthetically pleasing commercial and mixed use development. This district focuses on Route 2, between I-95 and just north of the rotary and Route 184 between Route 49 and the rotary.
- RC Resort Commercial Zoning District – The resort commercial district is a gateway, welcoming people to the historic countryside of North Stonington, that also serves as a transition to and from Foxwoods. The RC district will be a coordinated area of luxury accommodations and amenities that promotes the enjoyment of the area's natural features and harmonizes with the existing residential uses.
- VC Village Commercial Zoning District – The Village Commercial District is intended to bring the existing non-conforming commercial uses into conformity with the regulations and to allow improvements to and/or expansion of these uses in a manner that is compatible in scale with the quieter surroundings of the Historic Village and abutting residential neighborhood.
- I Industrial Zoning District – The intent of the Industrial district is to encourage and provide for industrial development, including research and design.

#### **601 DIMENSIONAL REQUIREMENTS (See Chapter 4 for full details)**

**601.1 General Application.** The dimensional requirements for lots in the Commercial and Industrial Zoning Districts are summarized in the table below. Further explanations of these requirements are set forth in Chapter 4 of these Regulations.

Zoning District	Minimum						Maximum	
	Lot Area (sf)	Road Frontage (ft)	Buildable Area (sf)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Impervious coverage (%)	Building Height (ft)
C	40,000	150	N/A	35	20	20	60	35
HC	60,000	200	N/A	35	20	20	60	35
ED	200,000	200	N/A	35	20	20	70	50

## Chapter 6 – Commercial and Industrial Zoning Districts

RC	200.000	250	N/A	50	25	25	70	50
VC	60.000	150	N/A	35	20	20	60	35
I	80.000	250	N/A	50	25	35	70	50

### **602 PERMITTED USES BY ZONING DISTRICT**

The following are uses permitted by right (SPL or ZP) or specially permitted (SPP, EXP) as indicated in the chart.

ZP = Zoning Permit    SPL = Site Plan    SPP = Special Permit    MPL = Master Plan    EXP = Excavation Permit

	C	HC	VC	ED	RC	I
<b>602.1 RESIDENTIAL</b>						
Home Occupation* (accessory to existing SFR) (§ 1002.2)	ZP	ZP	-	ZP	ZP	-
Bed and Breakfast* (§ 1002.6)	-	-	-	-	SPL	-
Condominiums and Time Share Units	-	-	-	-	SPL	-
Micro Assisted Living Facility (§ 1014) * (permitted in legally existing single-family or duplex residences only)			-	SPP	SPP	
<b>602.2 AGRICULTURAL</b>	C	HC	VC	ED	RC	I
Agricultural* (§ 1001)	-	-	SPL	SPL	SPP	ZP/SPL
Farm Winery* (§ 1008)	-	-	-	SPL	SPL	SPL
Farm Winery Restaurant* (§ 1009)	-	-	-	SPL	SPL	SPL
Commercial Kennel* (§ 1002.3)	-	-	-	-	SPP	SPP
Specialized Agricultural Building* (§ 1001.6)	-	-	-	-	-	SPP
Veterinary Hospital* (§ 1021)	SPL	SPL	-	SPL	-	SPL
<b>602.3 COMMERCIAL</b>	C	HC	VC	ED	RC	I
Commercial and Retail, General	SPL	SPL	SPL	SPL	-	-
Commercial Services * (§ 1004)	SPL	SPL	SPL	SPL	SPL	SPL
Community/Cultural Facility (e.g., bike path, park, botanical garden, gallery)	SPL	SPL	SPL	SPL	SPL	SPL
Country Inn* (§ 1005)	SPL	SPL	-	SPL	SPL	-
Day Care/Nursery School* (§ 1006)	SPL	SPL	-	SPL	SPL	-
Financial Institution	SPL	SPL	SPL	SPL	SPL	SPL
Funeral Home	SPL	SPL	-	SPL	-	SPL
Hospitality (Restaurants, Hotel, Spa, etc.)	SPL	SPL	SPP	SPL	SPL	SPP
Institutional	-	-	-	SPL	-	-
Medical Facilities	SPL	SPL	SPL	SPL	-	SPL
Self Storage* (§706 Economic Development Frontage Overlay (EDFO))				-*		
<b>602.3 COMMERCIAL (CONT.)</b>	C	HC	VC	ED	RC	I
Mixed Use (Residential & Commercial)* (§ 604)	SPL	SPL	-	SPL	SPL	-
Mixed Use (Commercial and Industrial)* (§ 605)	-	-	-	SPL	SPL	SPL
Motor Vehicle Dealership	-	SPL	-	-	-	SPL
Office Facility, General	SPL	SPL	SPL	SPL	SPL	SPL
Personal Services	SPL	SPL	SPL	SPL	-	-
Planned Business Development* (§ 606)	SPL	SPL	-	SPL	SPL	SPL
Professional Services	SPL	SPL	SPL	SPL	SPL	SPL
Recreational Campground*(§ 1017)	-	SPL	-	-	-	SPL

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Recreation Facility, Indoor* (§ 1018)	-	SPL	-	SPP	SPP	SPP
Recreation Facility, Outdoor * (§ 1018)	-	SPL	-	-	SPP	-
Recreational Vehicle Park, Luxury * (§ 1019)	-	SPL	-	-	SPP	-
Repair Shop (Vehicle/Non-Vehicular)	SPL	SPL	-	SPL	-	SPL
Self-Storage	-	SPL	-	-	-	SPL
Transportation Services (e.g., rest stop, gas station, truck terminal)	-	SPP	SPP	SPP	-	SPP
<b>602.4 INDUSTRIAL</b>	<b>C</b>	<b>HC</b>	<b>VC</b>	<b>ED</b>	<b>RC</b>	<b>I</b>
Excavation (Removal & Filling of Earth Materials)* (§1007)	-	-	-	-	-	EXP
Film & Television Studios for Production	-	SPP	-	SPP	SPP	SPL
Warehousing/Distribution	-	SPL	-	SPL	SPP	SPL
Light Manufacturing and R & D	SPL	SPL	-	SPL	-	SPL
Heavy Manufacturing	-	-	-	SPP	-	SPP
Solar Energy System (Utility)* (§ 1022.1)	-	-	-	-	-	SPL
Special Agriculture (Greenhouses)	-	SPL	SPP	SPL	SPL	SPL
Wireless Communications Tower* (§ 1023)	-	-	-	-	-	SPP
Wind Energy System, Small-scale* (§ 1022.2)	SPL	SPL	-	SPL	SPL	SPL
<b>602.5 ACCESSORY USES</b> (Unless otherwise specified the following uses are permitted as accessory to Commercial and Industrial Uses listed in §602.3 & §602.4 Only)	<b>C</b>	<b>HC</b>	<b>VC</b>	<b>ED</b>	<b>RC</b>	<b>I</b>
Accessory structures (Permitted for all uses listed in §602)	ZP	ZP	ZP	ZP	ZP	ZP
Aircraft Landing Area* (§ 302)	SPP	SPP	-	SPP	SPP	SPP
Commercial and Retail, General			SPL		SPL	
Drive-through Window* (§ 603.2)	SPL	SPL	SPL	SPL	SPL	SPL
Heliport* ( § 603.3)	-	-	-	SPL	SPL	SPL
Personal Services, Accessory* (§ 603.4)	-	-	-	-	SPP	-
Structured Parking Facility* (§ 603.5)	-	-	-	SPL	SPL	-
Commercial Caretaker Apartment * (§ 603.1)	ZP	ZP	-	ZP	ZP	-
<b>602.6 MISC. FACILITIES</b>	<b>C</b>	<b>HC</b>	<b>VC</b>	<b>ED</b>	<b>RC</b>	<b>I</b>
Emergency Services	-	SPL	-	-	-	SPL
Membership Club (firearms)* (§ 1013.1)	-	-	-	-	-	SPP
Membership Club (no firearms)* (§ 1013.2)	SPL	SPL	-	SPL	SPL	SPL
Post Office	SPL	SPL	-	SPL	-	SPL
Municipal Building/Facilities	SPL	SPL	SPL	SPL	-	SPL
Public Utility Distribution/Substation* (§ 1016)	-	SPL	-	SPL	SPL	SPL
Cannabis Cultivator Facility* (§ 1003)	-	SPP	-	SPP	SPP	SPP
Cannabis Retail Facility* (§ 1003)	-	SPP	-	SPP	SPP	SPP

\* = Specific use regulations exist in sections indicated.

### **603 COMMERCIAL ACCESSORY USES/STRUCTURES/ACTIVITIES**

**ACCESSORY APARTMENT, COMMERCIAL CARETAKER.** In C, HC, ED and RC Zoning Districts, one dwelling unit may be permitted as an accessory use, either attached to or detached from the permitted, non-residential principal use.

#### **A. General provisions**

1. Only one accessory Commercial Caretaker apartment shall be allowed on property.