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# FOR SALE

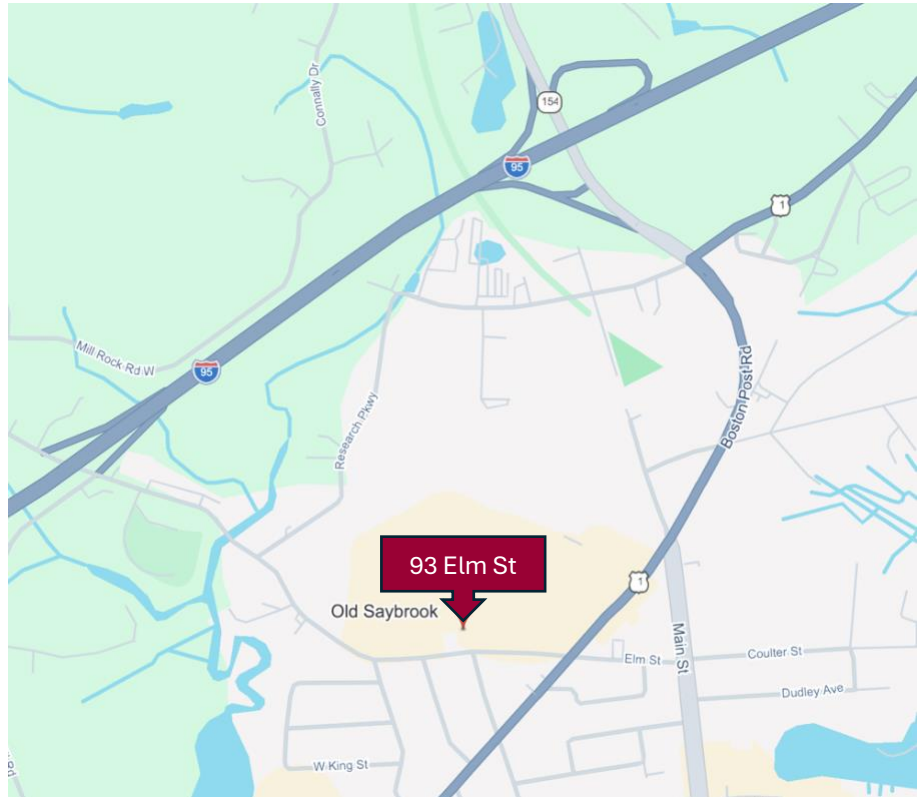
93 Elm Street, Old Saybrook, 06475  
5,048± SF MIXED-USE COMMERCIAL BUILDING  
SALE PRICE \$1,250,000

## HIGHLIGHTS

- 5,048± SF Mixed-Use Commercial Building
- Prime Location at Shopping Plaza Entrance
- 1,680± SF Turn-Key Restaurant
- Owner will leaseback the Restaurant (if desired)
- 2 apartments are both occupied
- Dense Retail Trade Area
- High Traffic and Visibility
- Located within 0.5 miles of I-95

## CONTACTS

**Luke Massirio**  
(860) 883-6013 | (860) 761-6016  
[lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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**93 Elm St, Old Saybrook, 06475**

**5,048± SF MIXED-USE COMMERCIAL PROPERTY**

### BUILDING INFORMATION

**GROSS BLD. AREA:** 5,048± SF  
**DRIVE-IN DOORS:** 1  
**CONSTRUCTION:** Wood Frame  
**ROOF TYPE:** Asphalt Shingles  
**YEAR BUILT:** 1950

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Yes  
**HEAT:** Forced Hot Air  
**SPRINKLERED:** Yes

### SITE INFORMATION

**SITE AREA:** 0.45± Acres  
**ZONING:** B-2  
**PARKING:** 16 Surface Spaces  
**SIGNAGE:** Monument, On-Building  
**VISIBILITY:** High Traffic & Visibility  
**HWY ACCESS:** I-95  
**TRAFFIC COUNT:** 12,000± ADT

### UTILITIES

**SEWER:** Septic  
**WATER:** City  
**GAS:** Yes

### TAXES

**ASSESSMENT:** \$594,110  
**MILL RATE:** 15.50  
**TAXES:** \$9,208.72/year (±\$1.33/SF)

### DEMOGRAPHICS

Miles	1	3	5
Population	2,969	15,144	27,395
Households	1,350	6,774	12,202
Income	\$122,608	\$143,443	\$141,757

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