

125 Saybrook Rd, Haddam

FOR SALE - 6,495 SF on ~0.75 Acres



FOR SALE \$350,000

(See Pg. 2 for Site Plan)

Demographics	1 Mile	3 Miles	5 Miles
Total Population	951	4,726	22,445
Total Households	384	1,887	8,650
Avg. Households Income	\$142,804	\$123,262	\$117,462

- Traffic Count: 6,700
- Located Off Route 9
- Water: Private Well
- Septic
- Zone: Commercial
- Clear Height: 12'
- (2) 12' Electric Overhead Doors
- Attic Area, Parts Room, Office, (2) Bathrooms

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

SAM LYMAN

Main Office:

1160 Boston Post Rd.,
Westbrook, CT 06498

Mailing Office:

73 Second Ave.,
Westbrook, CT 06498

Office: (860) 887-5000

Mobile: (860) 876-0359

Email: saml@lymanre.com

SITE PLAN - 6,495 SF on ~0.75 Acres

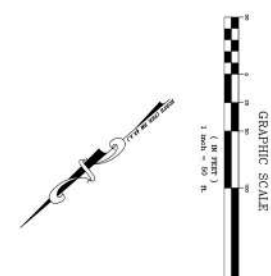
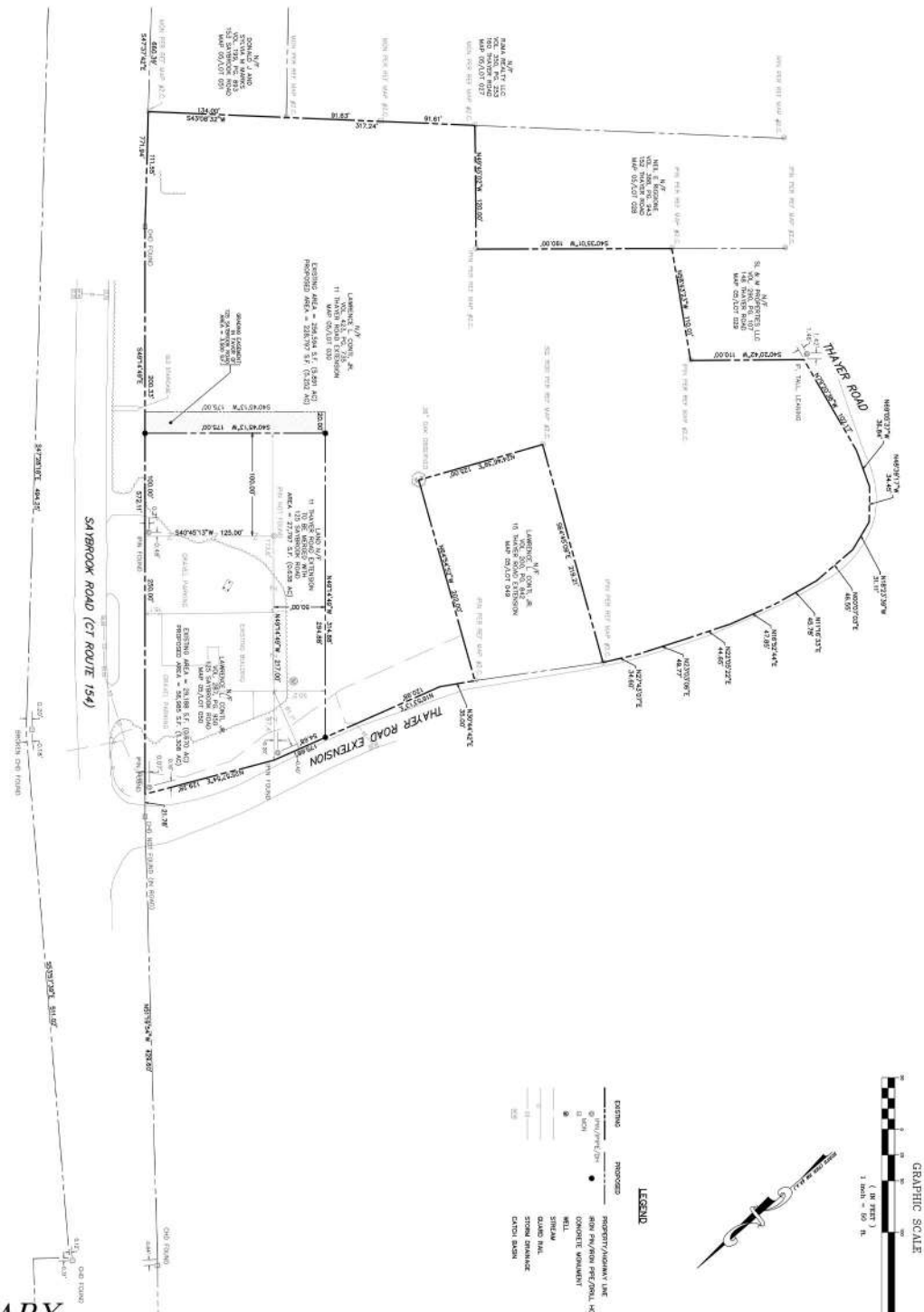
ZONING DATA CHART - 123 SAYBROOK ROAD

ZONING DISTRICT	1-1 RESIDENCE	RESERVED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 AC	0.25 AC	0.25 AC	1.00 AC
MINIMUM FRONT SETBACK	20'	20'	20'	20'
MINIMUM SIDE SETBACK (COMPLICATED)	20'	20'	20'	20'
MINIMUM REAR SETBACK	20'	N/A	N/A	N/A

NOTES: VARIATION REQUIRED

NOTES:

1. THIS MAP SHOWS THE PROPOSED LAYOUT OF THE PROPOSED BUILDING AND DRIVEWAY. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
2. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
3. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
4. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
5. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
6. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
7. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
8. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
9. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.
10. THE PROPOSED LAYOUT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD.



PRELIMINARY

LOT LINE MODIFICATION PLAN
LAND NOW OR FORMERLY
LAWRENCE L. CONTI, JR.
125 SAYBROOK ROAD
HADDAM, CONNECTICUT

SEAL

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Michael J. Bennett
MICHAEL J. BENNETT, R.L.S. #10351

BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
PHONE (800) 345-6553 FAX (800) 345-3868

All information stated is from sources deemed reliable and is submitted subject to errors, commissions, 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.

AERIALS



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

SAM LYMAN

Main Office:

1160 Boston Post Rd.,
Westbrook, CT 06498

Mailing Office:

73 Second Ave.,
Westbrook, CT 06498

Office: (860) 887-5000

Mobile: (860) 876-0359

Email: saml@lymanre.com

OTHER PHOTOGRAPHS



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

SAM LYMAN

Main Office:

1160 Boston Post Rd.,
Westbrook, CT 06498

Mailing Office:

73 Second Ave.,
Westbrook, CT 06498

Office: (860) 887-5000

Mobile: (860) 876-0359

Email: saml@lymanre.com