

Pequot Commercial

FOR SALE
\$275,000

FIREHOUSE FOR SALE



13 Fort Hill Road
Groton, CT

Norman Peck

Pequot Commercial

1020 Hartford Tpk.
Waterford, CT

860-447-9570 x133

860-444-6661 Fax

npeck@pequotcommercial.com



Poquonnock Bridge Fire House;

- 7,550sf incl 500sf office
- 5 bays w/ 12' doors
- 0.56 ac
- New furnace being installed
- Kitchen & lunch rooms in basement
- 14' Ceilings



Large parking area 30+ spaces



Air compressor included



145' Road frontage



15,200 Average Daily traffic count



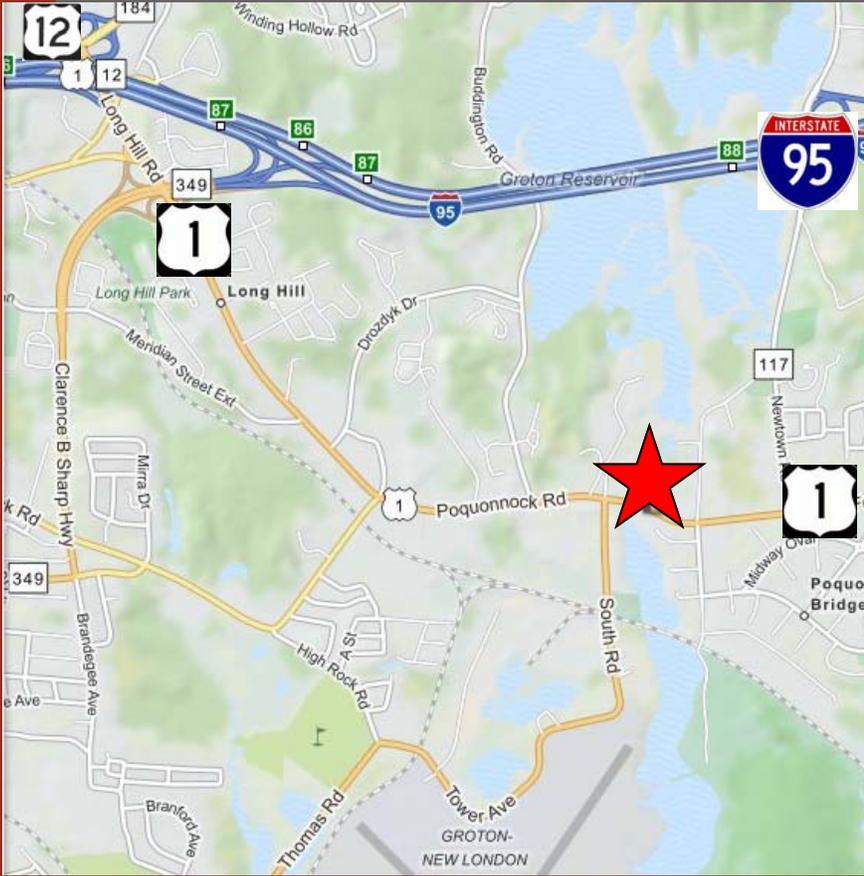
Zone CA-12



Public Water/Sewer



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



ZONE CA-12

Permitted Uses:

- School
- Church
- Veterinary Clinic
- Office
- Research
- Restaurant
- Retail
- Boat dealer
- Auto or Truck dealer
- 1-2 Family home
- Club/Lodge
- Public recreation
- Various Services
- Laundry
- Dry cleaner
- Day care...

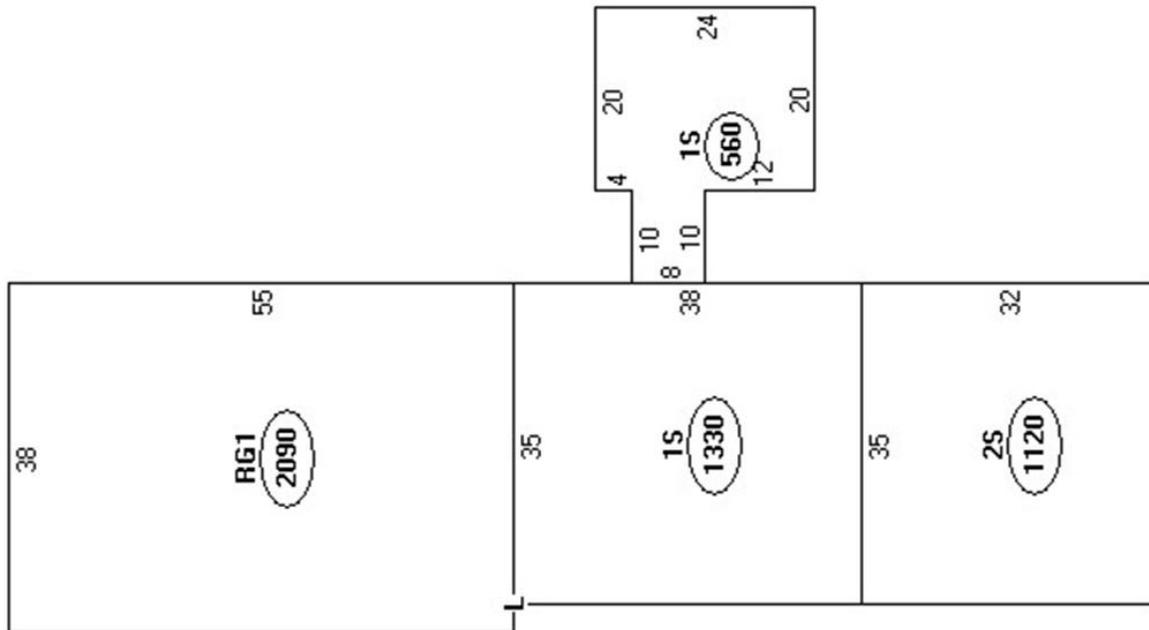
ZONE CA-12

By Special Permit:

- Speciality Auto Repair
- Self Storage
- Multi-family
- Night Club...



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	28,733	78,342	139,613
Total Households	12,183	31,020	55,814
HH Income \$0—\$30,000	22.08%	22.19%	18.62%
\$30,001-\$60,000	28.26%	28.62%	25.50%
\$60,001-\$100,000	25.30%	24.87%	25.25%
\$100,001+	24.35%	24.32%	30.63%



ROAD



Town of Groton



13 FORT HILL RD



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Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum:
North American Vertical Datum of 1988 (NAVD88).

Map Scale: 1" = 43 ft.

Date: 4/21/2015

SECTION 5
DISTRICT REGULATIONS

5.1 Permitted Uses

5.1-1 General

Land, water, and buildings may be used only for the purposes set forth in the Table of Permitted Uses and only within those districts specified in the said table of permitted uses. As used in the table, the following symbols mean:

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

In the absence of any of the above symbols, the use is prohibited in the subject district.

The last column with the heading "cond." identifies the specific subsection which contains the conditions applicable to uses designated "C".

In addition to the Table of Permitted Uses, Section 8.4-2 Coastal Site Plan Review and Section 6.12 Water Resource Protection District should be consulted to ensure compliance with these regulations.

5.1-2 Interpretation

In the interpretation of the following Table of Permitted Uses, where a use is not specifically listed in the table, its status under this section shall be determined by the Zoning Official, by reference to that listed use, if any, which is so like the use in question in purpose, function, character, and effect as to be substantially similar to said listed use.

5.1-3 Table of Permitted Uses

To facilitate use of the table, all uses are organized by the following major categories:

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
CULTURAL, ENTERTAINMENT, AND RECREATION														
Art Gallery						X	X	X	X	X	X	X		
Bowling Alley and Other Indoor Recreation						X	X	X		C	C	C		7.1-29
Campgrounds				C										7.1-2
Carnival or Fair	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-3
Club, Lodge, or Association	C	C	C	C	X	X	X			X	X	X	C	7.1-5
Exhibition Hall						X	X	X		X	X	X	X	
Golf Course				X						X	X	X	X	
Large-Scale Conference/Entertainment Facilities						C	C	C		C	C	C	C	7.1-42
Legitimate Theater						X	X	X						
Library	X	X	X	X	X	X	X	X	X					
Miniature Golf and Golf Driving Range							X			X	X	X	X	7.1-27
Motion Picture Theater						X	X	X	X	X	X	X		
Museum						X	C	C		X				7.1-17
Nightclub, Disco, Cabaret						C	C	C						
Organized Group Camp				X										
Other Outdoor Commercial Recreation				C			C			C	C	C	C	7.1-27
Public Playground, Playfield, or Park	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Recreation Center	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding or Boarding Stable				C						C	C	C	C	7.1-14
Yacht Club or Marina									X	X				

S-4

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RETAIL TRADE - PERSONAL														
Apparel and Accessories						X	X	X						
Art and Hobby Supplies						X	X	X						
Bakery						X	X	X						
Books and Stationery						X	X	X						
Cameras and Photo Supplies						X	X	X						
Confectionery						X	X	X						
Dairy Products						X	X	X						
Drive Through Facilities						AC	AC	AC	AC	AC	AC	AC	AC	7.1-36
Drug Store						X	X	X						
Drug Store Pick-Up Windows/Facilities						AC	AC	AC						7.1-44
Florist						X	X	X						
Fruit, Vegetables, and Other Farm Products						X	X	X						
Gifts, Novelties, and Souvenirs						X	X	X						
Grocery Store or Delicatessen						X	X	X						
Jewelry						X	X	X						
Large-Scale Destination-Oriented Commercial						X	X				X			
Liquor Store						X	X	X						
Luggage and Leather Goods						X	X	X						
Meat, Fish, and Poultry						X	X	X						
Music and Musical Instruments						X	X	X						
Newspapers and Magazines						X	X	X						
Optical Goods						X	X	X						
Restaurant					A*	X	X	X			C			7.1-40
Tobacconist						X	X	X						
Toys, Sporting Goods, and Bicycles						X	X	X						

*Accessory to Hotel/Motel Only

Commercial Property Card

Print Date: 11/12/2015

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
169807578627 E	13 FORT HILL RD	CA-12	555/190	0.56
District	Use Code			
POQUONNOCK BRIDGE	MUNICIPALITIES			

Current Owner

POQUONNOCK BRIDGE VOLUNTEER FIRE
DEPT #1
373 LONG HILL ROAD
GROTON CT 06340

Property Picture



Building Information

Building No:	1
Year Built:	1944
No of Units:	1
Structure Type:	POLICE/FIRE STATION
Building Total Area:	7550 sqft.
Grade:	C
Identical Units:	1

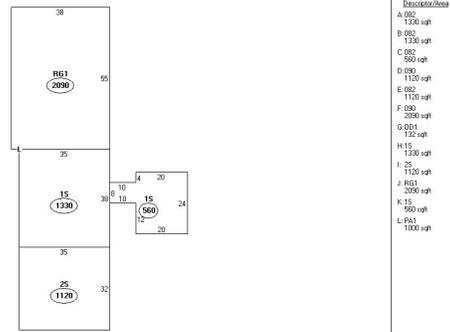
Valuation

Land:	\$162,000
Building:	\$400,300
Total:	\$562,300
Total Assessed Value:	\$393,610

Recent Sales

Book/Page	Date	Price
555/190	10/20/1992	\$0

Building Sketch



Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPP	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	MULTI-USE OFFICE	N/A	WOOD JOIST	HW/STEAM	NONE	NORMAL
01 - 01	MULTI-USE OFFICE	FRAME	WOOD JOIST	HW/STEAM	NONE	NORMAL

01 - 01	MULTI-USE OFFICE	FRAME	WOOD JOIST	HW/STEAM	CENTRAL	NORMAL
01 - 01	AUTO PARTS/SERVICE	FRAME	WOOD JOIST	NONE	UNIT	NORMAL
02 - 02	MULTI-USE OFFICE	FRAME	WOOD JOIST	NONE	UNIT	NORMAL
01 - 01	AUTO PARTS/SERVICE	CONCRETE BLOCK	WOOD JOIST	NONE	UNIT	NORMAL



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