

**FOR SALE**  
**OFFICE BUILDING**  
**Blocks to Backus Hospital**



57 Lafayette St., Norwich, CT 06360

**FOR SALE**

~~\$274,500~~

"As Is"

**\$267,500**

Jeff Brewer

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Steve Becker

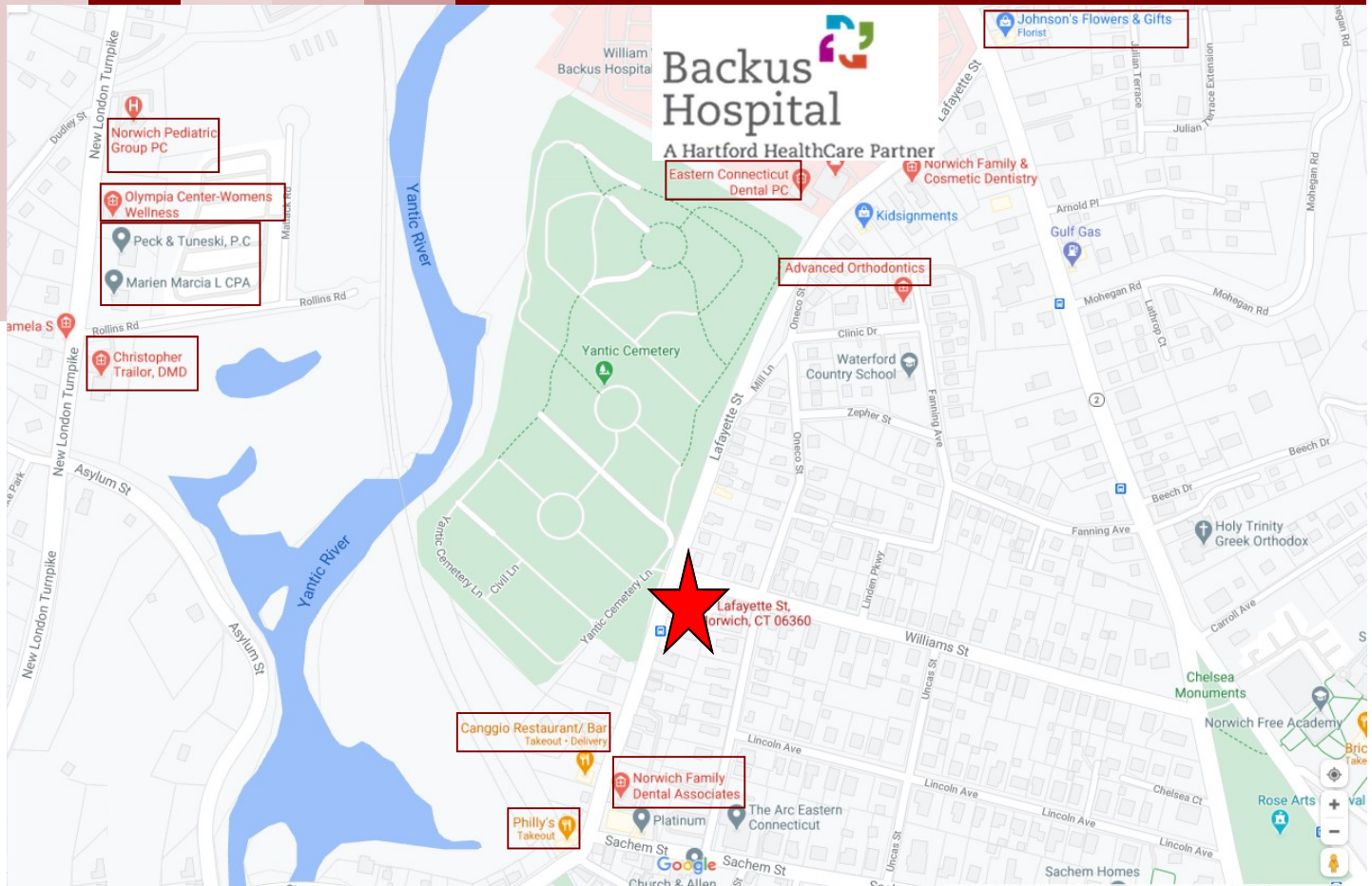
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**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x202  
860-444-6661 Fax

- » One story 3,168 sf building
- » 0.32 acre with 101' road frontage
- » 20+ Off-street parking
- » Built 1967, renovated 2016
- » Public Water / Sewer / Natural Gas; Central A/C
- » Handicapped Accessible
- » 6,800 Average Daily Traffic count
- » Zone NC Neighborhood Commercial
- » Taxes \$12,835
- » Assessment \$264,900
- » Blocks to Backus Hospital



## NC—Neighborhood Commercial

Permitted Uses: Office, Clinic, Retail, Restaurant, Club, Museum...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	36,388	51,069	109,158
<b>Total Households</b>	15,885	22,140	44,689
<b>Household Income</b> <b>\$0—\$30,000</b>	25.88%	23.52%	19.01%
<b>\$30,001-\$60,000</b>	27.25%	25.66%	22.58%
<b>\$60,001-\$100,000</b>	23.83%	24.91%	25.92%
<b>\$100,001+</b>	23.05%	25.90%	32.48%



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



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