FOR SALE

336 Roosevelt Drive
Seymour, CT

4.05 Acres
Commercial Zoned Land (Zoning RC-3)

- Great Location with river views
- High traffic State Road Route 34
- 10,600 cars daily per DOT
- Suitable for wide variety of uses
- Cleared, mostly level and ready to develop
- Municipal Water Available

Sale Asking Price: $495,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.
1. This survey (map) has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. It is a Property/Boundary Survey. Exterior property lines based on a dependent resurvey and interior property lines (proposed) are an original survey conforming to Horizontal Accuracy Class A–2.

2. Total parcel area = 67.18± acres.
   - Parcel area in Seymour = 48.70± acres.
   - Parcel area in Oxford = 18.48± acres

3. Seymour Parcels are known as Lot 65 & Lot 65A on Seymour Assessor’s map 17–5. Oxford parcel is known as Lot 22, Block 57 on Oxford Assessor’s map 16.

4. Existing Zones:
   - Seymour = RC-3 & R-40
   - Oxford = Residence District A

5. Wetlands were field delineated by Soil Science and Environmental Services, Inc. – Kenneth C. Stevens, Jr., Soil Scientist on April 20, 2000.

6. A portions of the property are located within Flood Zone A, Flood Zone AE.

7. Parcel is subject to:
   a. Rights of others in and to the
   b. Easement rights granted to Th et al, by instrument dated Ma
   c. Easement rights granted to Th
   d. Rights to maintain water main
   e. Instrument referencing histori

Parcel #3 (#336 Roosevelt Drive)
Land to be retained by
589 Investments, LLC

Area = 4.05± acres