

**CONTACT: MARY BUCKELY**

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850 Straits Turnpike Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

## **FOR SALE**



***625 Straits Turnpike  
Middlebury, CT 06762***

**Prime Development Opportunity**

**Price Reduced**

**Busy State Highway/ Route 63**

**3.91 Acres**

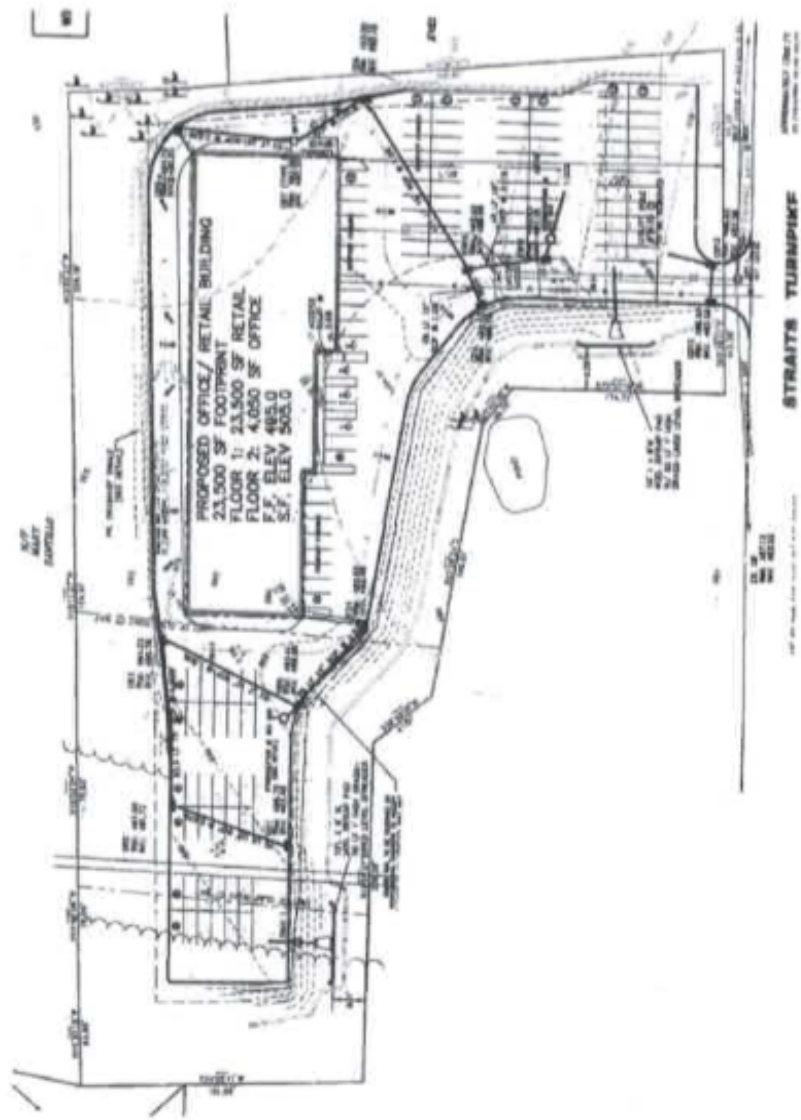
**Commercial Zoned/ Development Site**

**Previously Approved for 23,500 S/F Building**

**Offered at \$695,000.00**



1 Mile off Exit #17  
10,775 Cars daily per CT DOT  
Rapidly Expanding Market Area  
Located close to Post University & Hop Brook State Park





# Godin Property Brokers LLC

★★★★★ Commercial / Industrial

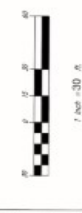


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NO.	REVISION	DATE
1.	REUSE PER TOWN ENGINEER	7/27/06
2.	REUSE PER SANIT CORPS	8/15/06
3.	REUSE PER FIRE LINE	8/23/06



ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	170,687 SF
MIN. SQUARE	150'	> 150'
MIN. FRONTAGE	150'	207.54'
MIN. SETBACK STREET	50'	245.6'
MIN. SETBACK OTHER	50'	30.1'
MAX. STORIES	2 1/2	2
MAX. HEIGHT	35'	-
MAX. LOT COVERAGE	25%	13.8%
MAX. FLOOR AREA	30%	16.1%
PARKING SPACES	131	131
BUILDING AREA	27,500 SF	-



**BIG SKY ENTERPRISES**  
**43 SHERMAN HILL ROAD**  
**WOODBURY, CT**

**SITE PLAN**  
**GRADING PLAN**  
**EROSION CONTROL PLAN**

**WINTHROP COMMONS**  
**625 STRAITS TURNPIKE**  
**(ROUTE 65)**



**1 OF 7**

DATE: 8/23/06  
 TIME: 2:00 PM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

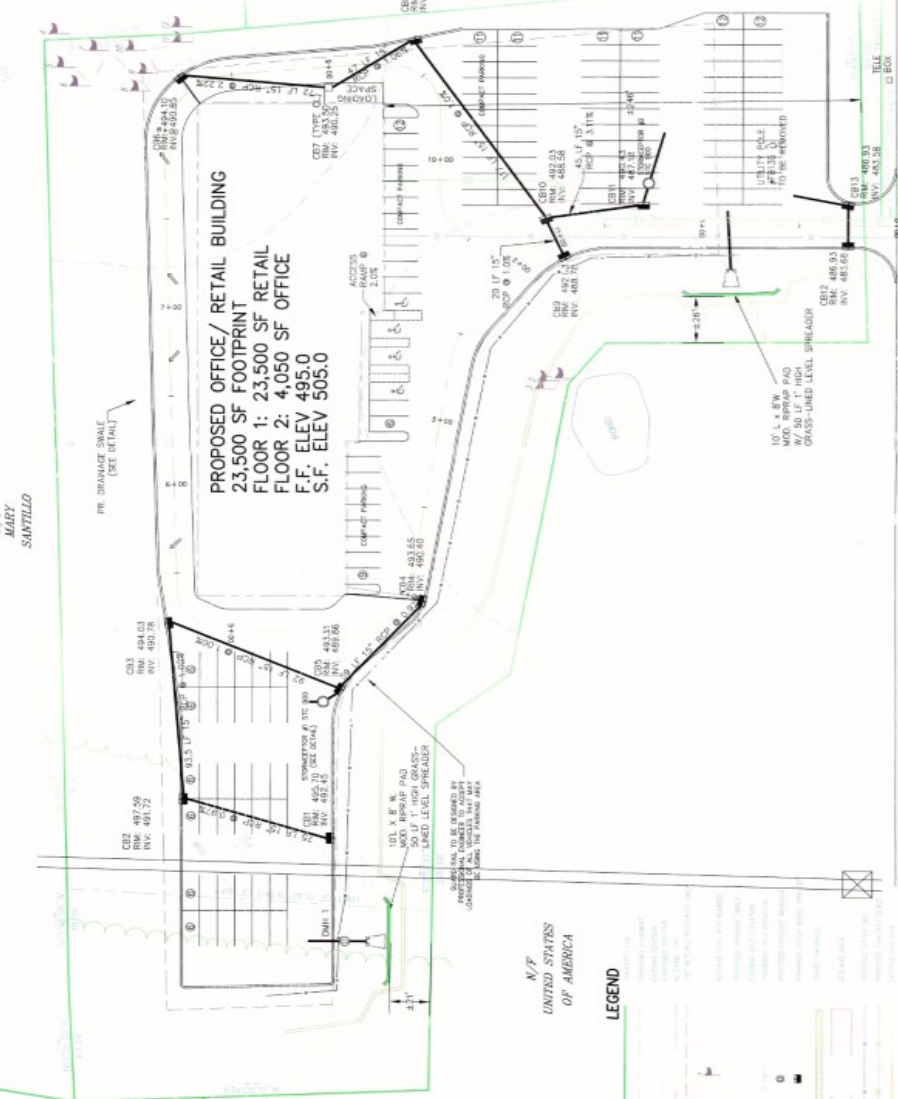
VICINITY MAP FOR WINTHROP COMMONS

**ZONING DATA CA-40**

ITEM	REQUIRED	PROVIDED
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MAX. LOT COVERAGE	25%	13.8%
MAX. FLOOR AREA	30%	16.1%
PARKING SPACES	131	131
BUILDING AREA	27,500 SF	-

**PARKING CALCULATIONS:**  
 STORES AND OFFICES: 20 SPACES PER 1,000 SF  
 4,050 SF OFFICE ON UPPER FLOOR  
 81 SPACES REQUIRED  
 1 SPACE PER 200 SF GROUND FLOOR AREA  
 23,500/200 = 117.5 SPACES REQUIRED  
 131 SPACES PROVIDED  
 131 SPACES ARE DESIGNATED AS COMPACT PARKING [9' W X 16']. ALL OTHER SPACES TO BE 9' W X 12'.

THESE CALCULATIONS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CIVIL 1. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVIL 1. THE USER OF THIS DOCUMENT AGREES TO HOLD CIVIL 1 HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING ATTORNEY'S FEES AND COSTS, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED BY CIVIL 1 OR ANY OF ITS AGENTS, EMPLOYEES, OR SUBCONTRACTORS IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE USER OF THIS DOCUMENT AGREES TO HOLD CIVIL 1 HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING ATTORNEY'S FEES AND COSTS, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED BY CIVIL 1 OR ANY OF ITS AGENTS, EMPLOYEES, OR SUBCONTRACTORS IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THIS PROJECT.



APPROXIMATELY 1200 FT TO COUNTRY CLUB ROAD  
 12" ST DIP GAS MAIN W/ 2' COVER  
 UTILITY POLE #B34

**STRAITS TURNPIKE**

12" ST DIP GAS MAIN W/ 2' COVER  
 UTILITY POLE #B34

N/S STEPHEN & BARBARA JEAN HARGRAVES

N/S UNITED STATES OF AMERICA

**LEGEND**



EX. CB RM 482.12 INV. 482.08  
 EX. CB RM 482.05 INV. 482.00  
 EX. CB RM 481.02 INV. 481.00



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