

FOR SALE

81 Laning St., Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties presents 1.14 Acres of highly visible and developable land available for sale. This lot is located approximately 400 feet east of the intersection of Queen Street (Route 10) and Laning Street. This site borders the entrance ramp to I-84 EB Exit 32. A building would be visible and easily accessible to both the I-84 EB Ramp 32 and I-84 EB Exit 32.

PROPERTY FEATURES

- 1.14 Acres
- Business Zone
- May, 2021 Wetlands Investigation: No Wetlands or Watercourses and Clean Soil
- Excellent visibility to I-84 EB Ramp 32 and I-84 EB Exit 32
- Surveyed Lot with Setback Lines Identified and Staked Out
- Setback Lines Run 30' from the Front, Laning Street, and 10' from the Rear
- Seller Financing Available

SALES PRICE

- \$189,000.00

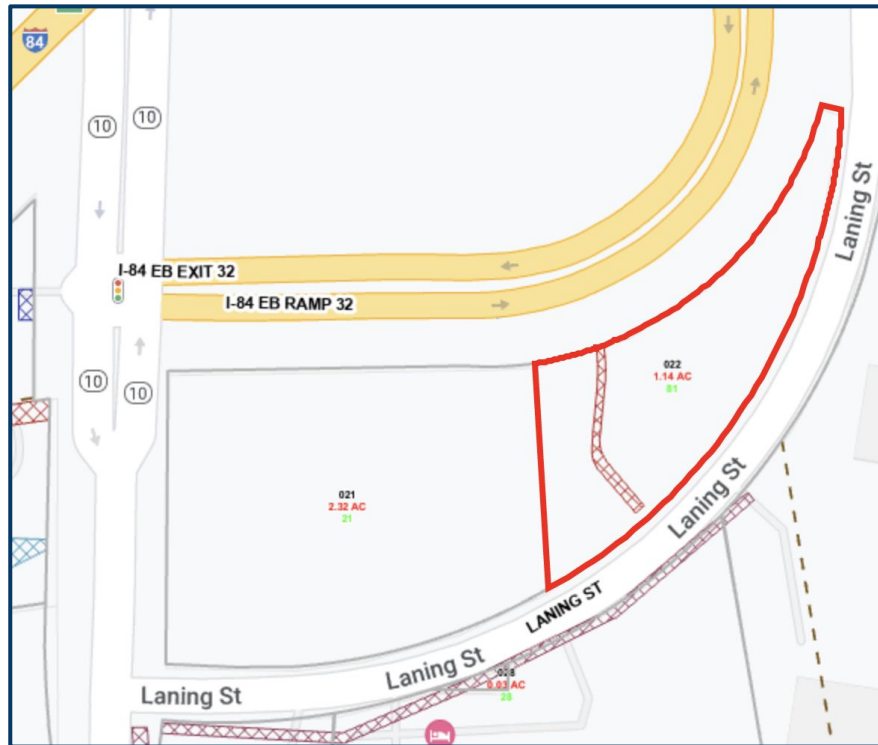
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MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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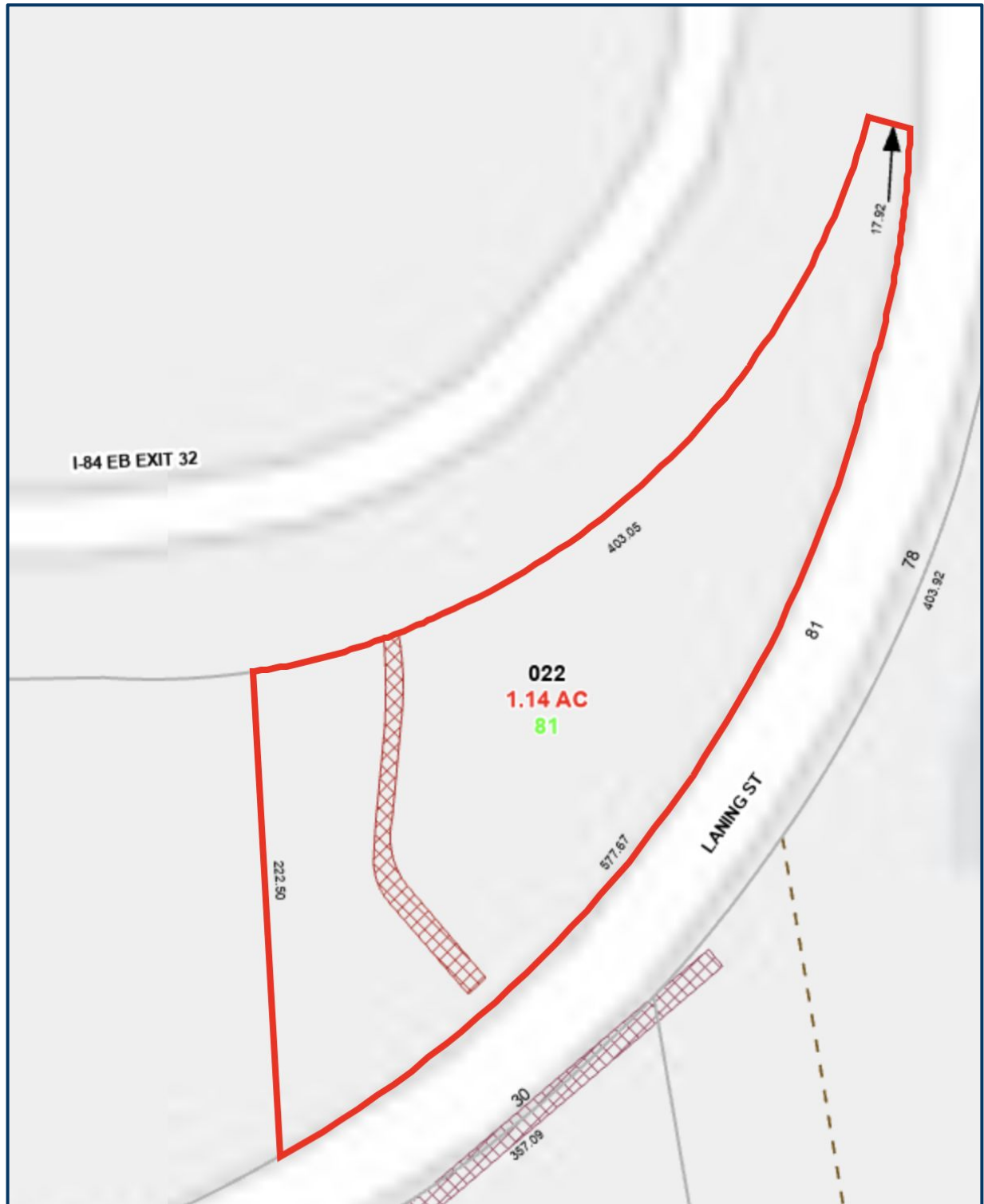
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Average Daily Traffic Count: I-84 EB Ramp 32 - 8,700 Vehicles

Average Daily Traffic Count: I-84 EB Exit- 7,400 Vehicles

Average Daily Traffic Count: Queen St. & Laning St.- 24,100 Vehicles

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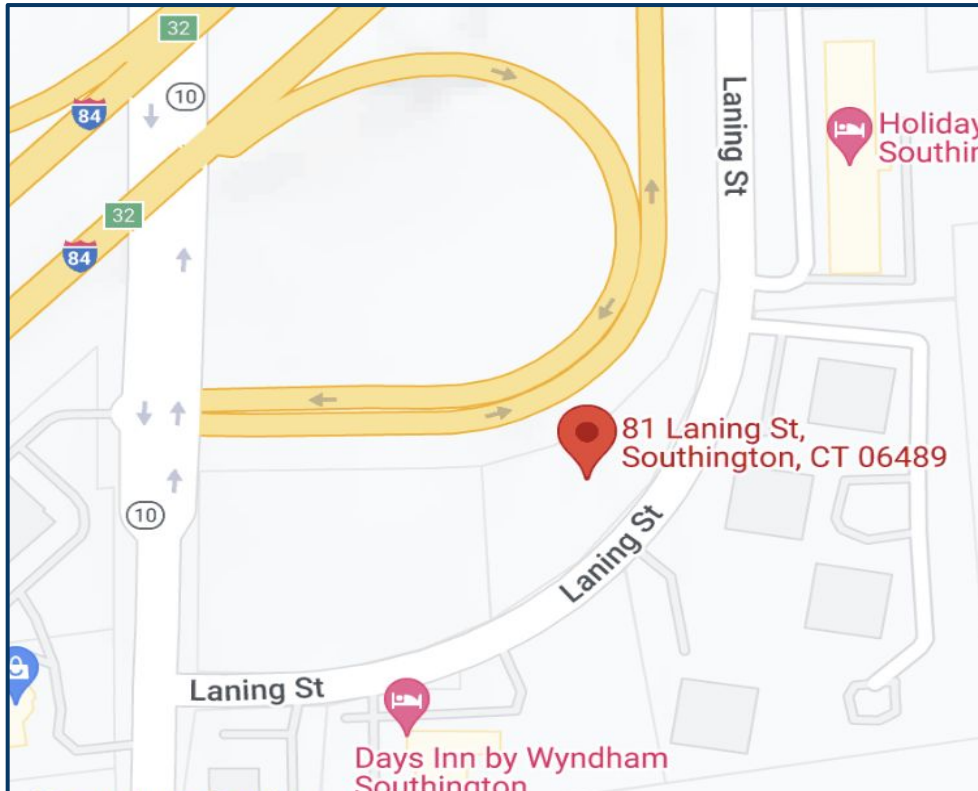
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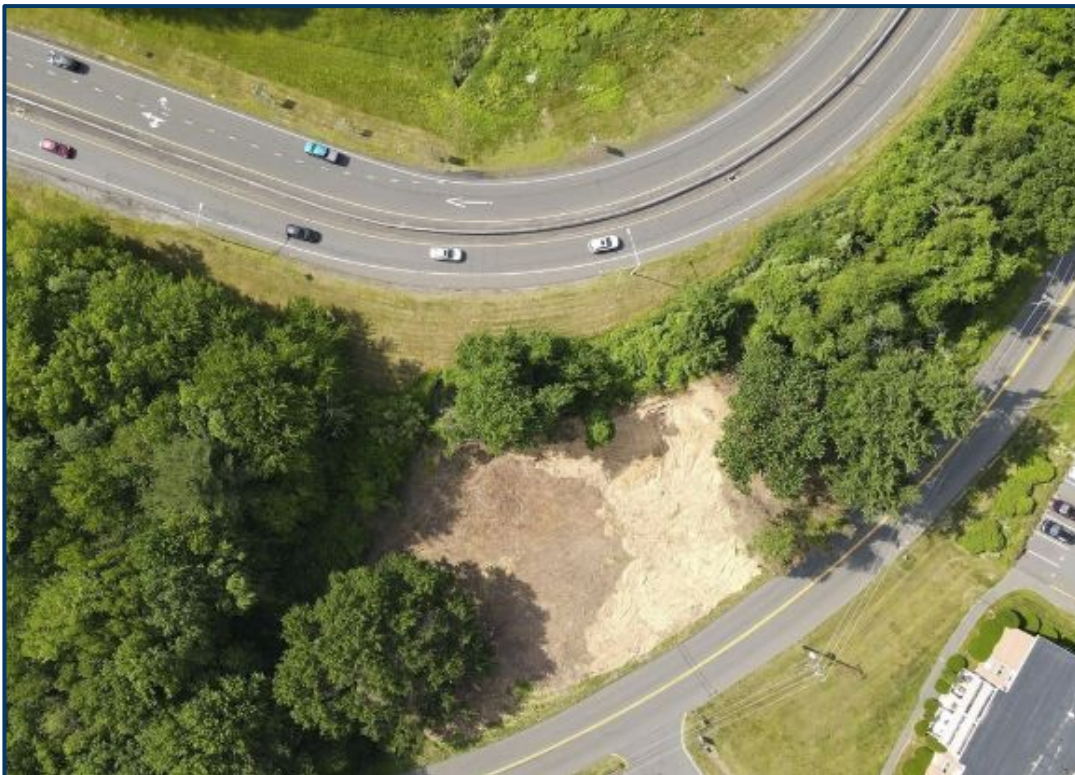
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4-03 BUSINESS ZONE (B)

4-03.1 Permitted Uses

4-03.11 The following uses shall be considered permitted uses in Business Zones B, subject to the provisions of Section 9:

- A. Any building or use permitted in Section 4-01.11
- B. Bowling alleys, billiard parlors, dance halls, assembly halls, drive-in theaters
- C. Drive-in restaurants and ice cream bars
- D. Laundries, dry cleaning and dyeing establishments employing not more than 5 persons
- E. Motels
- F. Plumbing shops (retail sales and service only)
- G. Printing, publishing and reproduction establishments employing not more than 5 persons
- H. Shopping centers
- I. Other uses which, in the opinion of the Commission, are of the same general character as those listed as permitted uses and which will not, in the opinion of the Commission, be detrimental to the zone
- J. Accessory uses as provided in Section 2-01 A.

4-03.2 Special Permit Uses

The Planning and Zoning Commission may, by special permit, allow the following uses or additions thereto subject to the provisions of Section 8 hereof:

- A. Any building or use allowed by special permit, Section 3-04.2 A and C hereof.
- B. Bus, Truck and Car Washes. The Commission shall require a traffic study as required in Section 9-03.17 of these Regulations as well as a statement of water use. Private water supplies for washing shall be encouraged
- C. The purpose of this regulation is to encourage the appropriate development of land previously designated and/or used primarily for industrial use and which

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area currently contains industrial buildings in existence prior to 1957 which are or may be functionally obsolete. It is felt that it is in the Town's best interest to permit the flexibility necessary to provide for the mixed uses in said buildings and land associated therewith as described below. The requirements in this section provide for the conversion of existing buildings being used or formerly used as industrial buildings to a mixed use of manufacturing, retail, services, offices and multi-family uses as defined and allowed in these regulations, and other uses acceptable to the Commission subject to the following:

1. All buildings to be converted shall have been in existence prior to May 20, 1957.
2. All proposed uses shall be of lesser objectionable character than those presently allowed in that zone or as formerly used in said structure.
3. That the Commission specifically find that the list of proposed mixed uses are in harmony with each other.
4. That the Commission may, in its discretion, and if necessary due to site limitations, waive up to twenty-five (25%) percent of the parking requirements required by Section 12, provided that no additions to the structure are proposed and that there is no other available land for parking on such site.
5. That the uses in any building constructed after May 20, 1957, shall be those allowed in that zone.
6. That in all other aspects the requirements of Section 8 and 9 shall be met.

- I. D. Offices for the practice of veterinary medicine and/or animal hospitals and kennels, providing said kennel is located in a soundproof building and has any outdoor dog facilities more than 500 feet away from a residential zone or use.¹

- E. Dispensary/Licensed Dispensary in accordance with Sections 8, 9 and 11-23.²

4-03.3 Special Exception

4-03.31 The Zoning Board of Appeals may, after public hearing and subject to appropriate safeguards in harmony with the general purpose of these Regulations, grant a special exception for the following uses:

- A. Any building or use allowed by special exception in Central Business Zones (CB), Section 4-01.31 hereof.

4-03.32 The Zoning Board of Appeals may, after public hearing and conditional to compliance with the provisions of Section 9, grant a special exception for the following uses:

- A. Any building or use allowed by special exception in Central Business (CB), Section 4-01.32 hereof.

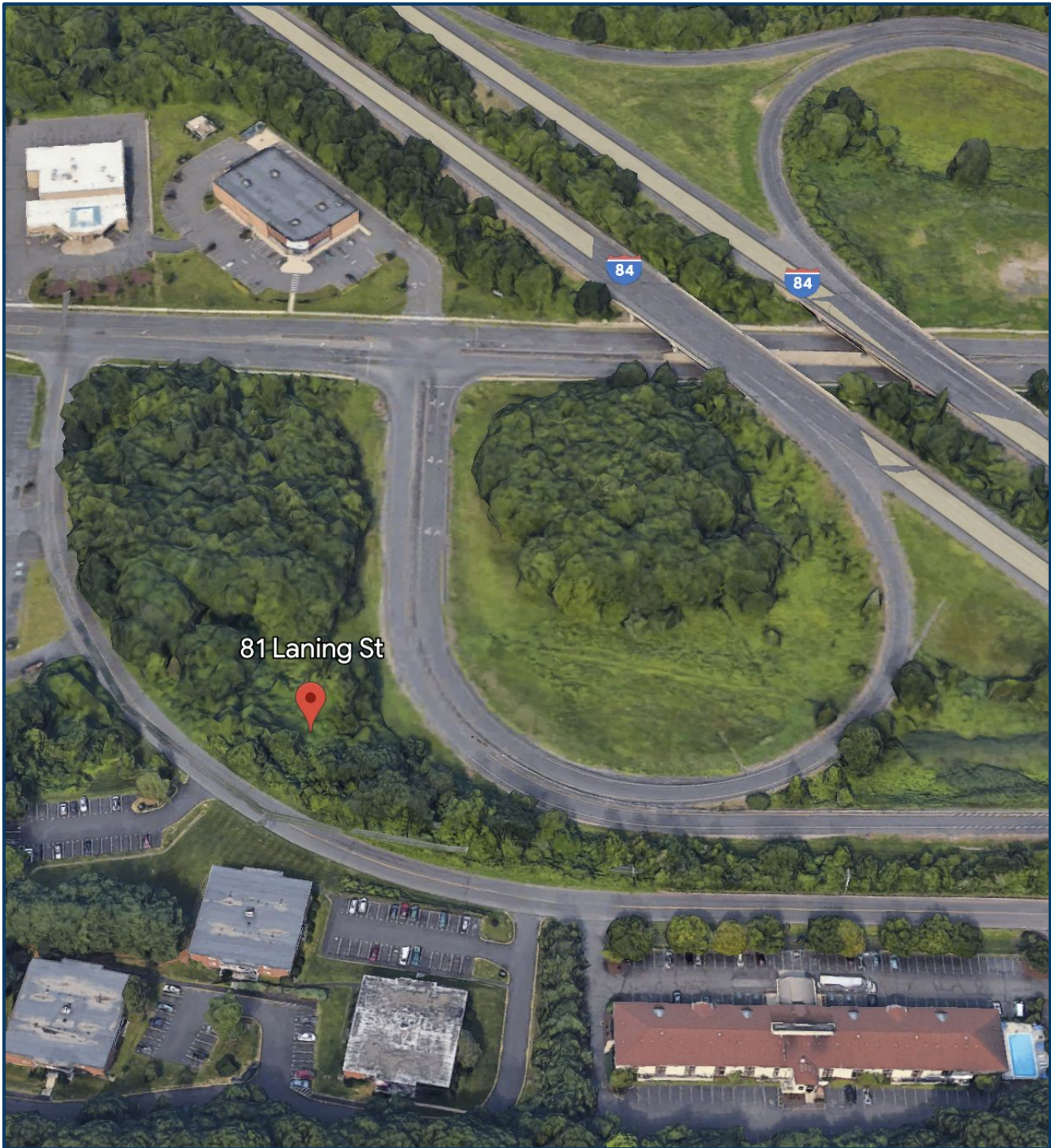
¹ Revised, ZA #592, effective 5/20/17

² New, ZA #565, effective 10/6/12

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