

FOR SALE | 3.57 ACRES OF LAND IN I-2 ZONE

POTENTIAL USES: INDUSTRIAL, OFFICE, BANK, AUTOMOTIVE, RETAIL

Old Windsor Road (Map Block Lot 300-2006), Bloomfield, CT 06002

REDUCED SALE PRICE: \$239,000



Ranked in Top 50
Commercial Firms in U.S.

PROPERTY INFORMATION

BUILDING/MAP ADDRESS 300-2006
TOTAL SITE AREA 3.57± acres
NUMBER OF LOTS 1
ZONING I-2
SITE PLAN APPROVAL None
WETLANDS Partial
MAX BLDG COVERAGE 9,000± SF
SITE IMPROVEMENTS None
EXISTING BUILDINGS None

SITE

FRONTAGE 725'
VISIBILITY Excellent
HWY.ACCESS I-91, Exit 37

UTILITIES

SEWER Municipal at curb
WATER Municipal at curb
GAS CNG

TAXES

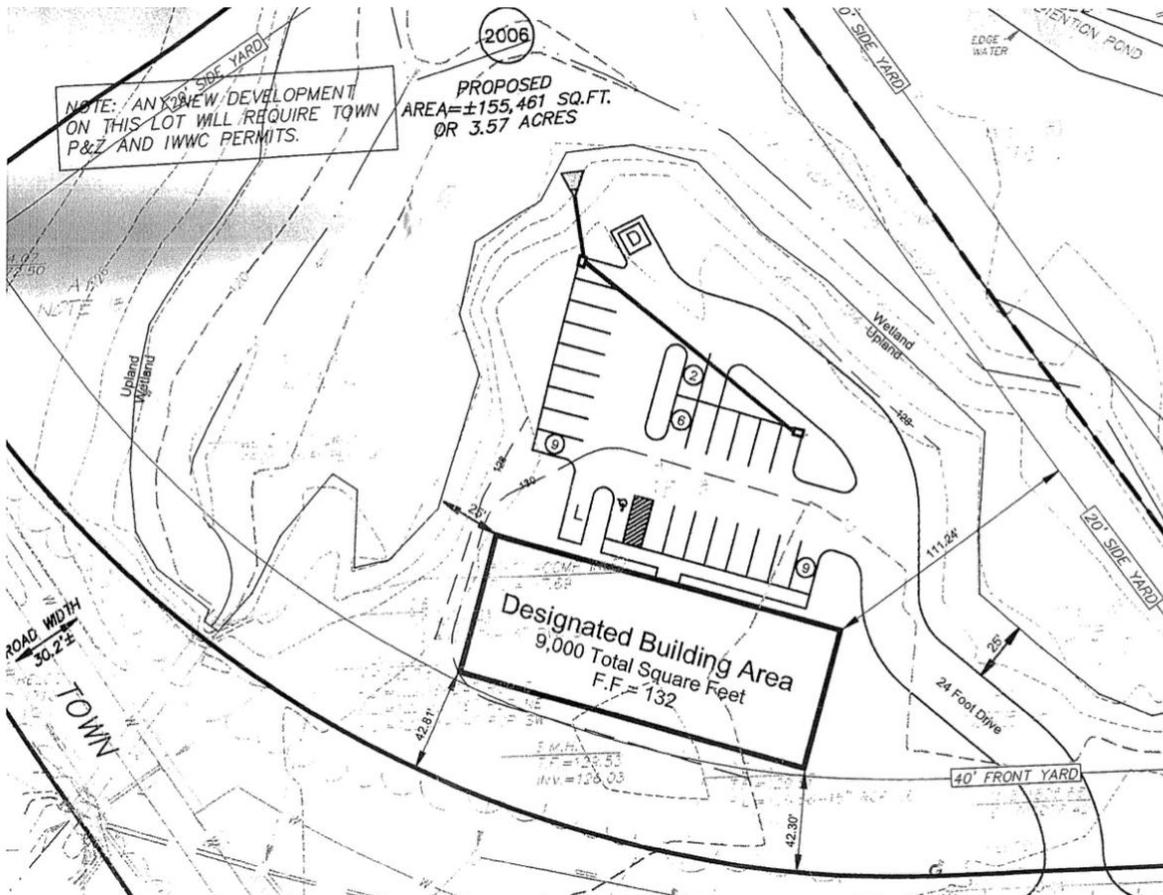
ASSESSMENT \$124,950
MILL RATE 37.52 (2017)
DISTRICT MILL RATE 2.50
TAXES \$5,001

ZONING PERMITTED USES

Special Permit Automotive, Kennel,
Industrial, Manufacturing,
Municipal facilities,
Restaurants, Retail,
Warehouse, Fabricating

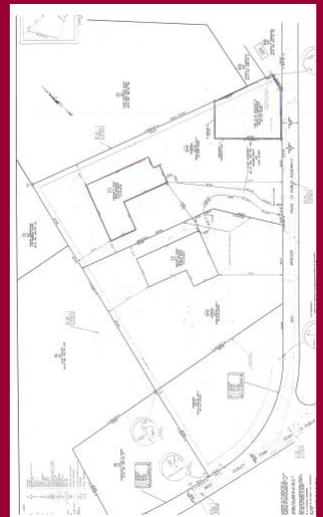
Permitted by Plan Approval Banks, Office, School,

DIRECTIONS I-91, Exit 37. Left onto CT-305 (Bloomfield Ave). Straight onto Old Windsor Rd.



Property Highlights

- 3.57± Acres
- Corner Lot
- Zoning: I-2
- Frontage: 725'
- Accommodates: 9,000± SF Building
- Municipal water & sewer available at curb
- I-91, Exit 37
- Many area amenities
 - Shopping
 - Banking
 - Dining



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