

FOR SALE | 1.12± ACRES on ROUTE 10 - CHESHIRE

203 FEET OF FRONTAGE | LOCATED IN I-1 ZONE

1289 Highland Ave, Cheshire, CT 06410

SALE PRICE: \$660,000

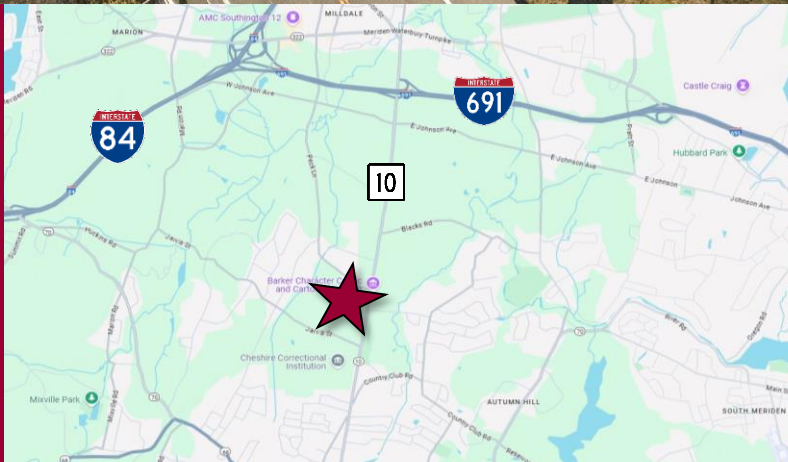


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Property Highlights

- 1.12± Acres for Sale
- Located in I-1 Zone
- Excellent Visibility on Route 10
- 203 Feet of Frontage
- ADT: 15,700 Vehicles Per Day
- Highway Access: I-691 to I-84
- For Sale Individually or as part of a Portfolio

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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SITE INFORMATION

SITE AREA	1.12± Acres
ZONING	I-1
VISIBILITY	Excellent on Route 10
FRONTAGE	203 Feet
HWY ACCESS	I-691 to I-84 & I-91
TRAFFIC COUNT	15,700±

UTILITIES

SEWER	Septic
WATER	Public Connected
GAS	Yes

TAXES

ASSESSMENT	\$191,660
MILL RATE	27.46
TAXES	\$5,262.98

O,R&L Commercial is pleased to offer 1289 Highland Ave, 1.12± acres of vacant land for Sale located on Route 10 in Cheshire, CT. The property is in the I-1 zone and has 203 feet of frontage on Route 10 with average daily traffic in excess of 15,700 vehicles per day. This property includes a partial land lease to the adjacent property / fitness center. Call Listing Brokers for additional information.

**1289 Highland Ave can be sold individually or as part of a portfolio with 1275 Highland Ave and 150 Sandbank Road.*



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- 1.12± Acres for Sale
- Located in I-1 Zone
- Excellent Visibility on Route 10
- 203 Feet of Frontage
- ADT: 15,700 Vehicles Per Day
- Highway Access: I-691 to I-84
- For Sale Individually or as part of a Portfolio
- Many area amenities
 - Shopping
 - Banking
 - Dining



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