

FOR SALE | 11.07± ACRES OF LAND IN I-1 ZONE DEVELOPMENT OPPORTUNITY | 5 LOTS

1443-1453 Saybrook Road, Middletown, CT 06457

SALE PRICE: \$724,000

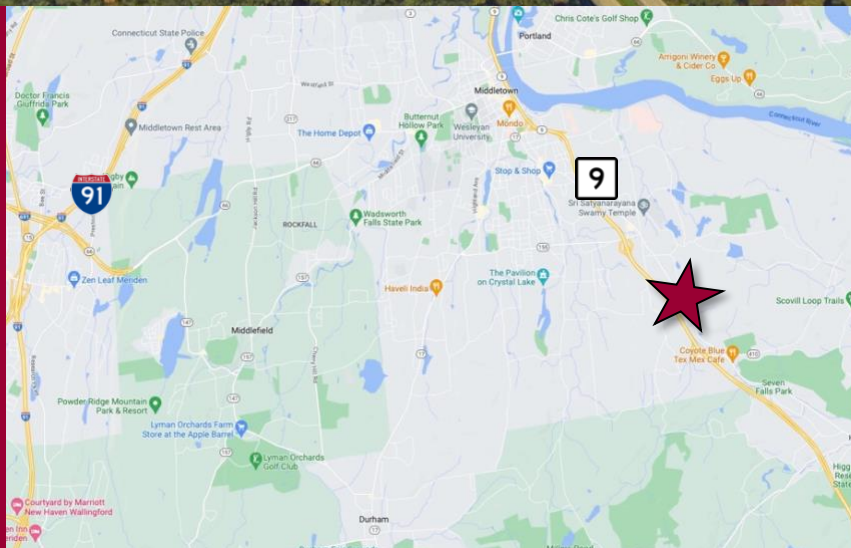


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 5 Lots Available (11.07 AC)
 - 0.64 Acre
 - 1.10 Acres
 - 2.01 Acres
 - 2.52 Acres
 - 4.80 Acres
- 2 Buildings
 - Metal Storage: 1,440 SF
 - Residential: 1,285 SF
- Zoning: I-1
- Many area amenities

For more information contact: Mark Berkowitz | 860-761-6009 | mberkowitz@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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BUILDING/MAP ADDRESS 49//0001// : 2.52± Acres
49//0002// : 1.10± Acres
49//0005// : 2.01± Acres
48//0016// : 0.64± Acre
48//0017// : 4.80± Acres

TOTAL SITE AREA 11.07± Acres
NUMBER OF LOTS 5

MAX LOT COVERAGE 50%
EXISTING BUILDINGS Metal Storage: 1,440± SF
Residential: 1,285± SF

ZONING

Information Zone will provide areas for mixed industrial and commercial uses with the emphasis on industrial uses such as manufacturing, warehousing, building material yards, building agricultural and automobile sales and service.

Permitted Agriculture, automobile/truck repair, manufacturing, warehouse, eating/drinking establishments, places of worship, public buildings, recreation, retail, and office

SITE INFORMATION

TOPOGRAPHY Level
ZONING I-1
VISIBILITY Excellent
FRONTAGE 600c
HWY.ACCESS Route 9, Exit 19
TRAFFIC COUNT 1,829 ADT

UTILITIES

WATER Well
SEWER Septic

TAXES

ASSESSMENT \$243,250
MILL RATE 41.255
TAXES \$10,035

COMMENTS Seller has Used Car Dealer and Auto Dismantler licenses from CT DMV.

DIRECTIONS Route 9, Exit 19. Left onto Saybrook Road. Property on the left.

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 - Residential: 1,285 SF
- Zoning: I-1
- Route 9, Exit 19
- Many area amenities
 - Shopping
 - Banking
 - Dining



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