

FOR SALE | 0.73± ACRES OF LAND IN BL ZONE

CORNER LOT AT SIGNALIZED INTERSECTION | TRAFFIC: 21,800 ADT

76 Hazard Avenue, Enfield, CT 06082

SALE PRICE: \$650,000 | Offering Memorandum Available Upon Request



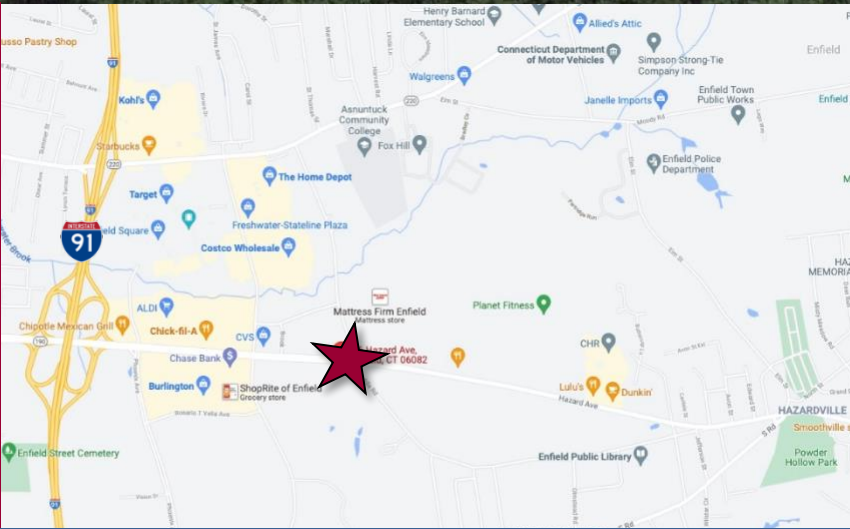
Ranked in Top 50 Commercial Firms in U.S.

PROHIBITED USES INCLUDE: FUEL RELATED BUSINESSES AND/OR CONVENIENCE STORES



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Property Highlights

- 0.73 Acre
- Zoning: BL
- Visibility: Excellent
- Signalized Intersection
- Frontage: 150'
- Traffic: 21,800 ADT
- I-91, Exit 47E
- Many area amenities

For more information contact: Thomas Wilks | 860.761.6018 | twilks@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

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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

BUILDING/MAP ADDRESS Map 56, Block 16
TOTAL SITE AREA 0.73 Acre
NUMBER OF LOTS 1
RESTRICTIONS TBD
SITE PLAN APPROVAL TBD
WETLANDS Yes
MAX BLDG COVERAGE TBD
SITE IMPROVEMENTS 875± SF Gas/Mart

SITE INFORMATION

TOPOGRAPHY Level
ZONING BL
VISIBILITY Excellent
FRONTAGE 150' on Hazard Ave
HWY.ACCESS I-91, Exit 47E
TRAFFIC COUNT 21,800 ADT

UTILITIES

SEWER Public
WATER Public
GAS TBD

TAXES

ASSESSMENT \$403,390
MILL RATE 34.23 & 3.30 (FD#1)
TAXES \$15,139

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- Traffic: 21,800 ADT
- I-91, Exit 47E
- Many area amenities
 - Shopping
 - Banking
 - Dining

ZONING PERMITTED USES

Site Plan Permitted Fast-food (Drive-thru with special permit), Restaurant, Office, Dry Cleaners, Laundries, Medical Office, Retail.

PROHIBITED USES Fuel Related Business and/or Convenience Stores

AREA RETAIL Walgreens, CVS, Tractor Supply, Big Y, Stop & Shop, Advanced Auto Parts, NAPA Auto Parts, 99 Restaurant, Olive Garden, Jersey Mike's, Wood N Tap, Moe's

COMMENTS Property sold As-Is with current ground contamination. Investigation & Remediation report available. Corner Lot at signalized intersection with a high traffic count of 21,800 ADT.

DIRECTIONS I-91, Exit 47E. East onto CT 190/Hazard Ave. Property on Right.



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