

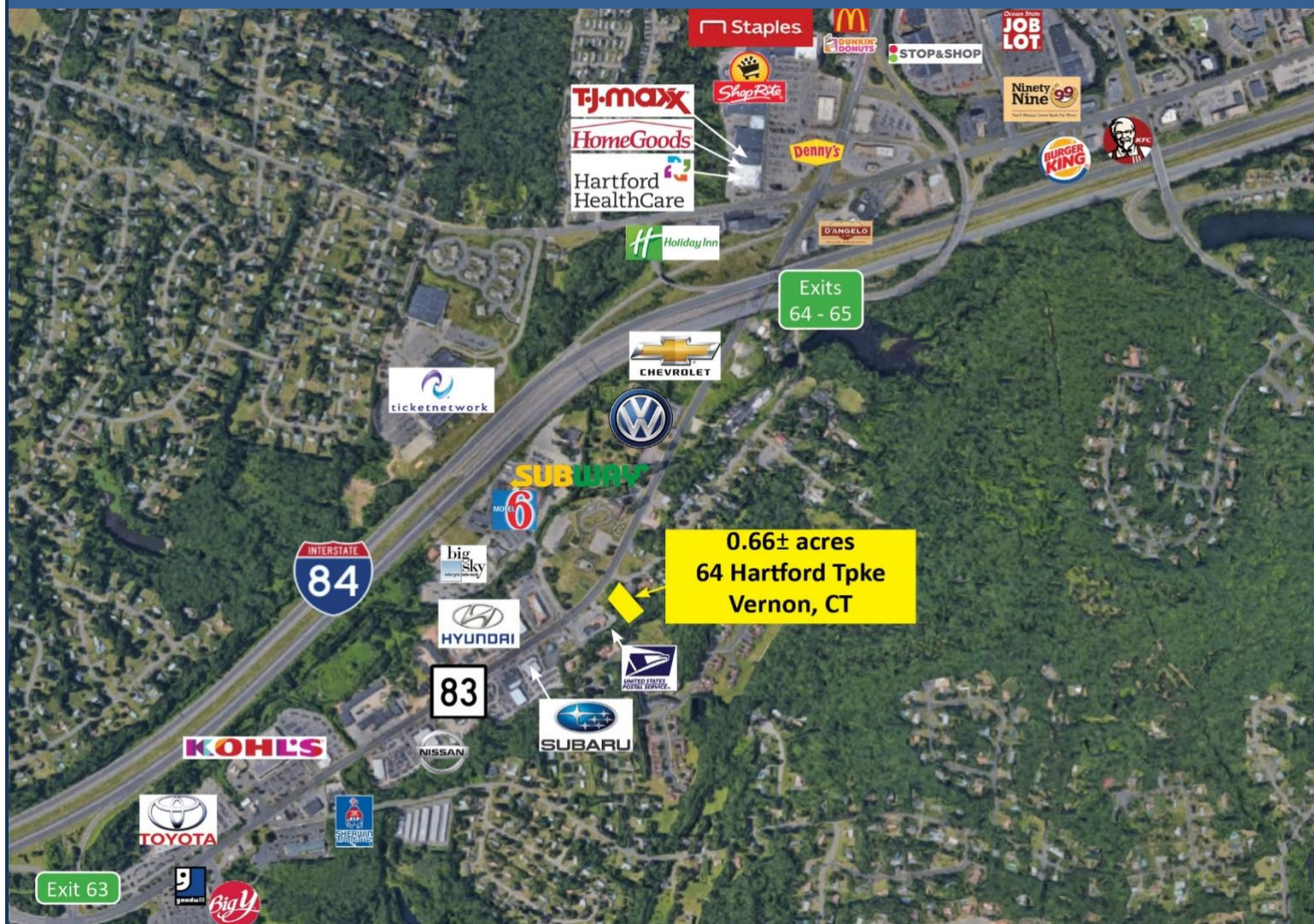
FOR SALE & LEASE | 0.66± ACRES IN COMMERCIAL ZONE DEVELOPMENT OPPORTUNITY ON HIGHLY TRAFFICKED RT. 83

64 Hartford Tpke, Vernon, CT 06066

SALE PRICE: \$389,000 | LEASE RATE: \$40,000/year NNN



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 0.66 acres
- Commercial Zone
- Traffic Count 21,700 ADT
- Level, no wetlands
- ±130' frontage on Rt. 83
- City water & sewer
- Gas available
- Proposed Uses – Retail,
Office, Mixed Use, Bank,
Medical Office
- 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

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 2358-366
TOTAL SITE AREA 0.66
NUMBER OF LOTS 1
SITE PLAN APPROVAL Yes
WETLANDS No
MAX BLDG COVERAGE 4,500± SF
SITE IMPROVEMENTS No
EXISTING BUILDINGS No

SITE INFORMATION

TOPOGRAPHY Level
ZONING C – General Commercial
VISIBILITY Excellent on Rt. 83
FRONTAGE ±130'
HWY.ACCESS I-84 Exit 63
TRAFFIC COUNT 21,700± ADT

UTILITIES

SEWER City
WATER City
GAS Available

TAXES

ASSESSMENT \$125,290
MILL RATE 39.63
TAXES \$4,965.24

ZONING PERMITTED USES*

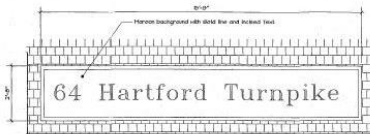
Permitted Retail, Restaurants (Full Service or Drive-thru)
Office, Bank, Showroom,
Movie Theater, Personal
Convenience, Medical, Day
Care, Parking, Vehicle
Showroom/Sales, Self
Storage

AREA RETAIL Big Y Supermarket, Price Rite, Home Goods, TJ Maxx, Goodwill, Kohl's, USPS, Subway

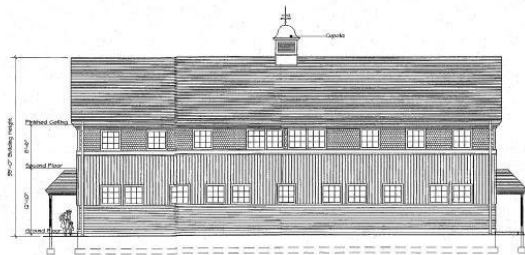
COMMENTS Permitted development opportunity. Build to suit opportunity for office or retail. Ideal bank site, and approved plan below for medical office building.

DIRECTIONS I-84 E Exit 63, Left on Rt. 83, Property will be on right in 1 mile.

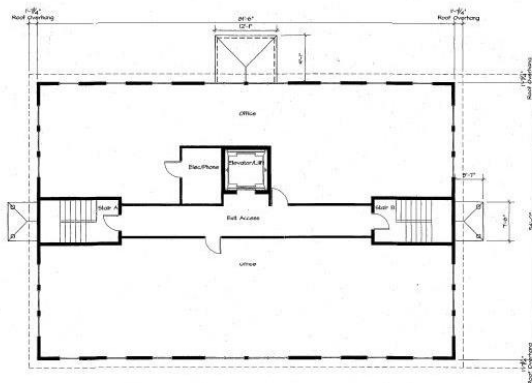
APPROVED PLANS



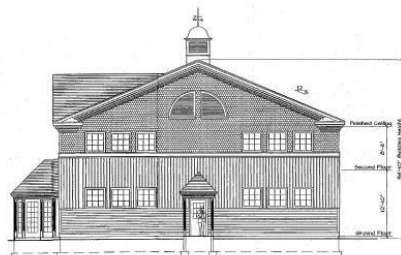
BUILDING SIGN
8'0" x 11'0" x 1'0"



EAST ELEVATION
11'0" x 13'0" x 1'0"



SECOND FLOOR PLAN
11'0" x 13'0" x 1'0"
11'0" x 13'0" x 1'0"
11'0" x 13'0" x 1'0"



SOUTH ELEVATION
11'0" x 13'0" x 1'0"

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- Proposed Uses – Retail, Office, Mixed Use, Bank, Medical Office
- Many area amenities
 - Shopping
 - Banking
 - Dining
- Commercial Zone
 - *Special Permit Uses
 - Mixed Residential/Commercial
 - Funeral Home
 - Hotel/Motel
 - Hospital, Places of Worship, Schools, Governmental, etc.
 - Commerical Education
 - Alcohol Sales
 - Kennels
 - Automotive Repair
 - Redemption Center
 - Drive-up Service
 - Car Wash
 - Gas Station
 - Massage Therapy

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