

124 Enterprise Drive, Monroe, CT 06468

PRICE REDUCTION: Industrial Land for Sale at ~~\$489,000~~ **\$399,000**



CONTRACTOR YARD OR DEVELOPMENT OPPORTUNITY - Vacant Land for Sale Near Route 25 in Monroe, CT: 3.26 acres of cleared and leveled land for sale in an Industrial 2 Zone. The following land uses are allowed with a Special Exception Permit: arborist, automobile body or service shop, commercial vehicle facility, firewood process facility, landscaper, industrial manufacturing, office (medical and dental), public utility facility, recreation facility, research & development facility, wholesale baker, school bus parking facility, commercial warehousing, self-storage warehousing, wholesale & distribution centers (not including automobile or boats), and Town of Monroe Governmental Services Facilities.

The property has a unique approval in the park and currently has a Special Exception Permit for the storage of raw materials for an off-site paving contractor's business. There is an approved plan for outdoor storage without a building or septic system needed which requires wall, bins and a drainage system.

Near CrossFit TriTown, Dunkin' Donuts, Fitness 4000 Express, and Home Depot.

The property is 1.2 mile to Route 25, 6.4 miles to I-84, 8 miles to the Merritt Parkway, and 15.4 miles to I-95.

The Site

Land:	3.26 acres
Real Estate Taxes:	\$9,050.96 (2020)
Zoning:	Industrial 2 (I-2)

Utilities

Water:	City
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Three Mile Demographics

Population:	16,793
Median HH Income:	\$118,718

Five Mile Demographics

Population:	44,054
Median HH Income:	\$122,589

Contact

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