

207 SPRING HILL ROAD MONROE & TRUMBULL CT



DEVELOPMENT OPPORTUNITY: Industrial Land Near Route 25 for Sale at \$625,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer **207 Spring Hill Road in Monroe & Trumbull, CT**, for sale at \$625,000. This is a development opportunity near Route 25 with 4.29 acres of vacant land in Monroe, and 0.69 acres of vacant land in Trumbull with conceptual plans for a 30,000 SF commercial development. The property is in a zone that allows for flex, industrial or office use. Site plans for two buildings include a 10,000 SF one-story building with 77 parking spaces and a 20,000 SF two-story building with 43 parking spaces.

The property is near Home Depot, Edge Fitness, and the Trefoil Industrial/Office Park, with abundant shopping nearby.

207 Spring Hill Road is less than one mile to Route 111 and Route 25, 8 miles to the Merritt Parkway, 11 miles to I-95, and 14 miles to I-84.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Sale Price:	\$625,000
Real Estate Taxes:	Monroe: \$6,498.24 (2022) Trumbull: \$3,927.80 (2022)

The Site

Land:	4.98 Acres
Zoning:	Monroe: Industrial District 1 (I1), Trumbull: Light Industry- 2 Acres (I-L2)

Features

Parking:	120 Proposed Spaces
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Demographics

	3 Miles	5 Miles
Population:	27.2k	72k
Median HH Income:	\$148k	\$141k



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