

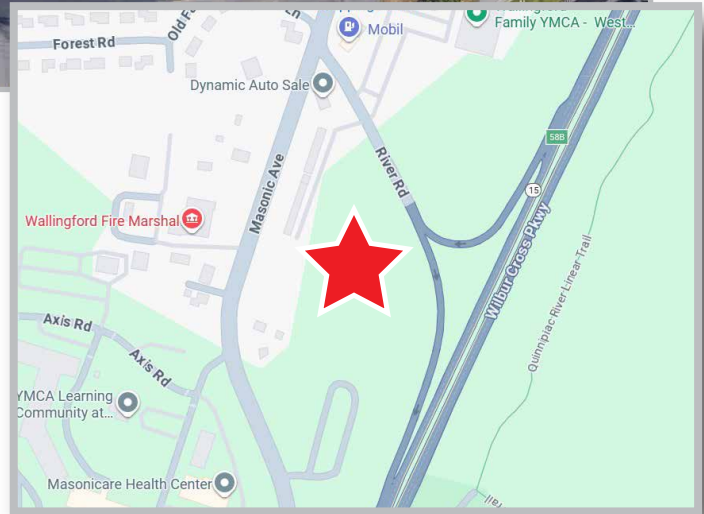
FOR SALE: COMMERCIAL LAND

4.94 +/- ACRE LOT

90 Masonic Avenue, Wallingford



COLONIAL PROPERTIES



PROPERTY INFORMATION

Purchase Price: \$159,000
Land Size: 4.94 +/- Acres
CPD: 16,500 + 32,000 (Rt-15N)
Zone: CA12
RE Taxes: \$6,049 (estimated)

PROPERTY HIGHLIGHTS

- Located directly off Wilbur Cross Parkway (Route 15).
- 80' of frontage on Masonic Avenue
- Across from Central Fire House
- City Water, Sewer and Natural Gas available on Masonic Ave
- Commercial zoning allows for a broad range of uses

No warranty or representation, expressed 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 specific listing conditions, imposed by our principals.



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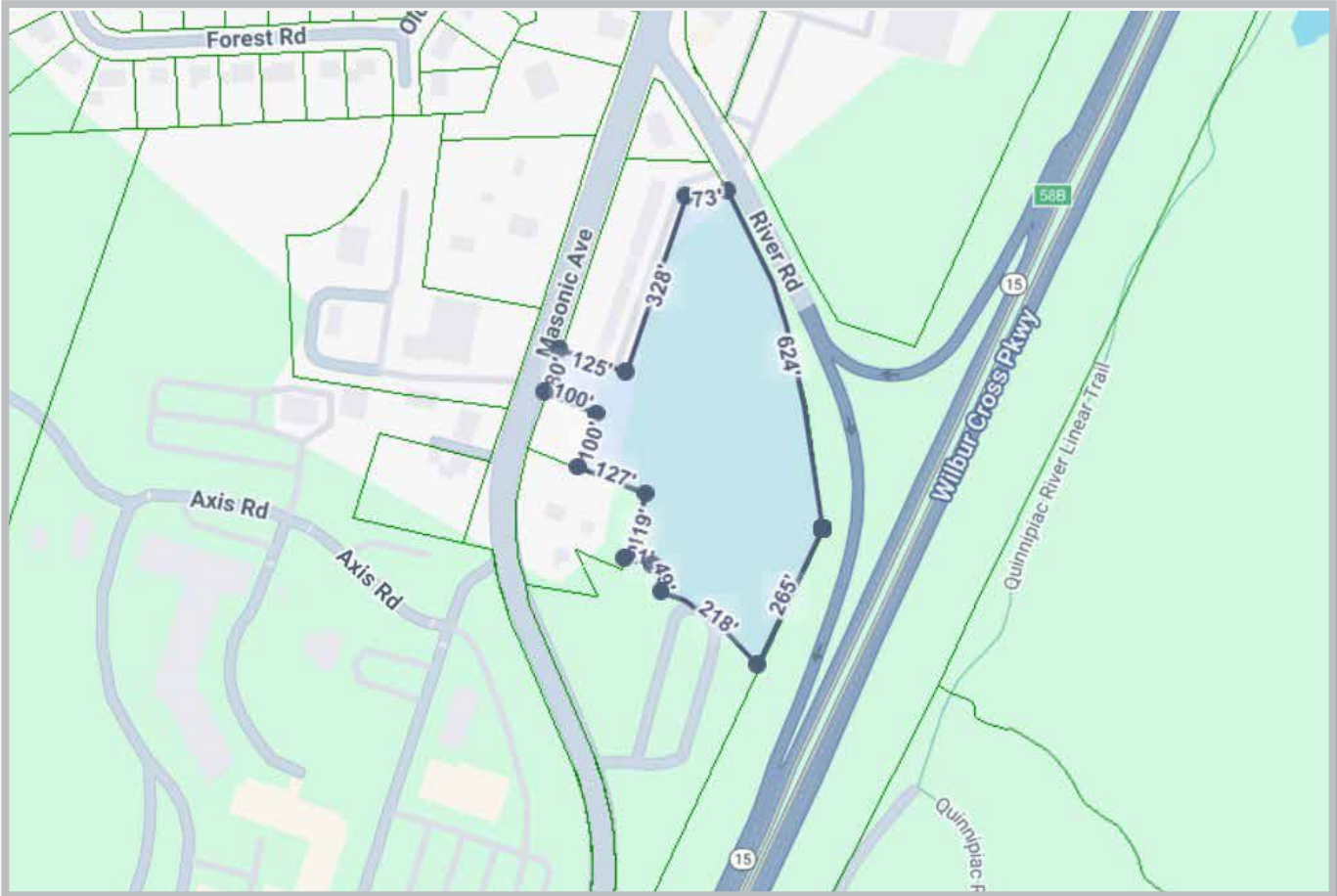
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PROPERTY DESCRIPTION

Commercial Zoned Vacant Land – 4.94 +/- Acres

This 4.94 +/- acre parcel of commercially zoned vacant land offers a strong development opportunity with existing utilities available at the frontage, including city water, sewer, and natural gas. The property benefits from excellent visibility from the Merritt Parkway, providing regional exposure and accessibility.

Please note that there are wetlands associated with the parcel. Prospective buyers are encouraged to perform their own due diligence regarding permitted uses, environmental considerations, and development feasibility.

This site is well-suited for a variety of commercial uses, subject to approvals.

