

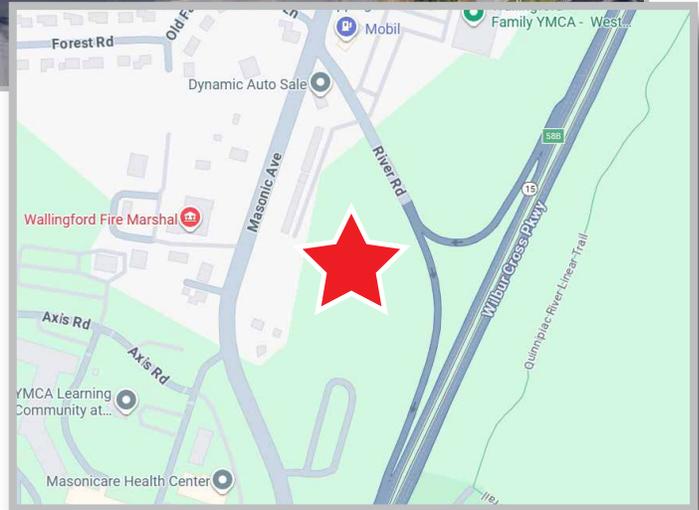
FOR SALE: COMMERCIAL LAND

4.94 +/- ACRE LOT

90 Masonic Avenue, Wallingford



COLONIAL PROPERTIES



PROPERTY INFORMATION

Purchase Price: \$299,000
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.



200 Boston Post Road, Orange, CT 06477



www.colprop.com



Fred A. Messoro
Sr. Vice President

c: 203-988-6298 w: 203-795-8060

fred@colprop.com



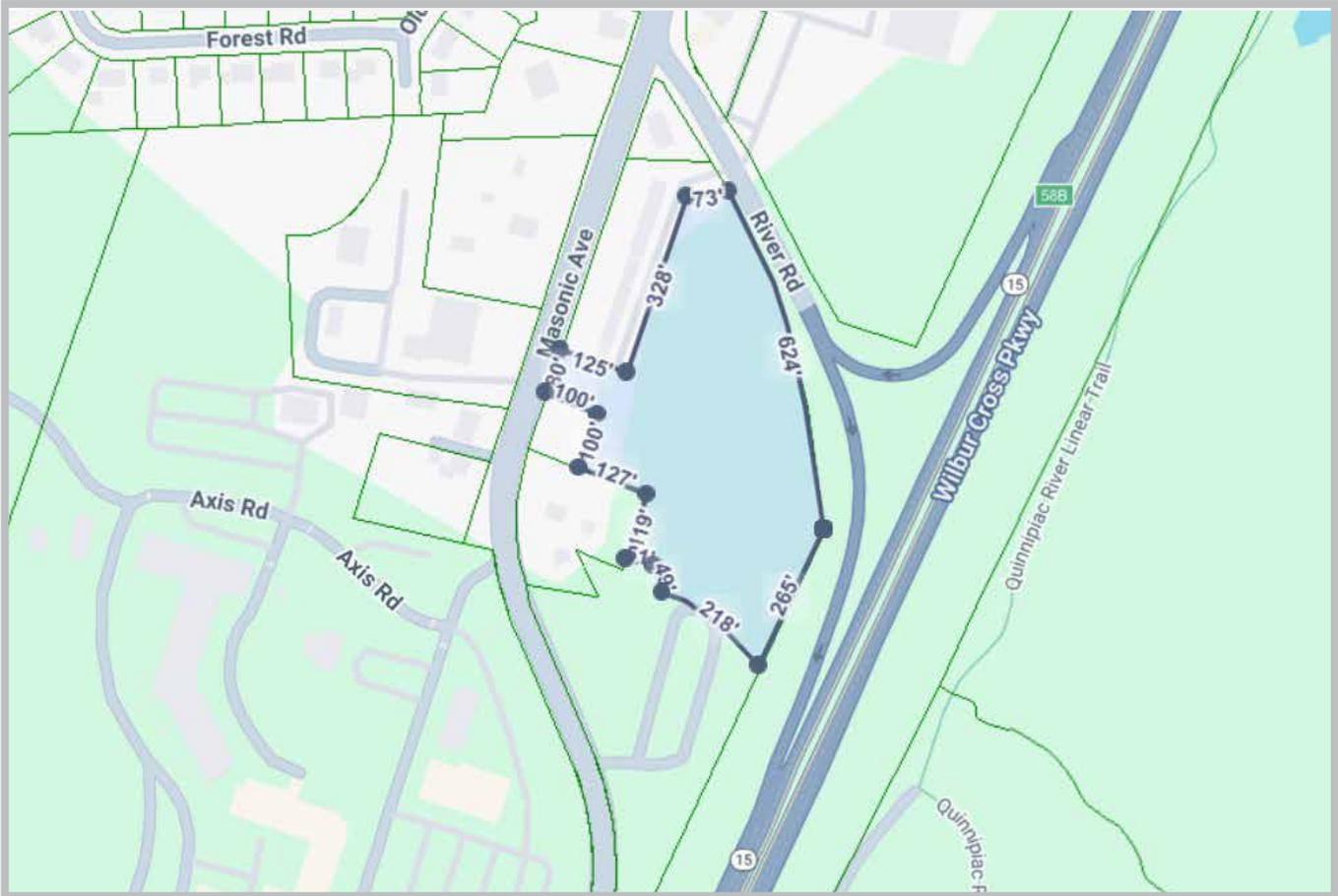
FOR SALE: COMMERCIAL LAND

4.94 +/- ACRE LOT

90 Masonic Avenue, Wallingford



COLONIAL PROPERTIES



PROPERTY DESCRIPTION

Commercial Zoned Vacant Land – 4.94 +/- Acres

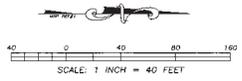
This 4.94 +/- acre parcel of commercially zoned vacant land offers a strong development opportunity with existing utilities available at the frontage, including city water, sewer, and natural gas. The property benefits from excellent visibility from the Merritt Parkway, providing regional exposure and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

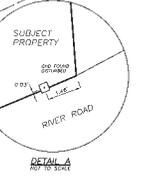
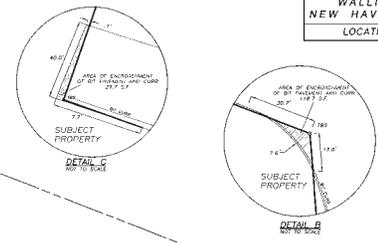
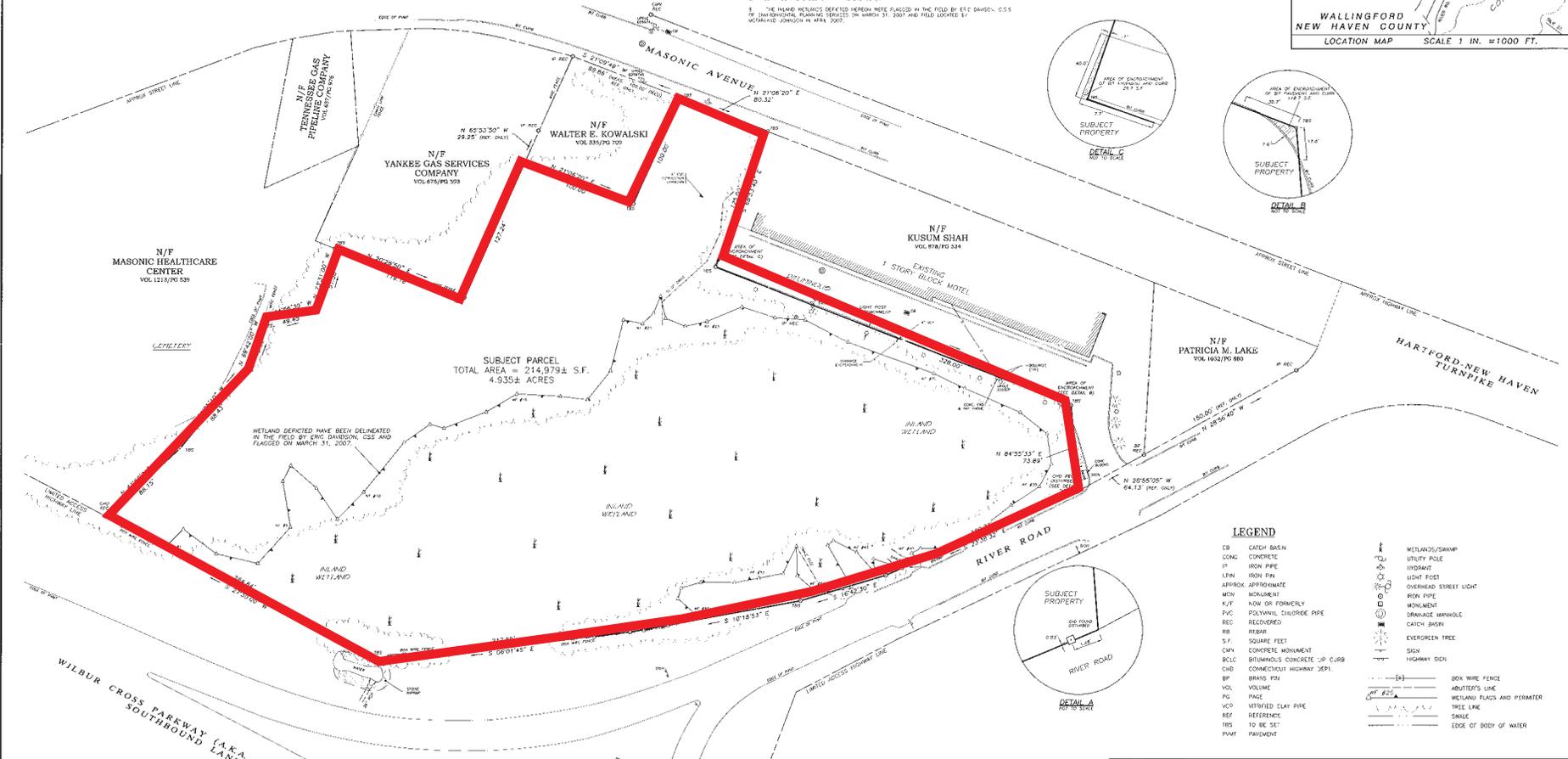
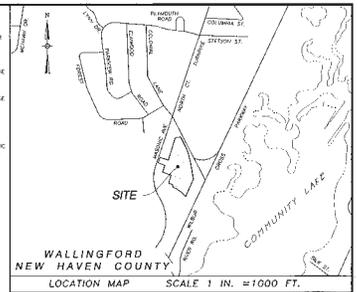
SURVEY- 4.92 +/- ACRE LOT

90 Masonic Avenue, Wallingford



- SUBJECTS:**
1. THIS MAP HAS BEEN PREPARED FROM AND TO THE BEST OF MY BELIEF AND KNOWLEDGE IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING AS SET FORTH IN THE STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING, VOL. 10, 10TH EDITION, 2011, ASADO, INC. ON SEPTEMBER 24, 1994.
 2. I, A PROFESSIONAL SURVEYOR, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING AS SET FORTH IN THE STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING, VOL. 10, 10TH EDITION, 2011, ASADO, INC. ON SEPTEMBER 24, 1994.
 3. THE TITLE OF SURVEY IS SUBJECT TO A FUTURE SURVEY AND IS SUBJECT TO THE USABLE RECORDS OF THE STATE OF CONNECTICUT AS WELL AS THE RECORDS OF THE PROPERTY AS REFERRED TO IN THE BOUNDARIES 5-COMM HEREON.
 4. BOUNDARY DETERMINATION/ADJUSTMENT IS BASED UPON A REPRESENTATIVE SAMPLE OF THE SOURCE OF INFORMATION, USED TO DEVELOP PROVISIONAL DATA AS PRESENTED ON THIS MAP.
 5. FIELD WORK WAS CONDUCTED ON 04/18/2023.
 6. THE INLAND WETLANDS DEPICTED HEREON WERE FLAGGED IN THE FIELD BY ERIC DANSON, R.S.S. OF ENVIRONMENTAL PLANNING SERVICES, INC. ON MARCH 31, 2007 AND FLAGGED BY WALTER E. KOWALSKI IN APRIL 2023.
 7. PROPERTY IS OWNED BY THE UNIVERSITY OF NEW HAVEN, INC. 1000 SOUTH COLLEGE AVENUE, NEW HAVEN, CT 06511-2001.
 8. LOT AREA 214.9791 ± ACRES.
 9. PROPERTY IS LOCATED IN ZONING CA-17.
 10. BEARINGS ARE BASED ON MAP REFERENCE #1.
 11. THE INLAND WETLANDS DEPICTED HEREON WERE FLAGGED IN THE FIELD BY ERIC DANSON, R.S.S. OF ENVIRONMENTAL PLANNING SERVICES, INC. ON MARCH 31, 2007 AND FLAGGED BY WALTER E. KOWALSKI IN APRIL 2023.

- MAP REFERENCES:**
1. PLAN DATED SEPTEMBER 14, 2011 - 1/4 AC. PROPERTY OF WOLCOTE REALTY CORP. - CORNER LOT TO MASONIC AVE. - WALLINGFORD, CT. - SCALE 1"=40'. DATED MARCH 15, 1958. PREPARED BY G.L. RYAN, CIVIL ENGINEER - WALLINGFORD, CT. - SHEET 1 OF 2.
 2. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP - TOWN OF WALLINGFORD - WILBUR CROSS PARKWAY - HIGHWAY STREET INTERSECTION TO STEVEN STREET - NUMBER 148-150E - SHEET 1 OF 2 - SCALE 1"=100' - ORDER# 2-00.
 3. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP - TOWN OF WALLINGFORD - WILBUR CROSS PARKWAY - FROM SHANNON STREET INTERSECTION TO STEVEN STREET - NUMBER 148-150E - SHEET 2 OF 2 - SCALE 1"=100' - ORDER# 2-00.
 4. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP - TOWN OF WALLINGFORD - WILBUR CROSS PARKWAY - FROM SHANNON STREET INTERSECTION TO STEVEN STREET - NUMBER 148-150E - SHEET 1 OF 2 - SCALE 1"=100' - ORDER# 2-00.
 5. PROPERTY INTEREST - PROPERTY OF THE MASSACHUSETTS FOUNDATION OF CONNECTICUT - MASSACHUSETTS FOUNDATION - WALLINGFORD, CONNECTICUT - SCALE 1"=40' - DATED AUGUST 8, 1998. PREPARED BY JOSEPH STEPHEN ASSOCIATES, INC. ENGINEER PROFESSIONAL LAND SURVEYOR - HAVEN, CONNECTICUT - PREPARED BY THE WALLINGFORD PLANNING & ZONING, AUG. 8, 1998.
 6. WETLAND SURVEY ENGINEERING, INC. - WALLINGFORD, CT. - SCALE 1"=200' - DATED MARCH 11, 2007. PREPARED BY WALTER E. KOWALSKI, REGISTERED PROFESSIONAL LAND SURVEYOR, NEW HAVEN, CT. - RECEIVED BY TOWN OF WALLINGFORD ENGINEERING DEPT. APRIL 11, 2007.
 7. BOUNDARY SURVEY - PROPERTY OF YANKEE GAS SERVICES COMPANY - 970 MASONIC AVENUE - WALLINGFORD, CONNECTICUT - SHEET 1 OF 2 - SCALE 1"=200' - PREPARED BY WALTER E. KOWALSKI, REGISTERED PROFESSIONAL LAND SURVEYOR - RECEIVED BY THE TOWN OF WALLINGFORD ENGINEERING DEPT. APRIL 11, 2007.



LEGEND

CB	CATCH BASIN	W	WETLAND/SWAMP
CONC	CONCRETE	UT	UTILITY POLE
IP	IRON PIPE	HYD	HYDRANT
LEIN	IRON PIPE	LF	LIGHT POST
APPROX	APPROXIMATE	OSFL	OVERHEAD STREET LIGHT
MON	MONUMENT	RP	IRON PIPE
K/F	KNOW OR FORMERLY	M	MONUMENT
PVC	POLYVINYL CHLORIDE PIPE	SM	SMOKE MANHOLE
REC	RECOVERED	CB	CATCH BASIN
RR	REBAR	ET	EVERGREEN TREE
S.F.	SQUARE FEET	SI	SIGN
CMY	CONCRETE MONUMENT	HS	HIGHWAY SIGN
BCC	BIRMINGHAM CONCRETE CP CURB		
CHD	CONNECTICUT HIGHWAY DEPT.		
BP	BRASS PIVOT		
VOL	VOLUME		
PIG	PIG		
VCD	VITRIFIED CLAY PIPE		
REF	REFERENCE		
TRIS	TO BE SET		
PIWT	PIVOT		
		W	WETLAND/SWAMP
		UT	UTILITY POLE
		HYD	HYDRANT
		LF	LIGHT POST
		OSFL	OVERHEAD STREET LIGHT
		RP	IRON PIPE
		M	MONUMENT
		SM	SMOKE MANHOLE
		CB	CATCH BASIN
		ET	EVERGREEN TREE
		SI	SIGN
		HS	HIGHWAY SIGN
			BOX WIRE FENCE
			ADJUTER'S LINE
			WETLAND FLAG AND PERMITTER
			TREE LINE
			SCALE
			EDGE OF BODY OF WATER

PROJECT DATA

DATE OF WORK	04/18/2023
DRAWN BY	W.E.K.
CHECKED BY	W.E.K.
DATE	04/24/2023

DATE: 04/24/2023
 THIS SURVEY IS NOT VALID UNLESS IT CONTAINS THE SIGNATURE AND EXHIBIT AND EXHIBIT NUMBER OF THE SURVEYOR. SUBSEQUENT REVISIONS TO THIS PLAN MUST BE MADE BY THE SURVEYOR AND MUST BE APPROVED BY THE SURVEYOR.

To my knowledge and belief, this map is substantially correct as noted herein.
 WALTER E. KOWALSKI, P.E. #70181
 27 April 2023
 Date

BOUNDARY SURVEY OF #90 MASONIC AVE., WALLINGFORD, CT.

PREPARED FOR THE UNIVERSITY OF NEW HAVEN

REV	DATE	DESCRIPTION	BY

McFarland-Johnson, Inc.
 CONCORD CENTER: 10 FERRY STREET, SUITE 210, CONCORD, CT 03003
 P: 802.229.2978 FAX: 802.229.0265

DATE: APRIL 24, 2023

1 of 1