



**22 Nott Highway, Ashford, CT**  
 MLS#: [24042302](#) DOM: **9**  
 Status: **Active** Last Update: **08/27/24**  
**Commercial Land For Sale**

List Price: **\$269,900**  
 Orig. List Price: **\$269,900**

**School Information**

Elem:	Interm:	Middle:	High:
Estimated heated above grade Sq.Ft. is ; total			
Property Tax: <b>\$5,513</b>	Assessed Value: <b>\$160,440</b>	Mil Rate: <b>34.36</b>	

Potential Short Sale: **No**

**Lot & Land Information**

Location:	<b>Highway Access, Suburban, Park</b>	Fronts On:	<b>Interstate Highway, State Road, Paved Road</b>	
Lot Description:	<b>Corner Lot, Lightly Wooded</b>			
Road Frontage:	<b>1,351</b>	# of Lots:	<b>1</b>	Subdividable: <b>Yes</b>
Acres:	<b>18.89 (Public Records)</b>	Zoning:	<b>C</b>	
Utilities Available:	<b>Electric Available, Phone Available, Cable Available</b>			
Water Service:	<b>Public Water In Street</b>	Sewer Service:	<b>Septic Required</b>	
Annual Sewer Fee:		Sewer Assessment Info:		
Septic Plan Avail:	<b>No</b>	Septic Plan Approved:	<b>No</b>	
Easements:				
Documents Avail:	<b>Legal Description, Plot Plan/Survey</b>			
Improvements:	<b>None</b>			
Waterfront Feat:	<b>Not Direct Waterfront - Not Applicable</b>			
Nearby Amenities:				

**Home Owners Association Information**

Home Owner's Association:	Association Fee:	Fee Payable:
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**Public Remarks**

**INTRODUCING AN EXCEPTIONAL COMMERCIAL LAND OPPORTUNITY SPANNING 18.89 ACRES AT THE PRIME INTERSECTION OF ROUTE 44 AND ROUTE 74 IN ASHFORD CT. THIS CORNER LOT OFFERS A LUCRATIVE CANVAS FOR DIVERSE DEVELOPMENT VENTURES. SITUATED IN A HIGH-TRAFFIC AREA FREQUENTED BY A TREMENDOUS AMOUNT CARS AND TRUCKS DAILY, THE LOCATION BOASTS INCREDIBLE VISIBILITY AND ACCESSIBILITY, MAKING IT A STRATEGIC CHOICE FOR A RANGE OF BUSINESSES. THE 44 & 74 ROUTE SERVES 1000'S OF COMMUTERS JOURNEYING TO HARTFORD FROM WINDHAM COUNTY AND RHODE ISLAND DAILY. LOCATED ON ONE OF THE MAIN ROUTES TO UCONN, IT WILL ATTRACT DAY COMMUTERS AND FACULTY AS WELL. THIS COMMERCIAL LOT PRESENTS A UNIQUE CHANCE TO CATER TO A DYNAMIC AND BUSTLING DEMOGRAPHIC. THE POSSIBILITIES FOR DEVELOPMENT ARE VAST, INCLUDING BUT NOT LIMITED TO RESTAURANTS, RETAIL SHOPS, STRIP MALLS, STORAGE FACILITIES, DAYCARE, FITNESS CENTERS AND GROCERY STORES...TOO MANY POSSIBILITIES TO LIST, CHECK OUT THIS LINK FOR A MORE DETAILED LIST <https://ecode360.com/36347759> . SPECIAL PERMITS ARE ALSO POSSIBLE. 8-10 MIN TO I84. DON'T MISS THIS OPPORTUNITY TO ESTABLISH A THRIVING BUSINESS IN THIS STRATEGICALLY POSITIONED AND HIGH-POTENTIAL COMMERCIAL DISTRICT.**

**Marketing History**

Date Listed: <b>08/27/24</b>	Possession Available: <b>Negotiable</b>
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