



ACADEMIC
co-REALTY SERVICES

Route 5 Land

Enfield, Connecticut

Development Site for Sale

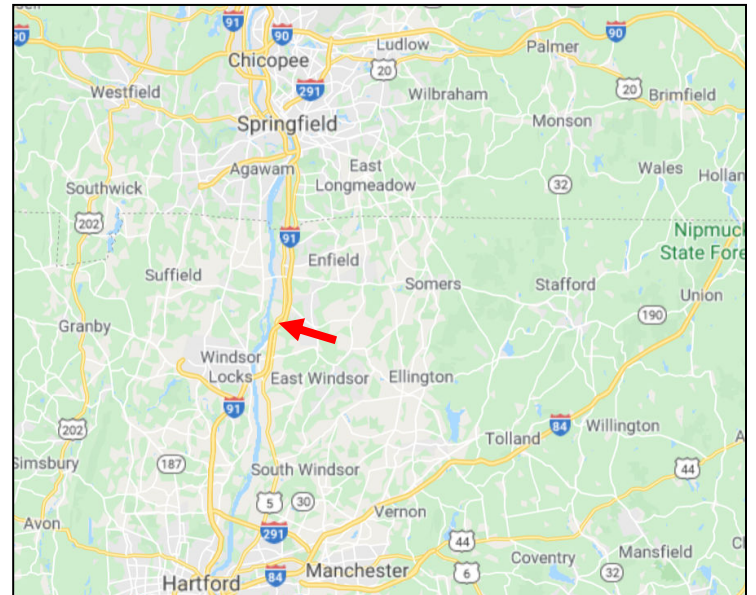
34 acres

Ask Price: \$995,000.00



Route 5 Land

Academic co-Realty Services is pleased to present a prime development opportunity in Enfield. Located on King Street (Route 5), 34 acres of vacant land is available, mostly consisting of open farmed acreage in the King Street / Enfield Street Design Overlay District. The property has enough acreage to accomplish a multi-family development, with all utilities available. Signalized light and a full access interchange of Interstate 91 are within one-quarter mile of the property to the south. The property is located in close proximity to Bright Beginnings Childcare, Healthtrax Fitness, Enfield Inn, and Kings Island Boat Launch. Zoning for the parcel is R-44, allowing for market rate and elderly housing at 16 units per acre, or assisted living at 8 units per acre – 100-unit continuing care community also allowed. With nearly 1,400 feet of frontage on King Street and backing on Interstate 91, the property features great visibility with an average daily traffic count of over 12,000 on King Street.



For more information, contact:

Gregory F. Walwer, Ph.D
Real Estate Broker licensed in CT & NY
Cell Phone: (203) 623-4600
Email: acsinfo@yahoo.com

