



THE
WASHINGTON
AGENCY
COMMERCIAL
DIVISION

4 WELLS ROAD

CT Development Site

4 Wells Road East Windsor, CT 06016
FOR SALE

The Washington Agency
REAL ESTATE

Executive Summary

The Washington Agency Commercial Division has been exclusively retained to market the development site at 4 Wells Road. The property boasts a corner lot location with great visibility. B-3 zoning allows for many business related commercial uses. Existing plans with planning and zoning and inland wetlands approvals from 2021 for a 5,095 SF medical building. Other warehouse uses have previously been approved up to 10,000 SF. The site has frontage on North Rd (CT Route 140) with over 13,000 cars per day and has great potential for development.



ADDRESS

4 Wells Road
East Windsor, CT 06016



USAGE

Type: Vacant Development
Land: 2.01 Acres
ZONING: B-3



VEHICLE PER DAY

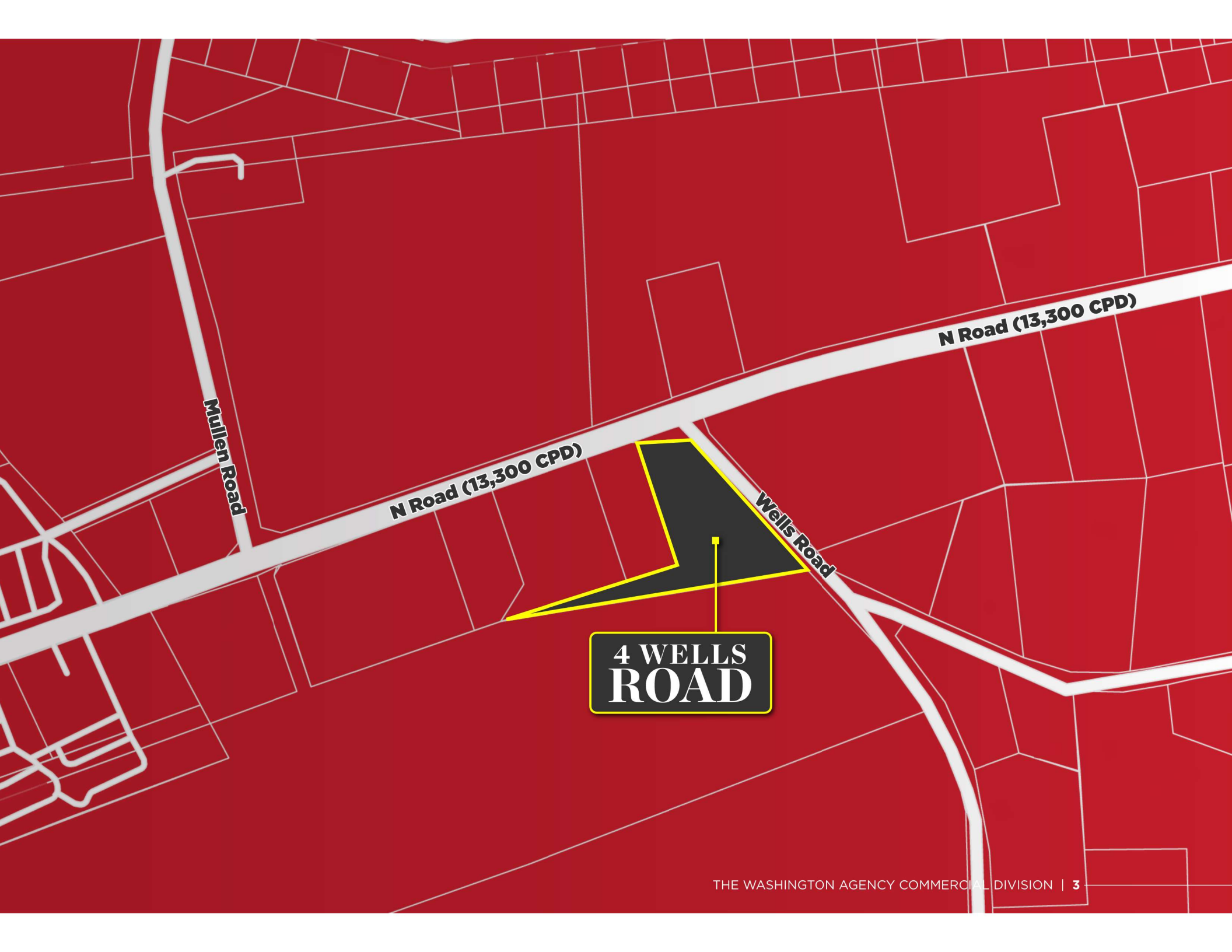
13,300 Cars Per Day



PRICE

\$325,000





Mullen Road

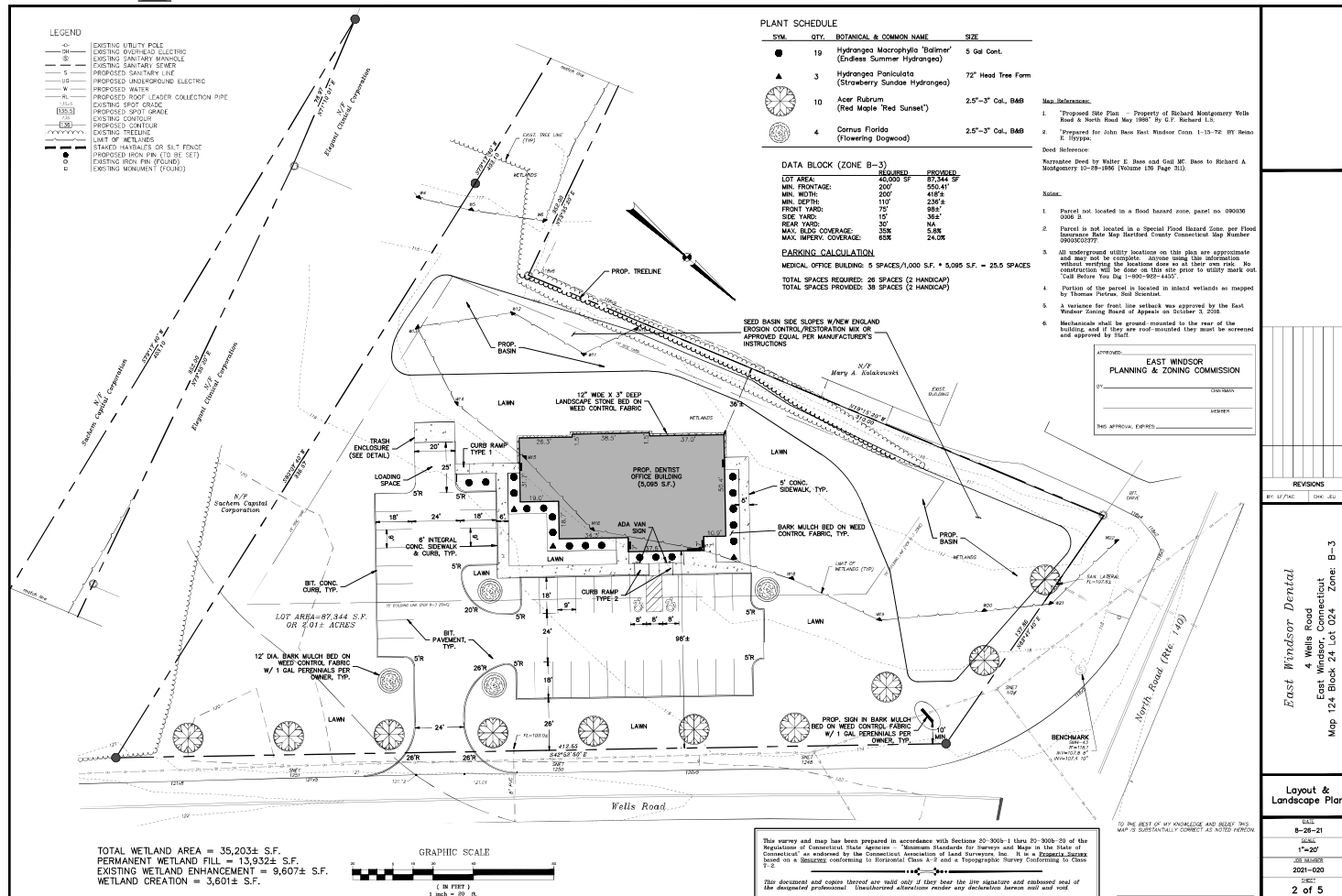
N Road (13,300 CPD)

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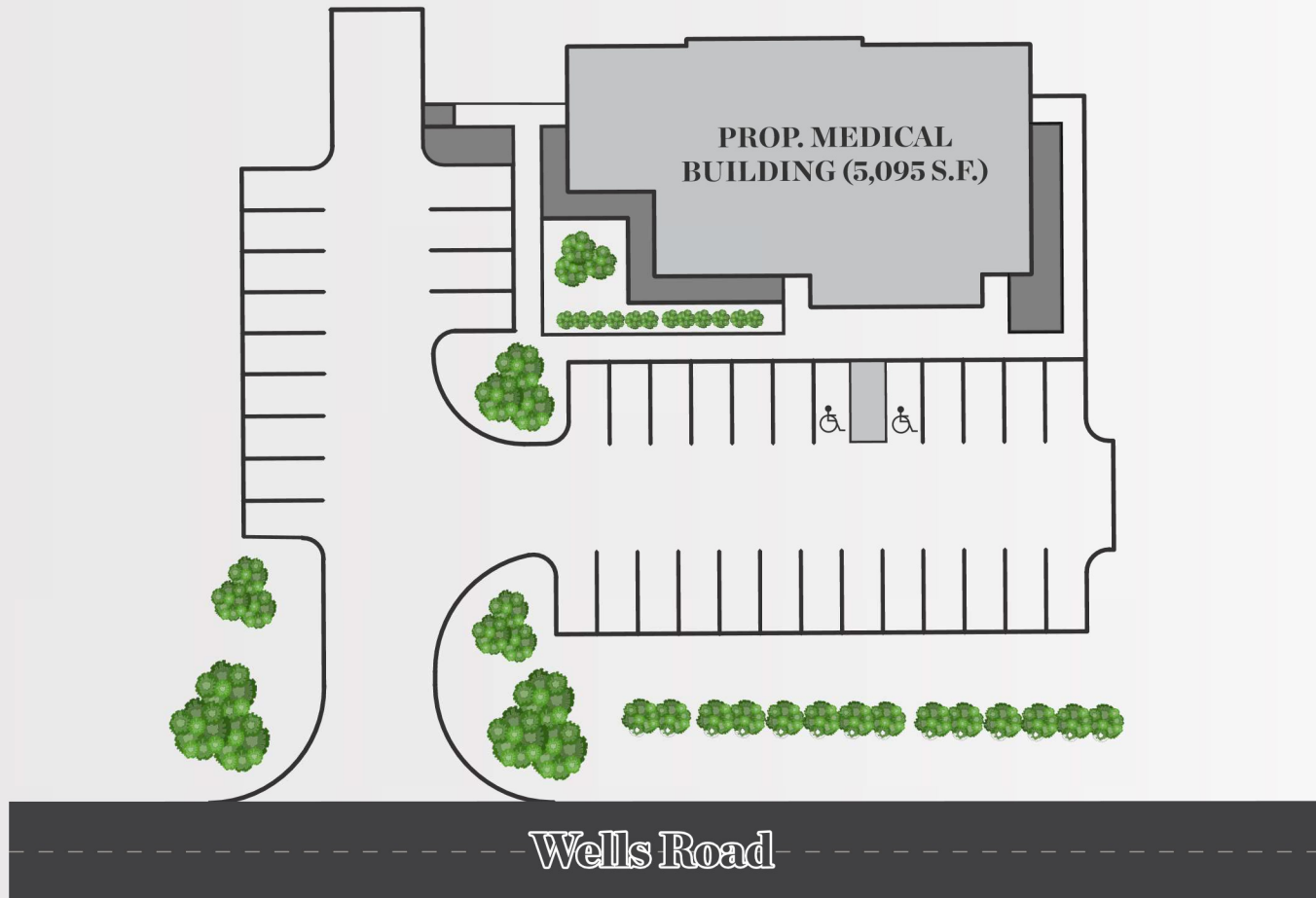
Wells Road

**4 WELLS
ROAD**

Proposed Site Plan



Proposed Site Layout



Location Overview



THE
WASHINGTON
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DIVISION

At

The Washington Agency
REAL ESTATE

182 Birge Park Road, Unit 1 - Harwinton, CT 06791
860-482-7044 - www.thewashingtonagency.com

Wells Rd

THE WASHINGTON AGENCY COMMERCIAL DIVISION

EXCLUSIVELY PRESENTED BY:

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Disclaimer: While the information contained within this offering memorandum has been obtained from sources deemed to be reliable, The Washington Agency and the Owner make no guarantee as to its accuracy or completeness in regards to the written or oral communication transmitted to the prospective purchaser or lessee. Many documents have been referenced in summary form and do not constitute a full review of the documents. As well, all financial projections and conclusions have been developed based on assumptions and conclusions at the time of evaluation. All materials contained herein, including pricing are subject to change without notice. All materials are to be treated as confidential and intended for the addressed party only.