

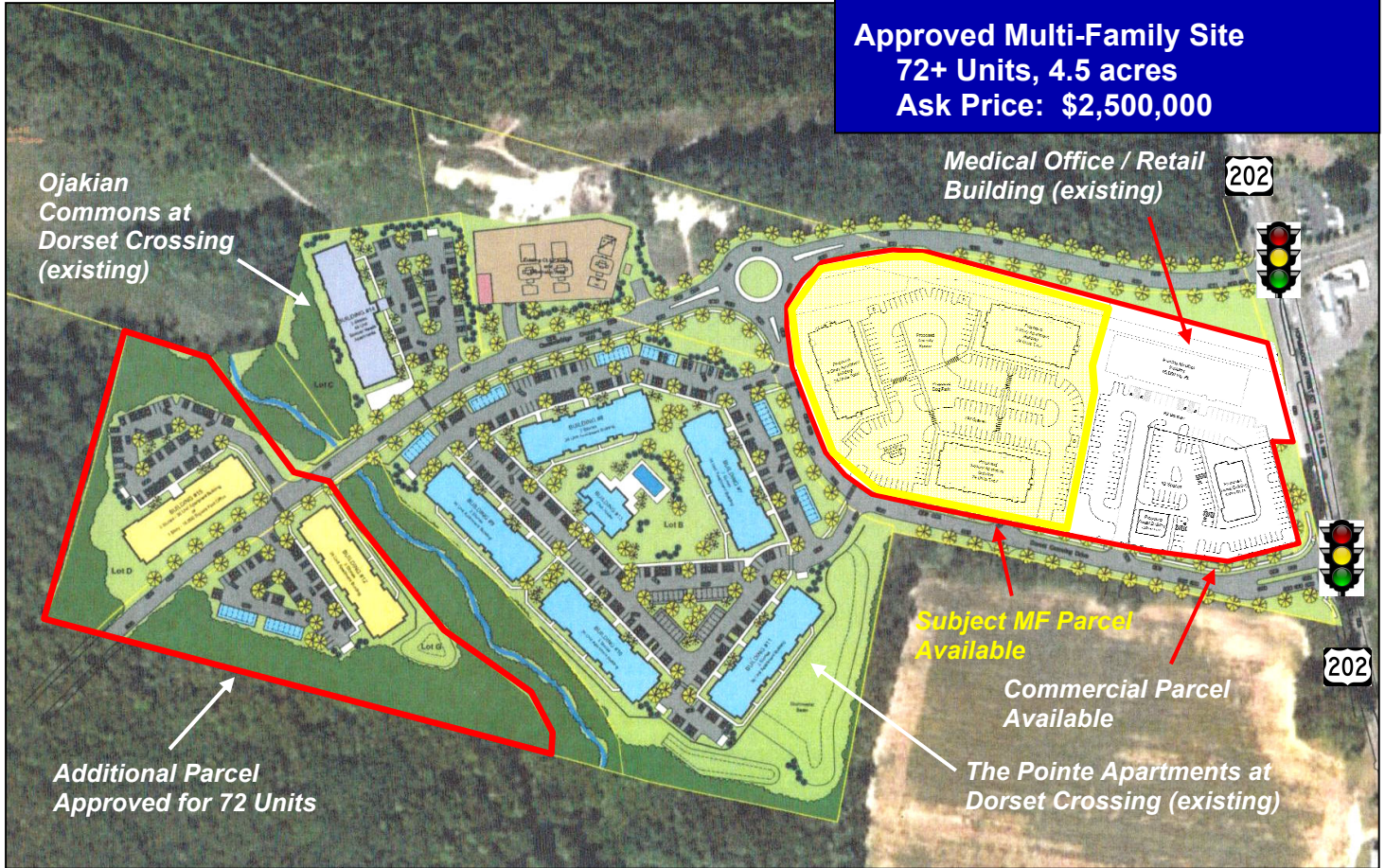
Dorset Crossing Land

Simsbury, Connecticut

Approved Multi-Family Site

72+ Units, 4.5 acres

Ask Price: \$2,500,000



Dorset Crossing Land

Academic co-Realty Services presents a prime development opportunity in Simsbury. 4.5 acres of the Dorset Crossing master planned complex is approved for 72 multi-family units, including 64 market rate units and 8 affordable units based on area median income. *The Pointe at Dorset Crossing* with 168 units is a successful existing apartment complex with low vacancy rates, and has been sold twice since 2017. An additional 72 units to the rear of *The Pointe* are also recently approved under separate ownership. An existing medical office / retail building of about 15,000 square feet is adjacent to the site and also available for sale or lease, and another available one-acre lot to the southeast would be ideal for a bank, restaurant, or other commercial enterprise. The site has great visibility from Route 202, where there is a signalized entrance into the complex. The land is level with very well drained soils. Daily traffic count is about 12,000, and all utilities are available. The site is just 15 minutes from Bradley International Airport, and 25 minutes from downtown Hartford.



For more information, contact:

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

