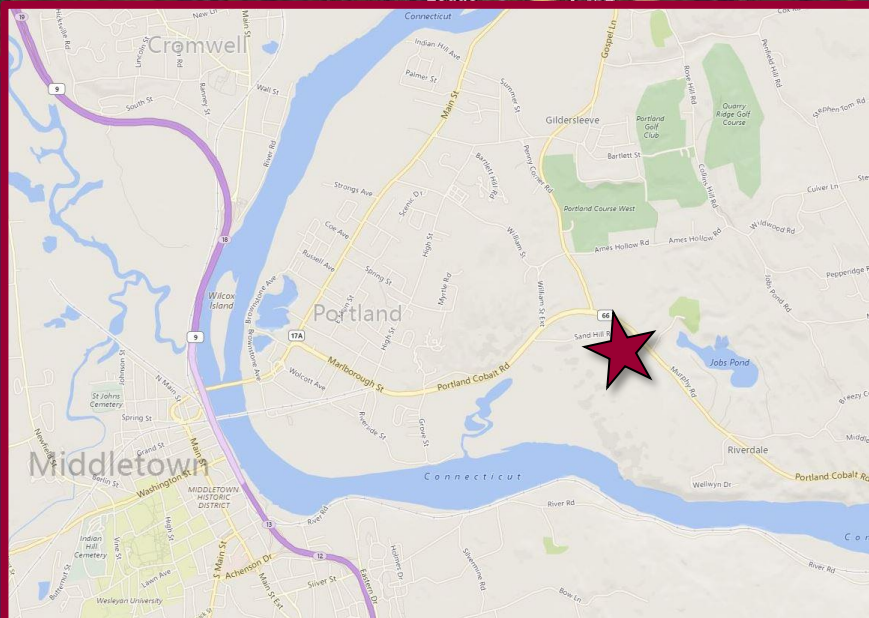


# DEVELOPMENT OPPORTUNITY 1.5± ACRES FOR SALE OR LAND LEASE

1113 Portland Cobalt Road, Portland, CT 06480

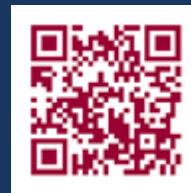
Development Opportunity  
1.5± Acres  
For Sale or Land Lease



For more information contact:

## Call for Details

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



**Jay Morris**

860-721-0033

[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)

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# DEVELOPMENT OPPORTUNITY – 1.5± ACRES

1113 Portland Cobalt Road, Portland, CT 06480

## SITE:

TOTAL SITE AREA: 1.5± acres  
MAP ID#: 023-0008-1  
NUMBER OF LOTS: 1  
ZONING: B2  
  
HIGHWAY ACCESS: Route 9  
RESTRICTION/EASMENTS: TBD  
FRONTAGE: 297' on Portland-Cobalt Road  
DEPTH: 135'  
SITE PLAN APPROVAL: No  
SITE IMPROVEMENTS: No  
TOPOGRAPHY: Sloping  
POTENTIAL SITE LAYOUTS: TBD

## ABUTTING LAND:

FOR SALE: (Y/N) No

## UTILITIES:

SEWER: Available  
WATER: Available  
GAS: Available  
ELECTRICITY: Available

## TAXES:

ASSESSMENT: \$84,000  
MILL RATE: 32.51  
TAXES: \$2,730.84

**TRAFFIC COUNT:** 15,340 ADT

## COMMENTS:

Perfect spot for development

## DIRECTIONS:

Route 9 South, Exit 16, bear right onto St John's Square, turn Right onto Main Street (CT-17A), bear right onto Marlborough Street (CT-66E / CT-17N), Marlborough St turns into Portland-Cobalt Road.



**FOR SALE  
OR  
LAND LEASE**

## Property Highlights

- 1.5± acres available
- Zone: B2
- Traffic: 15,340 ADT
- 3.5± miles to Route 9
- Many area amenities
  - Shopping
  - Banking
  - Dining

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