



Colliers

Sale price
\$950,000

125 & 135 Hazard Avenue Enfield, CT 06082

±35 acres for sale in Enfield, CT
Approved for two medical buildings

Features

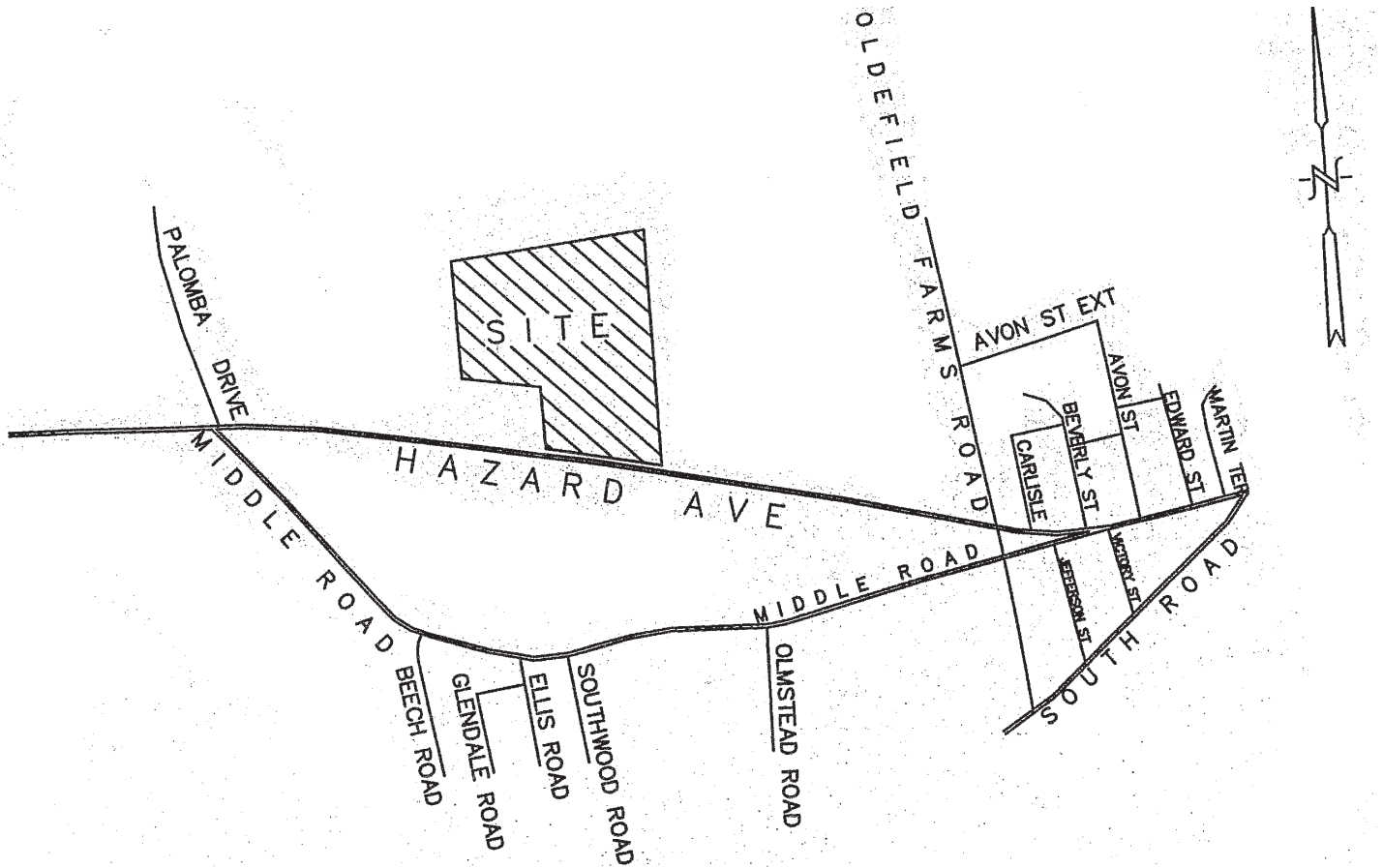
- Two lots totaling ±35 acres
- BP zoned
- Approved for two medical buildings of 20,000 sf & 15,000 sf
- Possible third development

Nicholas Morizio, CRE, SIOR
860 616 4022
nicholas.morizio@colliers.com

864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521 Main

colliers.com/hartford

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



Parking Calculations - Lot 1

BUILDING #1 (one story building slab on grade)
 Gross Area: 19,952 SF
 Building Use: Professional Offices
 Parking Spaces Required: $19,952 \text{ SF} \times 1 \text{ space}/1,000 \text{ SF}$
 20 spaces (including 4 handicapped)
 Parking Spaces Provided: 109

Parking Calculations - Lot 2

BUILDING #2 (two story building slab on grade; no basement)
 Gross Area: 15,168 SF
 Building Use: Professional Offices
 Parking Spaces Required: $15,168 \text{ SF} \times 1 \text{ space}/1,000 \text{ SF}$
 15 spaces
 Parking Spaces Provided: 88 (including 4 handicapped)

Colliers

Contact:

Nicholas Morizio, CRE, SIOR
 860 616 4022
nicholas.morizio@colliers.com

864 Wethersfield Avenue
 Hartford, CT 06114
 860 616 4022 Direct
 860 249 6521 Main

colliers.com/hartford