

2035 SCOTT RD
CHESHIRE, CT 06410

OFFERED AT
\$1,195,000

COMMERCIAL FOR *Safe*



**80,000 SQ OF
GREENHOUSES**

**3 INDUSTRIAL
GRADE COOLERS**

IRRIGATION SYSTEM

**ALL EQUIPMENT
INCLUDED**

MIXED USE PROPERTY

**Incredible commerical
and residential property
located on 4.45 acres in
Cheshire, CT .**

**INCOME PRODUCING
OPPORTUNITY**



MARIA CONVERTITO

**424 Main St
Watertown, CT
06795**





Unlock the potential of this Commercial Features:

- 80,000 sq. ft. of Greenhouse Space – Over 12 greenhouses, including twelve 1/2-acre gutter-connected houses with individual rolling benches/tables.
- Modern Agricultural Equipment Included – Bale buster, three automatic transplanters, flat filler, and more.
- Multiple Outbuildings:
 - Barn w/ Office Space – Features 3-room office suite, kitchen, and 2 baths – ideal for administration or potential rental.
 - 40' x 60' Barn – Currently rented month-to-month to a florist for \$2,000/month, with three coolers included.
 - Additional Storage Barn & Greenhouse
- Vehicles Included: 20-ft truck, 24-ft truck, and tractor trailer with two storage trailers – all part of the sale.



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REAL ESTATE

by David Aurigemma



Residential Features:

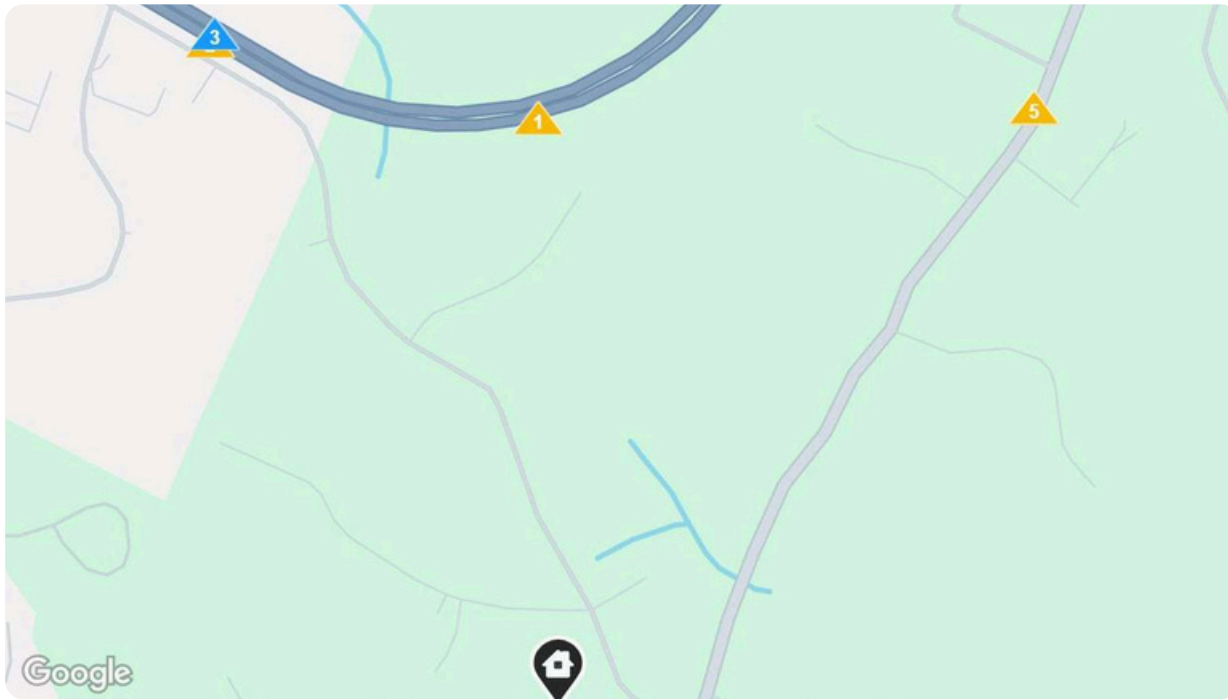
- 2,118 sq. ft. Ranch-Style Home – 3 bedrooms, 2.5 baths
- Spacious Living – Features 2 kitchens, oversized pantry, formal dining room, and large basement storage room.
- Comfort & Style – Central air, 2-car garage, fireplaces upstairs and down, new roof and siding in 2025.
- Outdoor Oasis – Inground pool with slide, stonework, gazebo – perfect for relaxing or entertaining.



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Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 3,892

I 84

2024 Est. daily traffic counts

Cross: Plank Rd
Cross Dir: SW
Distance: 0.25 miles

Historical counts

Year	▲	Count	Type
2022	▲	3,901	AADT

▲ 3,887

I 84

2024 Est. daily traffic counts

Cross: Progress Ln
Cross Dir: W
Distance: 0.11 miles

Historical counts

Year	▲	Count	Type
2022	▲	3,901	AADT

▲ 87,602

I- 84

2024 Est. daily traffic counts

Cross: Austin Rd
Cross Dir: NW
Distance: 0.37 miles

Historical counts

Year	▲	Count	Type
2012	▲	93,400	ADT
2005	▲	84,700	ADT
2002	▲	90,800	ADT
2001	▲	87,500	ADT
1997	▲	86,000	AADT

▲ 4,512

Summit Road

2024 Est. daily traffic counts

Cross: Farview Dr
Cross Dir: NE
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2018	▲	4,400	AADT

▲ 3,290

Summit Rd

2024 Est. daily traffic counts

Cross: Farview Dr
Cross Dir: NE
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2010	▲	3,100	ADT
1998	▲	2,400	ADT



MARIA CONVERTITO CONNECTICUT REAL ESTATE

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