



## Land For Sale – Development Site! Across From Walgreen's in Monroe 159 & 165 Purdy Hill Monroe, Ct.



- Possible Retail/55+ Residential Development Site
- Possible total of 4.332 acres on 2 Contiguous Parcels
- Great visibility location across from Walgreen's
- Proximate to busy signalized intersection at corner of Purdy Hill Rd and Rte 111.
- Strong Traffic Count at intersection of 23,200+/- cars/day

159 & 165 Purdy Hill Road - For Sale \$1,200,000 or \$900,000 as is.  
3.132 Acre parcel. Zoned RF1.

Possible Adjacent Parcel - 365 Spring Hill Road – For Sale \$499,000  
1.2 Acre parcel. Zoned RC.

*The information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it*



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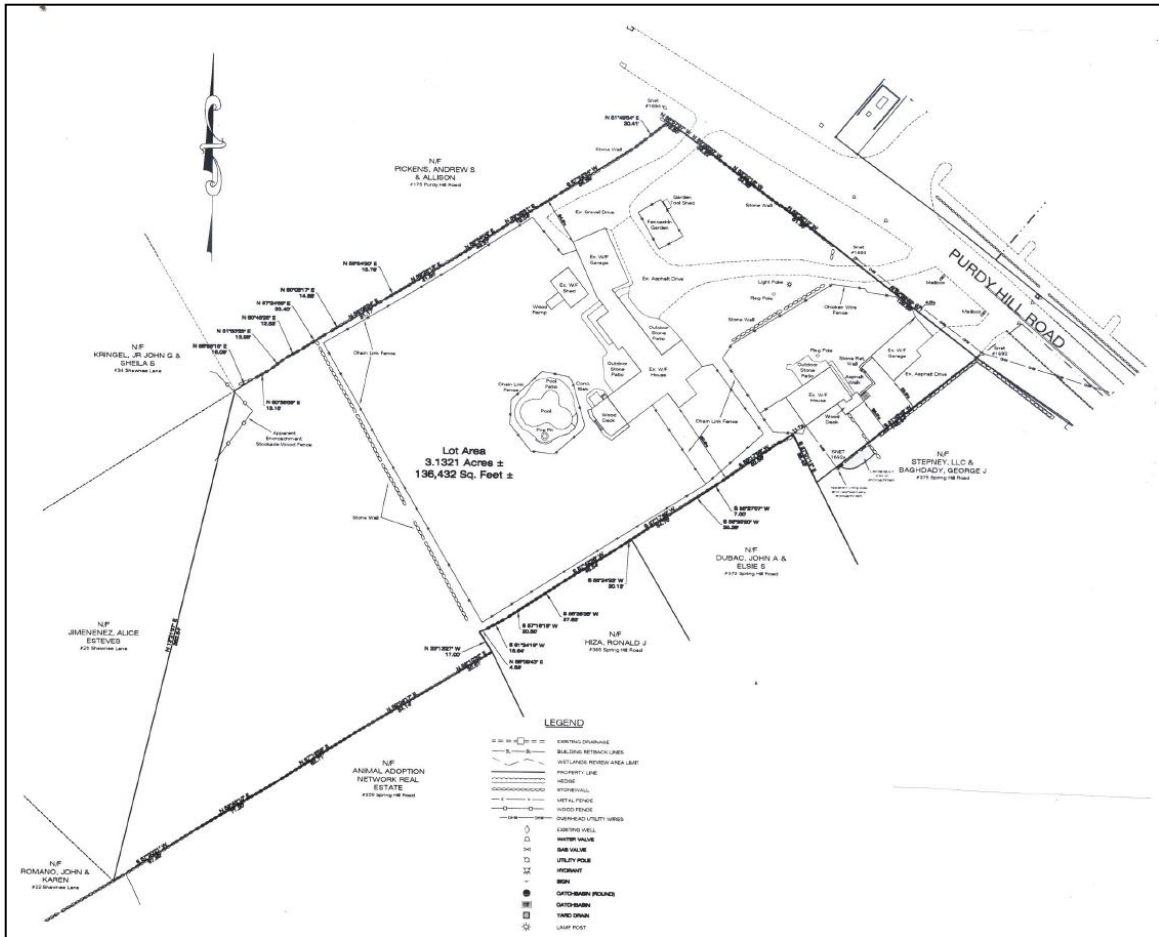


**Aerial View of Route 111/Monroe Turnpike  
Business Corridor and Route 25 Intersection**





## 159 & 165 Purdy Hill Road Survey Map



## 365 Spring Hill Road Survey Map

