

# Multi-family Property

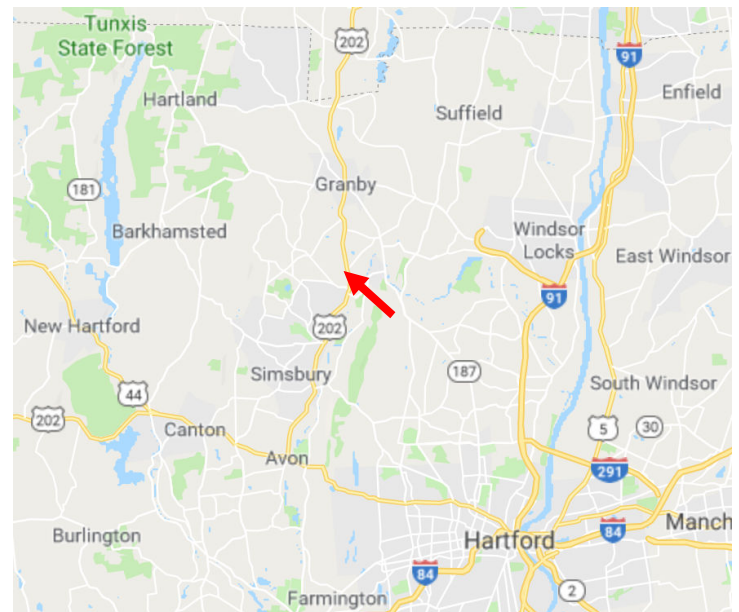
Simsbury, Connecticut

Development Site for Sale  
72 Approved Units  
Ask Price: \$2,500,000



## Crown Simsbury

Academic co-Realty Services presents *Crown Simsbury*, a prime development opportunity in Simsbury, Connecticut. Seven acres of the Dorset Crossing master planned complex are available and already approved for 72 market rate units of multi-family development. The site lies at the end of Casterbridge Crossing off Route 202, where there is a signalized entrance into the complex. A development road already leads to the wooded site across a stream, dominated by very well drained Merrimac and Hinckley sandy loam soils. The ask price of \$35,000 per unit does not include the cost of bringing utilities across Saxton Brook Bridge. 72 more units are also approved at the front of the complex, for a total of 144 units available for development. The Pointe at Dorset Crossing is an adjacent complex of 168 units, and is more than 95% occupied. The Pointe has sold twice over the last several years. 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:

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