
35.5 ACRES – FOR SALE

**OLIVER ROAD,
ENFIELD, CT
35.5 ACRES
\$1,242,500**

DIRECTIONS: I-91, Exit 46, north one mile to Oliver Road
DESCRIPTION: Lowest price on I-91, 35.5 acres, between Exits 46 and 47.
PRESENT USE: Vacant farmland
VISIBILITY: Over ¼ mile of eye level exposure on I-91.
POTENTIAL USES: One-acre subdivision to corporate headquarters, self-storage, warehouse, distribution, laboratory or office.

LAND: Area: Front: 1,500'	Lot(s): 1 Acre(s): 35.5 Depth:	UTILITIES: City Water: PubAv Electric: PubAv Gas: PubAv Telephone: PubAv Sewer: PubAv	COMMENTS: Generally level topography, wetlands can be computed in 50% land coverage, one-acre zoning. Public utilities available: water, sanitary, sewer, electricity, natural gas and telephone service. 1,400± feet along I-91 72 feet along Oliver Road
Zoning per town code: I-1 Land coverage permitted: 50% combined building and parking	CONDITION OF SITE: <input checked="" type="checkbox"/> Level <input type="checkbox"/> Sloping <input type="checkbox"/> Wet <input type="checkbox"/> Dry <input type="checkbox"/> Cleared <input type="checkbox"/> Wooded <input type="checkbox"/> Rocky <input type="checkbox"/> Other:	TRANSPORTATION: Bus Service: Dist.: Turnpike: I-91 Exit #: 46&47 Sidings: No	
Restrictions/Easements: Subject to title search	ASSESSMENT: Land: \$106,322 Bldg.: Total: \$106,322 Mills: 36.17 Taxes: \$3,845.67 Ratio: 70%	TRAFFIC: Date of Count: 24 Hr. Count: Source: US Hwy#: I-91 State Routes: # of Lanes: Speed Limit: TRAFFIC: Date of Count: <input type="checkbox"/> Two-way street, no median	

For additional information contact:
PAUL ROY (203) 281-3400, ext. 335

proy@hpearce.com

Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

Industrial & Commercial Division 393 State Street
North Haven, CT 06473
(203) 281-3400
FAX (203) 288-9645
Email: nohaven@hpearce.com

1845 Silas Deane Highway
Rocky Hill, CT 06067
(806) 721-8100
FAX (860) 257-8620
Email: rockyhill@hpearce.com

**H. Pearce
company**
REALTORS® 

www.hpearce.com