

## 207 Spring Hill Road MONROE, CT 06468



**PRICE REDUCTION: Industrial Land for Sale at \$429,000  
(\$100,000/Acre)**

**ORIGINAL LIST PRICE: \$536,250.00 (\$125,000/Acre)**

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer **207 Spring Hill Road in Monroe, CT**, for sale at \$429,000 (\$100,000/acre). This is a development opportunity with vacant land near Route 25 in Monroe, CT. 4.29 acres of land are available with conceptual plans for a 30,000 SF commercial development. The property is in an Industrial District 1 Zone which allows for flex, industrial or office use. Site plans for two buildings: a 10,000 SF one-story building with 77 parking spaces and a 20,000 SF two-story building with 43 parking spaces.

The property is near Home Depot, Edge Fitness and the Trefoil Industrial/Office Park. Abundant shopping nearby.

207 Spring Hill Road is less than one mile to Route 111 and Route 25, 8 miles to the Merritt Parkway, 11 miles to I-95, and 14 miles to I-84.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# 207 Spring Hill Road

MONROE, CT 06468

## Financial Information

<b>Sale Price:</b>	\$429,000 (\$100,000/Acre)
<b>Real Estate Taxes:</b>	\$6,410.28 (2021)

## The Site

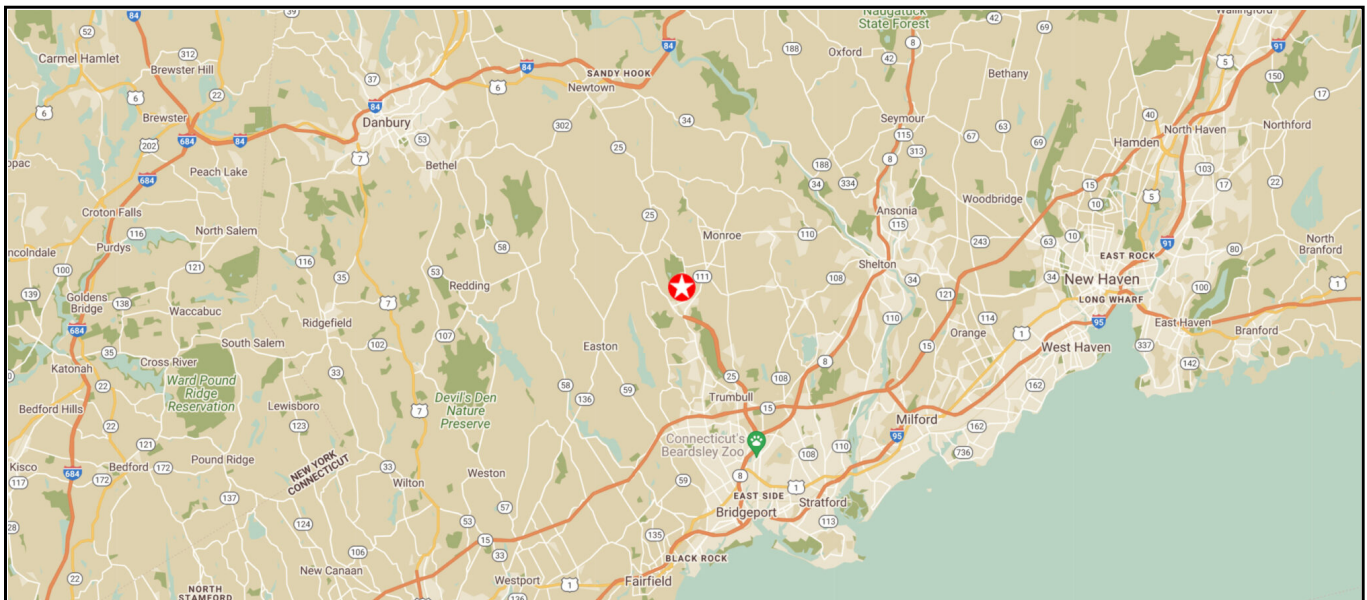
<b>Land:</b>	4.29 acres
<b>Zoning:</b>	Industrial District 1 (I1)

## Features

<b>Parking:</b>	120 Proposed spaces
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## Demographics

	3 Miles	5 Miles
<b>Population:</b>	27,319	71,418
<b>Median HH Income:</b>	\$122,300	\$119,027



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