



**54 & 60 NORTH MAIN STREET - BRANFORD \$495,000.00**

**A 3.3 ACRE COMMERCIAL ZONED LAND PARCEL**

**FOR SALE:** A 3.3 Acre parcel of land, zoned BL - A development site for numerous commercial uses and perhaps for apartments. Nearly 600 feet of US-1 frontage. Conveniently located .5 miles from I-95, Exit 54 as well as I-95, Exit 53, the new Aldi location and the shopping district. Zoning uses allowed include Bank Branch, Credit Union, Medical/Dental, Retail, take-out restaurant. A small, 1,400 SF garage building is included in this sale.

**Present Use:** Vacant Land

**Potential Use:** Retail, Office, Service Business, Apartments

**Directions:** I-95N, Exit 54. Turn RIGHT to US-1. Turn RIGHT. Continue .3 miles to #60 on RIGHT. I-95S, Exit 54. Turn LEFT to US-1, then as above.

<b>LAND</b>	Lot(s):	2	Frontage:	600'
	Area SF:	143748	Depth:	Varies
	Acres:	3.3	% Land Coverage:	
	Parking:	To Suit	% Building Coverage Permitted:	30
	Zoning:	BL	Condition of site:	Level, Dry, Low, Hilly
	Restrictions/Easements:			

<b>Utilities</b>		<b>Mechanical Equipment</b>		<b>Assessment</b>		<b>Transportation</b>	
Water:	City	Elevator Size:	NA	Land:	\$296,000.00	Bus Service:	Yes
Gas:	Available	Heating:	NA	Building:	\$24,200.00	Distance:	Street
Volts:	NA	Air Conditioning:	NA	Total:	\$320,200.00	Turnpike:	I-95
Amps:	NA	Sprinkler:	NA	Mills:	28.64	Exit:	54
Phase:	NA	Other Equipment:	NA	Taxes:	\$9,171.00		
Sewer:	City			A/S:	70		



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