



**165 NOTCH HILL ROAD (RTE #22), NORTH BRANFORD \$215,000.00**

**11.13-ACRE RESIDENTIAL DEVELOPMENT LOT**

**FOR SALE: An 11.13 acre land site zoned R-80. This site has a lot of privacy. The site rises dramatically above Route #22 and has a lot of ledge except for a couple of possible home sites. There are 1 or 2 potential home sites. Lots of vacant land on two sides. Lots of wildlife. Possible value in mining the ledge areas.**

**Present Use: Vacant raw land**

**Potential Use: One of more residential home sites**

**Directions: East side of Route #22 between Route #1 and Route #80 (look for sign)**

<b><u>BUILDING INFORMATION</u></b>	Stories:	N/A	Overhead Doors:	Size:
	First Floor Area:		Truck Dock(s):	Size:
	Second Floor Area:		Year Built:	
	Third Floor Area:		Condition:	
	Other Floor Areas:		Construction Type:	
	Office Area:		Roof:	
	Total Floor Area:		Lin. Ft. Clear Span:	

<b><u>LAND</u></b>	Lot(s):	1	Frontage:	298'
	Area SF:	484,823 SF	Depth:	Varies
	Acres:	11.13	% Land Coverage:	80,000 SF min. lot size
	Parking:	-	% Building Coverage Permitted:	
	Zoning:	R-80	Condition of site:	Ledge & rises from Rt. 22
	Restrictions/Easements:	Subject to title search		

Water:	Street	Elevator Size:		Land:	\$170,200	Bus Service:	
Gas:	Street	Heating:		Building:		Distance:	
Volts:	Street	Air Conditioning:		Total:	\$170,200	Turnpike:	I-95
Amps:		Sprinkler:		Mills:	33.39	Exit:	#56 or #57
Phase:		Other Equipment:		Taxes:	\$5,683		
Sewer:	Septic			A/S:			

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