

# DEVELOPMENT SITE FOR SALE



## 4 EASTON ROAD/9 HATTERTOWN ROAD MONROE, CONNECTICUT

**LAND AREA:** 35,153 SQUARE FEET

**BUILDING SIZE:** 4,800 SQUARE FEET (SUBJECT TO FINAL BUILDING PLAN APPROVAL)

**PRICE:** **PRICE REDUCED TO \$975,000**

**ZONING:** DB1/DB2

**COMMENTS:**

- LOCATED AT HIGHLY VISIBLE KEY INTERSECTIONS OF ROUTES 25 & 59.
- APPROVALS IN PLACE.
- MOST RETAIL AND OFFICE USES ALLOWED.
- SURVEYS, RENDERINGS, AND PLANS AVAILABLE.

**FOR FURTHER INFORMATION CONTACT EXCLUSIVE AGENT:**

**LESTER H. FRADKOFF**  
**SENIOR VICE PRESIDENT**  
**203-254-6595 (O)**  
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**Prudential**

COMMERCIAL REAL ESTATE

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SOUTHPORT, CONNECTICUT 06890

# Aerial Map



# Street Map

