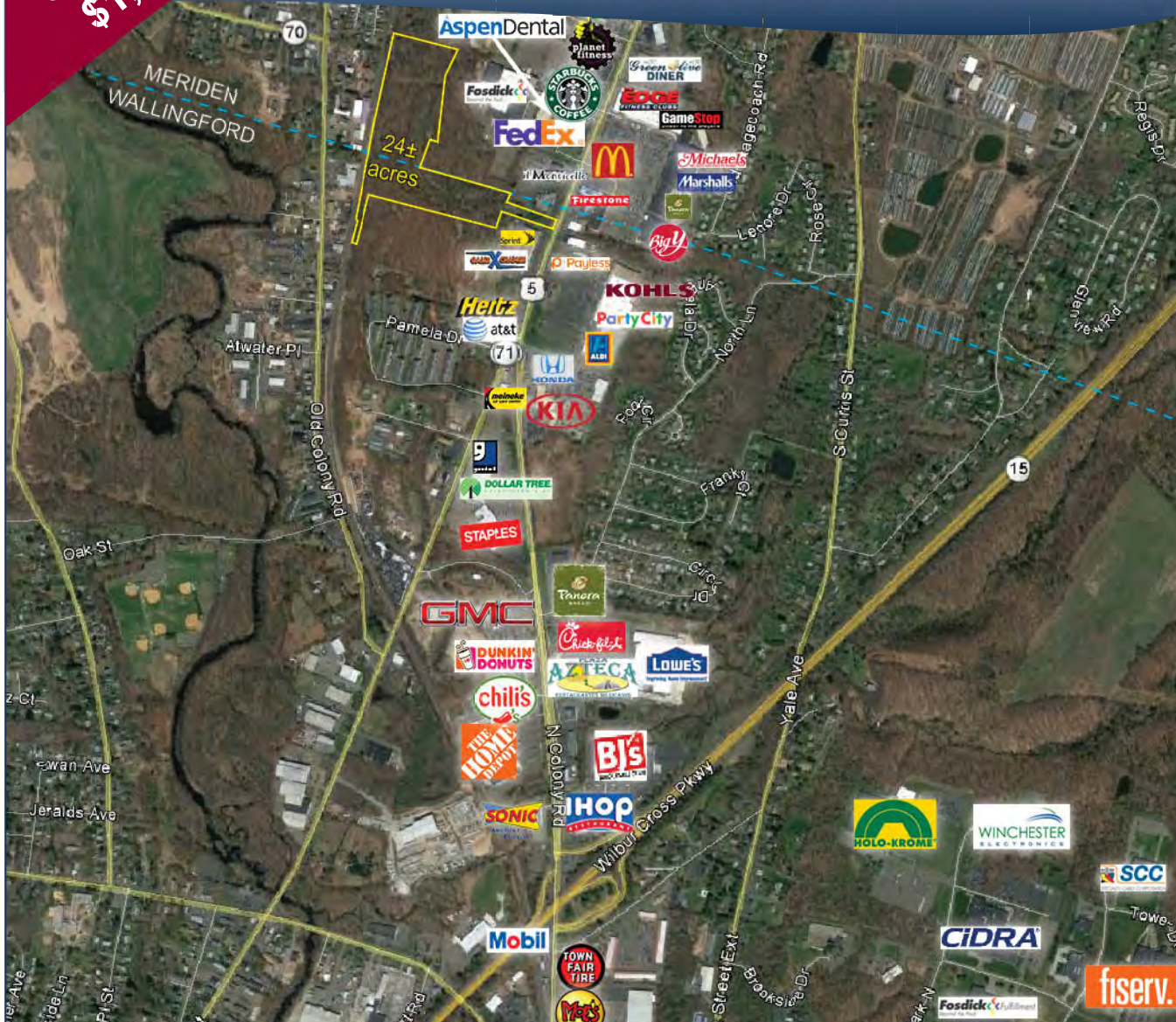


**SALE PRICE  
\$1,000,000**

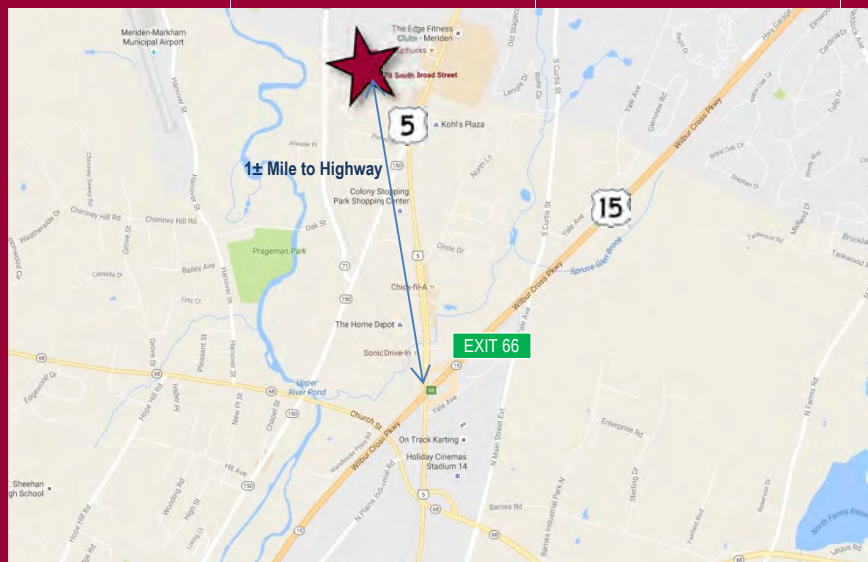
## Development Opportunity

**24± ACRES FOR SALE**

470 & 580 South Broad Street, Meriden & Wallingford, CT



**470 & 580 South Broad Street**



For more information contact:

**24± acres  
available**

**Carol Karney**  
860-761-6015

[ckarney@orlcommercial.com](mailto:ckarney@orlcommercial.com)

Scan the QR Code below with a  
barcode scanner on your smart  
phone to access our website.



Connect with us:



2340 Silas Deane Highway  
Rocky Hill, CT 06067  
Tel: (860) 721-0033  
Fax: (860) 721-7882

**OR  
&L  
COMMERCIAL**

[www.orlcommercial.com](http://www.orlcommercial.com)

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# Development Opportunity – 24± ACRES FOR SALE

470 & 580 South Broad Street, Meriden & Wallingford, CT

| SITE INFORMATION:             | SITE AREA    | ASSESSMENT  | MILLS | TAXES    | ZONING |
|-------------------------------|--------------|-------------|-------|----------|--------|
| 470 S Broad St, Wallingford:  | 10.98± acres | \$955,600   | 27.89 | \$26,652 | RF40   |
| 580 S Broad St, Meriden:      | 9.40± acres  | \$138,460   | 37.47 | \$5,188  | M-3    |
| 580 S Broad St Rear, Meriden: | 3.38± acres  | \$83,300    | 37.47 | \$3,121  | M-3    |
| Totals:                       | 23.76± acres | \$1,177,360 |       | \$34,961 |        |

ACRES FOR SALE: 23.76± acres  
 TOPOGRAPHY: Sloping  
 SITE IMPROVEMENTS: None  
 POTENTIAL USES: Residential, Commercial  
 HIGHWAY ACCESS: I-91, Rt. 15  
 DISTANCE FROM HWY: 1± mile

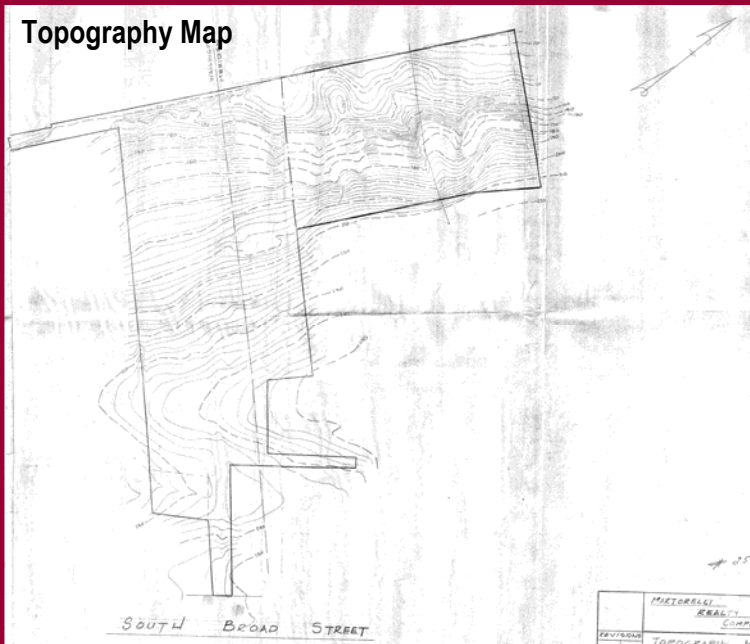
## UTILITIES:

SEWER: Available  
 WATER: Available  
 GAS: Available  
 ELECTRICITY: Available

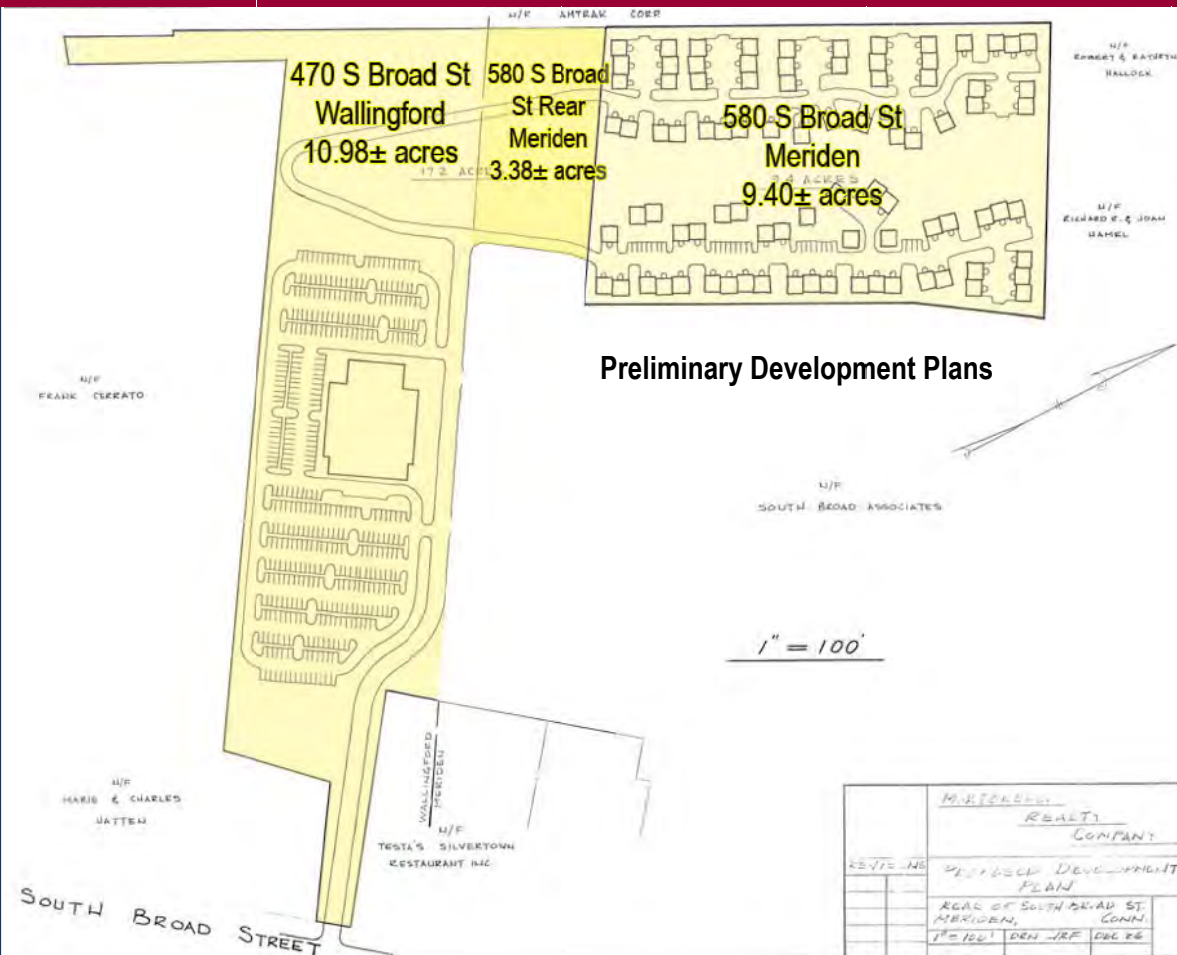
**COMMENTS:** Priced for "As-is" sale

**DIRECTIONS:** I-91 South to Rt. 15/  
 Wilbur Cross Parkway. Take exit 66  
 and take Rt. 5 North 1 mile. Site will  
 be on the left.

Topography Map



Preliminary Development Plans



**SALE PRICE**  
**\$1,000,000**

## Property Highlights

- 23.76± acres available
- Great development potential
- Sloping topography in rear residential land
- Residential and Commercial uses
- Utilities Available
- Many area amenities
  - Shopping
  - Banking
  - Dining

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