



FOR SALE OR LEASE

REGION

COMMERCIAL REAL ESTATE

808 TALCOTTVILLE RD VERNON, CT

Region Commercial is pleased to offer on an exclusive basis, 808 Talcottville Road, Vernon, CT, available for sale or lease. The property, consists of approximately 1.59 acres, presents a flexible site opportunity for a range of potential users.

The site is supported by conceptual development plans, illustrating the potential for a gas station or potential other commercial uses, subject to zoning and municipal approvals. The parcel's size and layout allow for adaptability based on users needs.

Located at a signaled intersection along Talcottville Road across from Stop & Shop, the site provides convenient access to nearby amenities, residential areas, and regional roadways, making it well positioned for a variety of commercial applications.

PRICE	\$85,000/YR
ZONING	INDUSTRIAL
ACRES	APPROX. 1.59 ACRES
TOPOGRAPHY	GENERALLY LEVEL
ELECTRIC/GAS	EVERSOURCE ENERGY
WATER/SEWER	MUNICIPAL

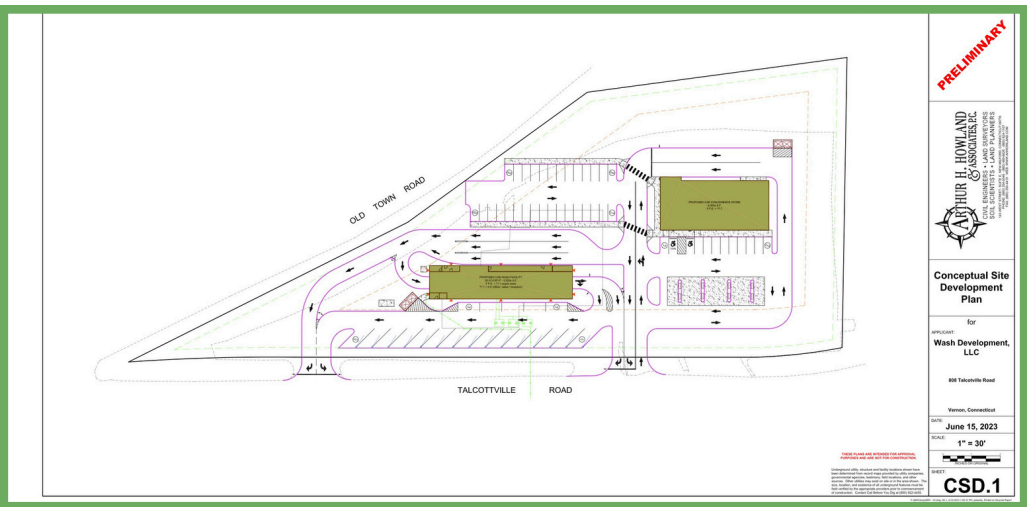
CONTACT

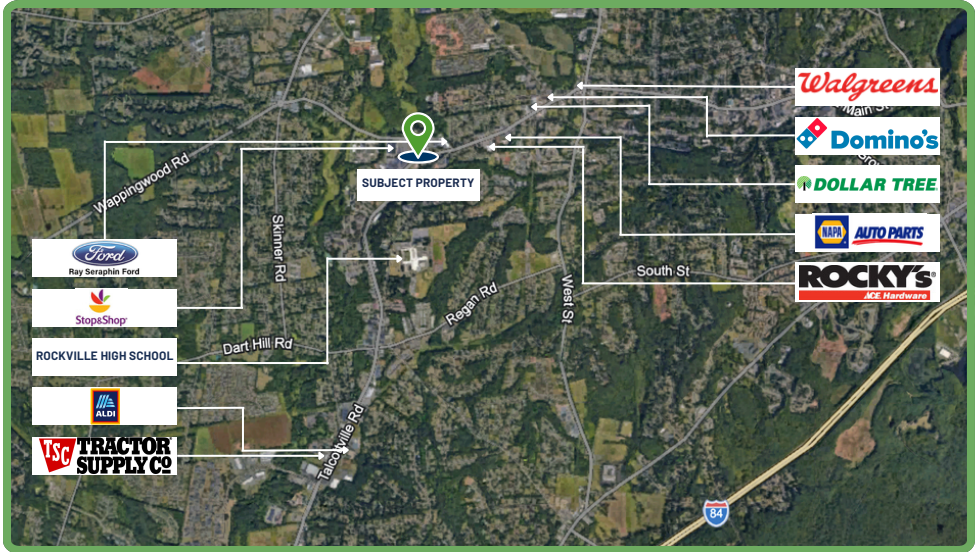
MITCH BOLOTIN

P: 413-415-1200 C: 413-537-2020
E: MITCH@REGIONCO.COM
LIC (MA): 134459
REGION CO LLC

BEN BOLOTIN

P: 413-415-1200 C: 413-530-3215
E: BEN@REGIONCO.COM
LIC (MA): 9582125
REGION CO LLC





Demographics			
Population		Median Income	
3 miles	48,058	3 miles	\$85,214
5 miles	114,258	5 miles	\$85,553
10 miles	307,421	10 miles	\$91,487

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