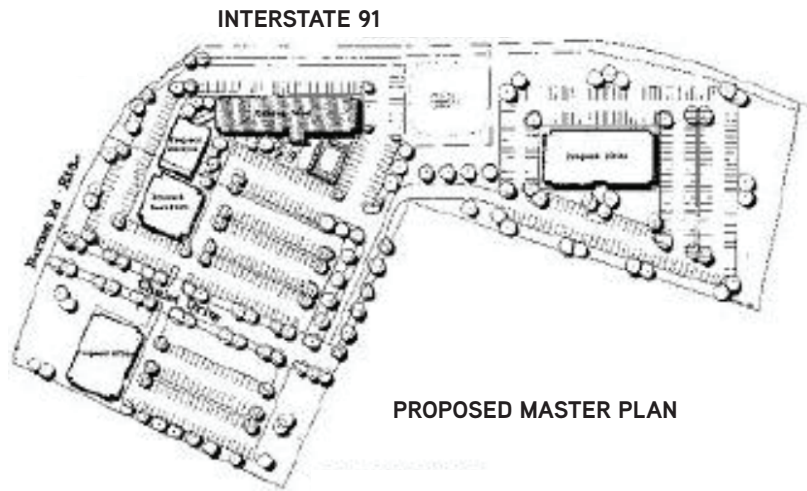


FOR SALE > LAND

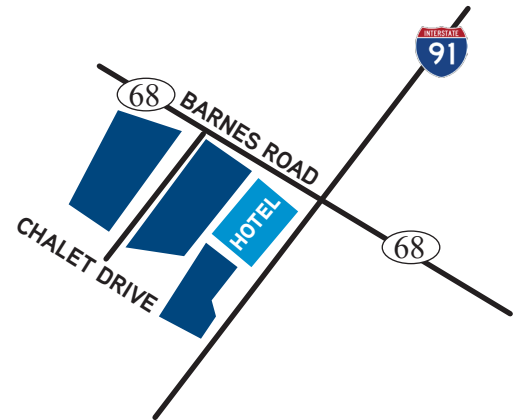


# 1-4 Chalet Drive

WALLINGFORD, CT 06492



## WALLINGFORD



## 1-4 Chalet Drive > Land

1-4 Chalet Drive is a 8.18 acre site for sale in Wallingford, Connecticut, just off I-91 on Route 68. The land surrounds a hotel. The highest and best use of this land is a hotel, office or research facility. A restaurant is an allowable use as long as it is attached to a hotel or part of an office building.

### PERMITTED USES INCLUDE:

- Research facility
- Office
- Financial institution
- Hospital
- Rest home
- Retail store/Restaurant
- Gasoline station
- Child care
- Personal services
- Single or two-family dwellings
- Inns/Motel/Hotel
- Development building containing a minimum of 60,000 SF

- > 8.18 acre site for sale
- > I-5 Interchange Zoning Classification
- > Town water and sewer
- > Electric power and communication overhead
- > Natural Gas available
- > Sale Price: \$125,000 per acre

## Contact Us

NICHOLAS MORIZIO, CRE, SIOR

860 616 4022

HARTFORD, CT

[nicholas.morizio@colliers.com](mailto:nicholas.morizio@colliers.com)

COLLIERS INTERNATIONAL

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521 Main

860 247 4067 Fax

[www.colliers.com/hartford](http://www.colliers.com/hartford)

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.