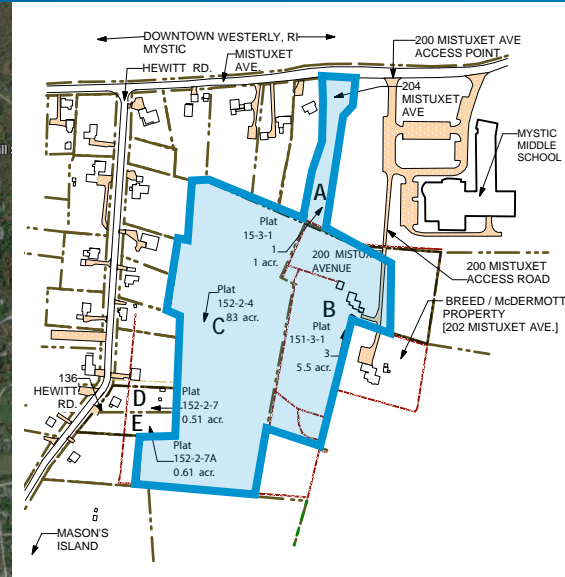


FOR SALE > LAND

200 Mistuxet Avenue

MYSTIC, CT 06355



200 Mistuxet Avenue > Land

Colliers International is pleased to present 200 Mistuxet Avenue, a 14.33 acre site for development in Mystic, Connecticut for sale. There are currently two structures on the parcel: one 1,825 SF residence and a winterized smaller residential structure.

Land Amenities

- > Currently zoned RA-20 with an Open Space Development overlay
- > Possibility to add another 15 houses in addition to those already there, assisted living, or affordable housing
- > One mile from Mystic drawbridge and Mason's island
- > No wetlands
- > Adjacent to Mystic Middle School and across from Denison Pequotsepos Nature Center
- > Additional land may be available if needed
- > Sale Price: \$1,100,000

DIRECTIONS

From Hartford, take Rt 2 East. Keep right at the fork and follow CT-11 S. Continue onto Exit 4. Turn left onto CT-82 E. At the traffic circle take 1 exit onto CT-85S. Turn left onto Rt 95 N. Take Exit 90 for CT-27 toward Mystic Seaport. Turn right onto CT-27 S. Turn left onto Mistuxet Avenue.

STEPHANIE CABRAL, J.D., LLM
860 616 4018
HARTFORD, CT
stephanie.cabral@colliers.com

COLLIERS INTERNATIONAL
864 Wethersfield Avenue
Hartford, CT 06114
www.colliers.com/hartford

HEWITT RD

MISTUXET AVE

OPEN SPACE

OPEN SPACE

OPEN SPACE

SCALE 1" = 50'

CONCEPTUAL OPEN SPACE SUBDIVISION PLAN

STADIA ENGINEERING ASSOCIATES, INC.

FEBRUARY 2015

STANDARD LOT

COLLIERS INTERNATIONAL
864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521 Main
860 247 4067 Fax
www.colliers.com/hartford