



Development Site For Sale
62 Center St. & 325 Coram Ave., Shelton
\$1,200,000 **0.45 acres**



Potential Development

- This .45-acre corner lot in Shelton, CT, presents a promising opportunity for potential development. Shelton, known for its balance of suburban tranquility and economic growth, provides a supportive environment for new developments.
- Located in a growing community, this plot offers the advantage of dual access from intersecting streets, enhancing visibility and accessibility.
- With proximity to local amenities, schools, parks, Griffin Hospital, Restaurants, Riverwalk, and Major retailers the lot also benefits from easy access to major highways, conveniently located off Route 8 and only minutes from Route 15 & I-95.



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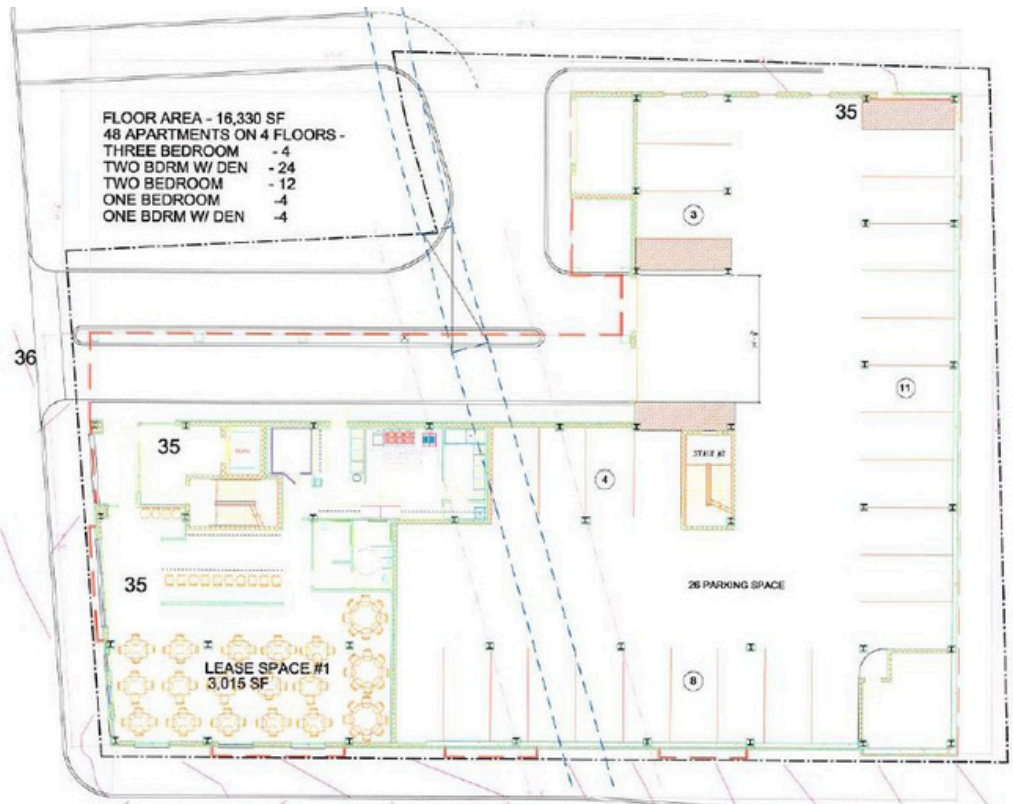
Possible Mixed Use Building

Potential 42 Unit apartment development site with possible ground floor 3,000 square foot retail space and possible 3,100 square foot, rooftop restaurant.

Plans for 16-2 bedroom apartments and 26- 1 bedroom units.

The site was formerly approved for use as a parking garage.

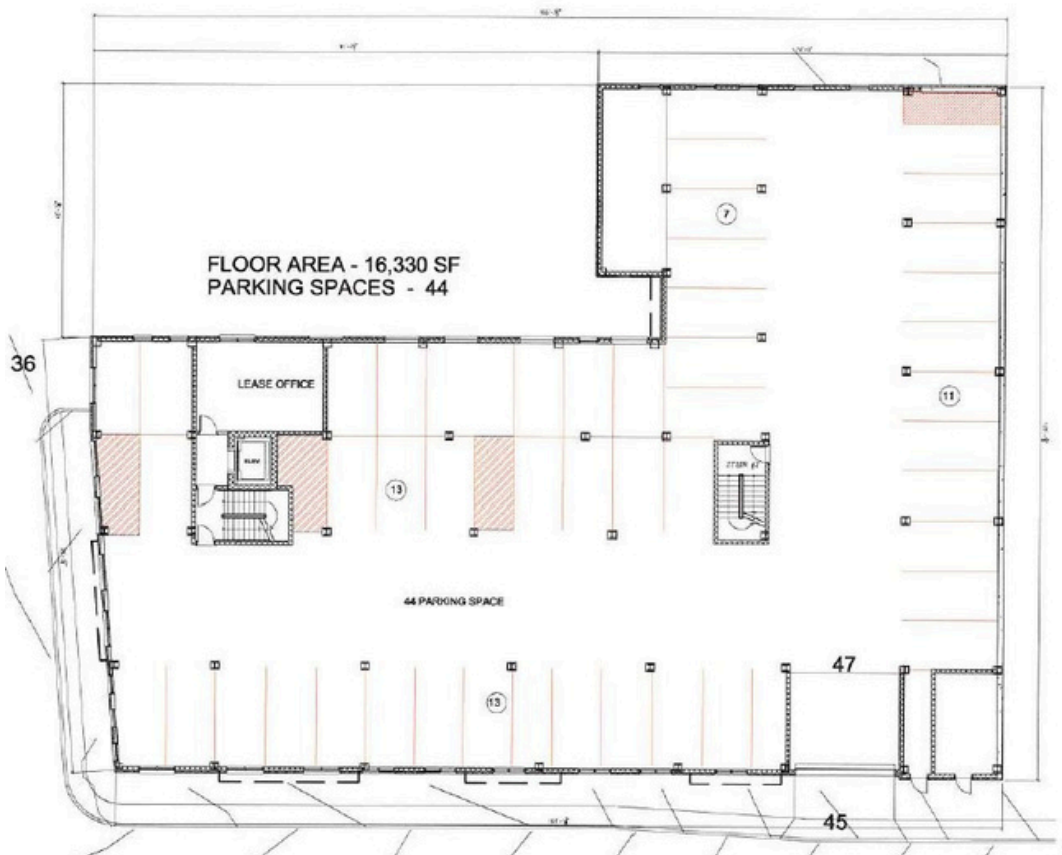




FLOOR AREA - 16,330 SF
 48 APARTMENTS ON 4 FLOORS -
 THREE BEDROOM - 4
 TWO BDRM W/ DEN - 24
 TWO BEDROOM - 12
 ONE BEDROOM - 4
 ONE BDRM W/ DEN - 4

FIRST FLOOR PLAN
 SCALE - 1/8" = 1'-0"

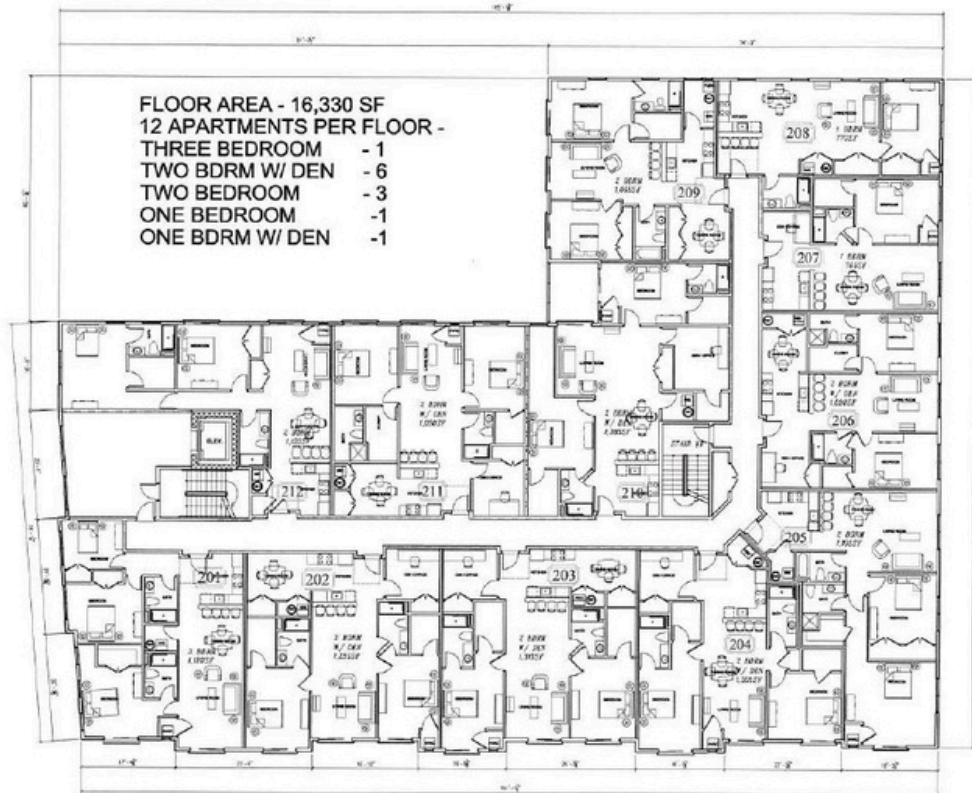
FLOOR AREA - 16,330 SF
 PARKING SPACES - 26
 GROSS FLOOR AREA - 101,125 SF



FLOOR AREA - 16,330 SF
 PARKING SPACES - 44

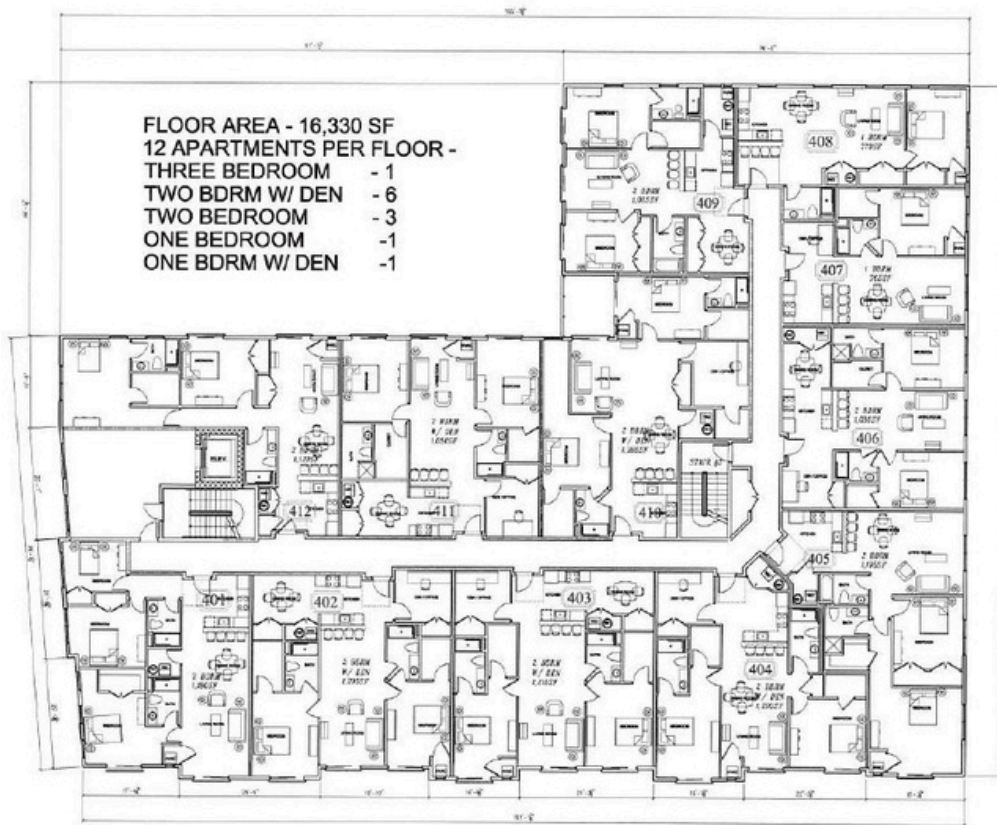
SECOND FLOOR PLAN
 SCALE - 1/8" = 1'-0"

45 47 45



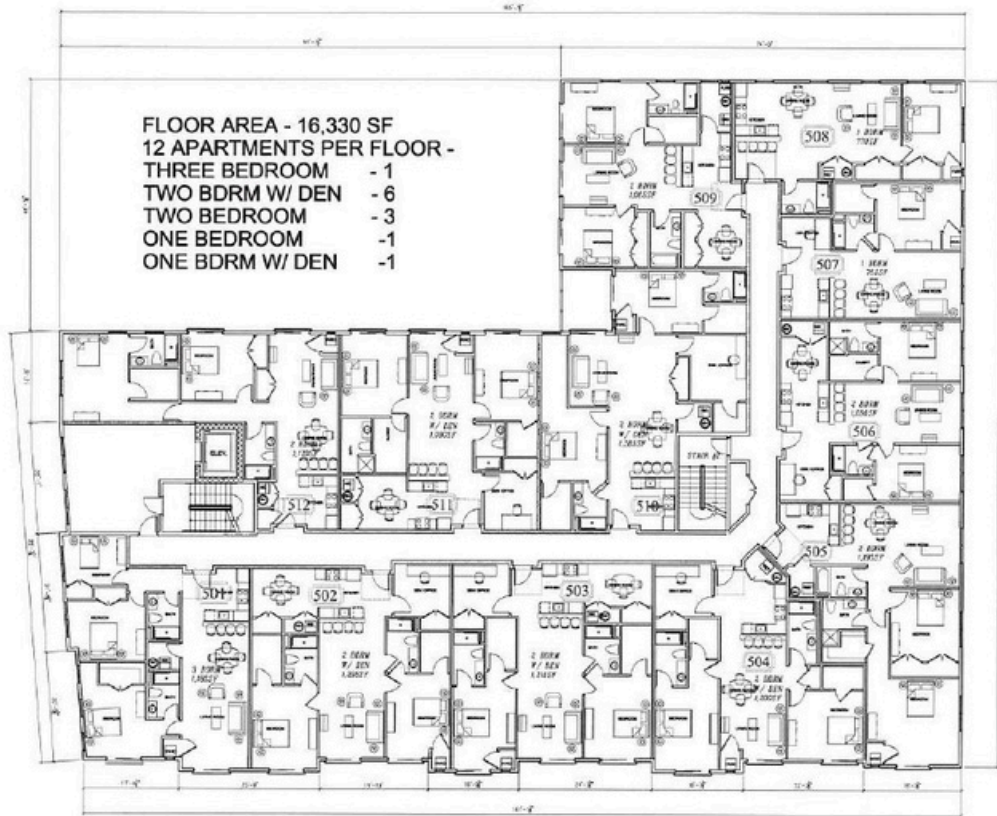
FLOOR AREA - 16,330 SF
 12 APARTMENTS PER FLOOR -
 THREE BEDROOM - 1
 TWO BDRM W/ DEN - 6
 TWO BEDROOM - 3
 ONE BEDROOM - 1
 ONE BDRM W/ DEN - 1

THIRD FLOOR PLAN
 SCALE - 1/8" = 1'-0"

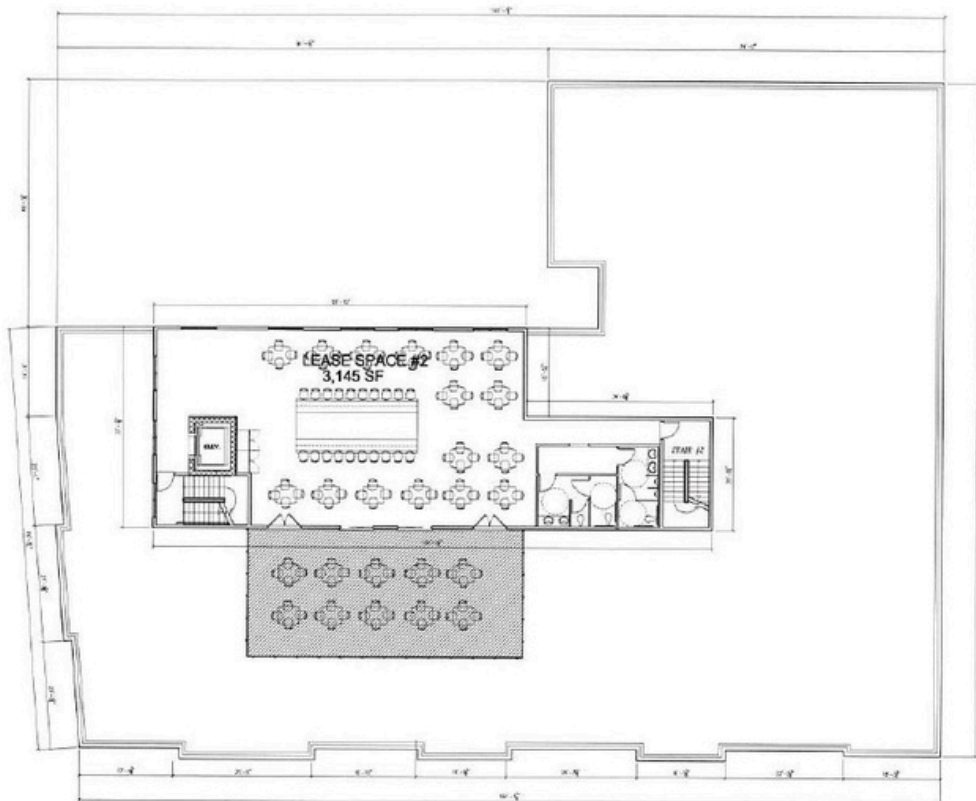


FLOOR AREA - 16,330 SF
 12 APARTMENTS PER FLOOR -
 THREE BEDROOM - 1
 TWO BDRM W/ DEN - 6
 TWO BEDROOM - 3
 ONE BEDROOM - 1
 ONE BDRM W/ DEN - 1

FIFTH FLOOR PLAN
 SCALE - 1/8" = 1'-0"

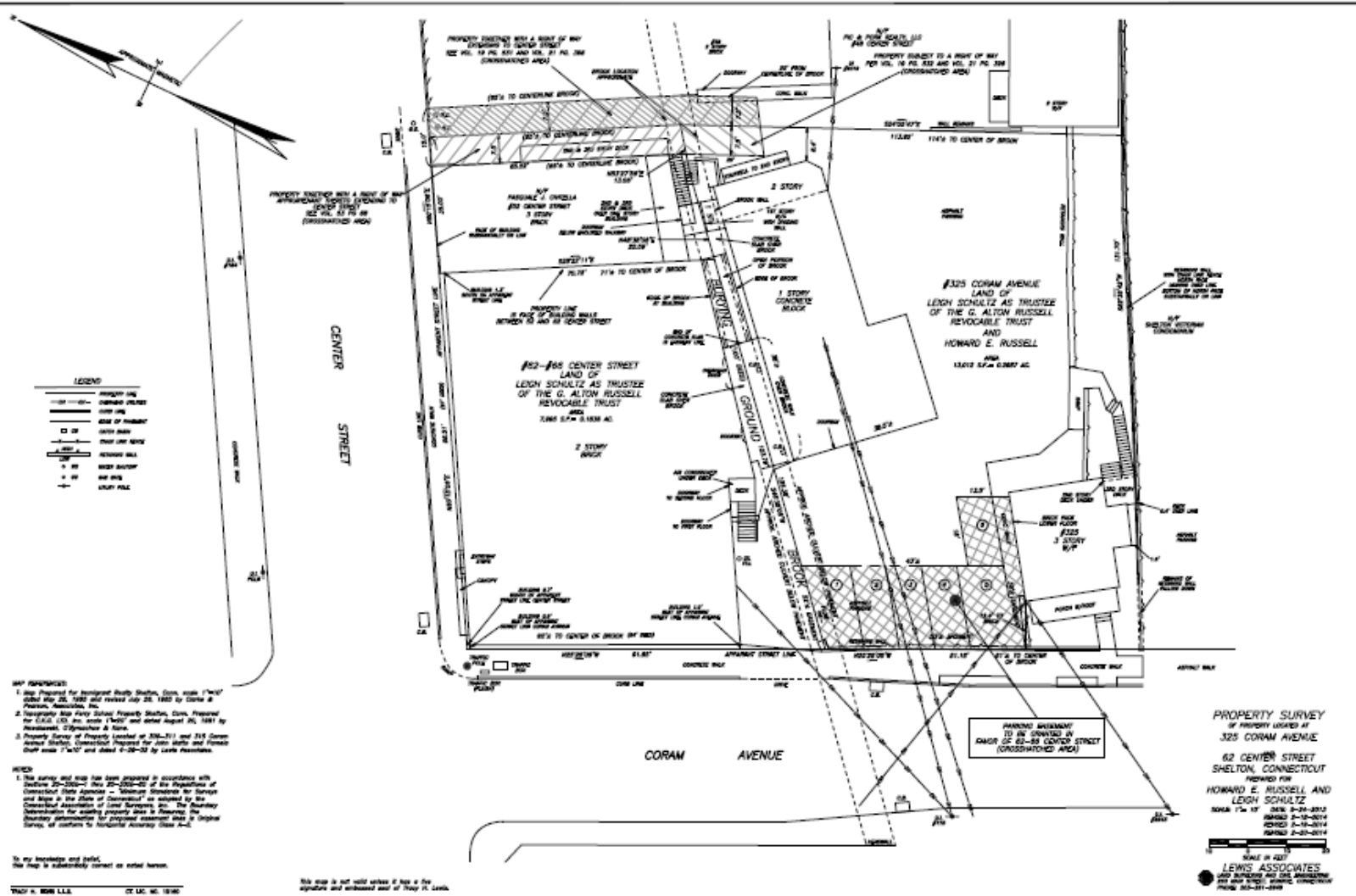


SIXTH FLOOR PLAN
 SCALE - 1/8" = 1'-0"



SEVENTH FLOOR PLAN
 SCALE - 1/8" = 1'-0"

Site Plan



NOT RECORDED:

- Map Prepared for Ingotrup Realty Station, Conn. made 7/10/17 dated May 20, 1982 and revised July 25, 1982 by Clark & Freeman, Associates, Inc.
- Topographic Map Filed Station Property Station, Conn. Prepared for G.A.G. LLC, the said "Party" and dated August 10, 1981 by Reedburn, O'Sullivan & Sons.
- Property Survey of Property Located at 325-331 and 335 Center Avenue Station, Connecticut Prepared for John Smith and Thomas Smith made 7/10/17 and dated 9-23-2014 by Lewis Associates.

NOTES:

- This survey and map has been prepared in accordance with Sections 25-25b-1 through 25-25b-4c of the Regulations of Connecticut State Agencies - "General Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Surveyor's responsibility for assuring property lines is limited to the boundary determination for proposed easement lines in original survey, of conform to horizontal accuracy class A-1.

To my knowledge and belief, this map is substantially correct as stated herein.

TRACY H. BORN L.L.C. CT LIC. NO. 16340

This map is not valid unless it has a signature and embossed seal of Tracy H. Born.



SHELTON...LOCATION, LOCATION

Exits 11-14 off Route 8. Only minutes to I-95 and Route 15 (Merritt Parkway). Easy access to medical centers, pro sports venues, theaters and major universities.

- New Haven, Yale, Tweed Airport (10)
- Bridgeport, I-95, Port Jeff Ferry, Trains, Amtrack, Metro-North (12)
- Fairfield, Metro North (15)
- Danbury (25)
- Stamford (35)
- Westchester County, White Plains (49)
- Hartford (49), Bradley (59)
- New London (59)
- Manhattan (69), JFK (72), LaGuardia (66)
- Providence (113)
- Boston (143)

Community

Shelton offers a little something for everyone. The community center in the heart of Huntington Center offers an indoor pool (membership fees), fitness center, library and post office. Just a short walk down the street is the Huntington Green. During the summer they offer Music Under the Stars, a free concert series for all to enjoy. There are more than 67 walking/bike trails covering 528 miles. Downtown Shelton includes the riverwalk which offers carnivals, 4th of July Fireworks, walking path and seasonal farmer's market. There are numerous restaurants including Italian, Latin Fusion, Mexican, Steakhouse, Indian, Chinese and many bars. Jones Family Farm & Winery offers blueberry, strawberry & pumpkin picking as well Christmas trees. Beardsley Cider Mill & Orchard offers apple picking, a bakery & distillery.