

# FOR SALE

284 Bull Hill Lane, Orange, CT

## Two Retail Buildings on 1.7 Acres 10,595 S.F. and 1,728 S.F.



Located at a traffic light, this 1.7-acre site is occupied by Entenmann's Thrift Store. The main building is 10,595 SF, divided into a 2,079 SF retail outlet store and 8,516 SF of warehouse distribution space with private offices, lavatories, two conventional loading docks and numerous other loading & receiving areas. The second building, 1,728 SF with fuel tanks and dispensing pumps, was used as a vehicle repair and servicing garage.

Zone is C-1. Public Sewers and Water. Two curb cuts. Taxes as of 7/1/10: \$25,857.

**Located within the demographically fertile Orange/Milford Boston Post Road trade area, surrounded by many national and regional retailers.**

**Offered at \$1,500,000.**

*“This is an excellent redevelopment opportunity, either by renovating the existing structures or by building a completely new retail building for one or more tenants”*



For more information, please contact Alan M. Fischer, CCIM, SIOR

Office: 203-795-5554 x 304 Cell: 203-982-6789 Email: [AFischer@FischerCom.com](mailto:AFischer@FischerCom.com)



