

# Welcome to the Town of Canton Available Property Inventory.

This inventory is put together by community volunteers on the Town Economic Development Agency, with the help of local realtors. New listings and corrections are welcomed.

Visit the Canton Economic Development Agency Website often for News, Resources, and Upcoming Events. Outgrowing your home business space? Available smaller spaces for lease are highlighted with yellow.



## Available Buildings For Sale

| Address             | Location Description  | Status                   | Property Description - Comments  | Use   | Zoning | Sq Ft Of Building | Acreage Of Lot | Contact                         | Phone                             | Agency Or Owner               | Key      |
|---------------------|---|--------------------------|--|-------|--------|-------------------|----------------|---------------------------------|-----------------------------------|-------------------------------|----------|
| 95 Albany Turnpike  |   |                          |  |       |        | 8,400 SqFt        |                | John Mullin                     | 860-666-7400                      | Reno Properties Group LLC     | JM       |
| 3 Trailsend Drive   | The Brass Bed Boutique  | Active                   | Commercial building and property on North side of busy intersection of Rt 44, Jovely St (Rt 177), Lawton Rd and Trailsend ...  | C/R/O |        | 420 sf            |                | David Sinish<br>Carleen Conroy  | 860-693-6066                      | Realty Works LLC              | DS<br>CC |
| 144 Albany Turnpike | Char Koon 1800  | Active                   | 4,957 SQ FT Total space available building size 5,957  | R     |        | 4,957 sf          | 0.75 ac        | Bruce Cagenello<br>Gayle Talbot | 860-409-2272<br>860-543-3137      | Prudential                    | BC<br>GT |
| 162 Albany Turnpike | Blue house  |                          | Centrally located, great exposure, renovated kitchen is perfect for business and/or in-home office. Large entrance, granite countertops, marble tiled bath, wood and tile floors. Plenty of parking. |       |        | 1,486.00          |                | Meg Toro                        | 860-693-6066 x226                 | Realty Works LLC              | MT       |
| 232 Albany Turnpike | Canton Citco Gas Station  | Active Existing Business |  | C/R   | B1     | 1,000 sf          | 0.44 ac        | Joe Ficca                       | 860-489-9500<br>860-480-1502      | 232 Albany Turnpike LLC Owner | PO       |
| 241 Albany Turnpike | Citrus Salon & Spa  | Active Existing Business | Mint condition building currently used as a salon with 9 stations.   | C/R   | SB     | 1,329 sf          | 0.980 ac       | Trish Murphy                    | 860-674-0300                      | Coldwell Banker               | TM       |
| 295 Albany Turnpike | Hinman Greenhouse Property  | Active Vacant            | 40,000 SQ FT 35,000 are greenhouses part residential   | C/Res | SB     | 40,000 sf         | 7.0 ac         | Henry J. Bahre                  | 860-693-2100<br>860-989-8164 Cell | Henry J Bahre Real Estate     | HJB      |
| 315 Albany Turnpike | Chapter 1 Fine Home Furnishings   | Active Vacant/Owner-Used | Vacant/Owner-User Chapter 1 Fine Home Furnishings CHAPTER 1 Canton, Connecticut 6100 sq ft retail free standing  | C/R   | SB     | 6,100 sf          | ?????          | Bob Gemme                       | 860-581-0900                      | Keller Williams Realty        | BG       |
| 325 Albany Turnpike | Dr. Drabin  | Active                   | Business, Commercial, Office   | O     | SB     | 1,620 sf          | 1.21 ac        | Henry J. Bahre                  | 860-693-2100<br>860-989-8164 Cell | Henry J Bahre Real Estate     | HJB      |
| 361 Albany Turnpike | It is being sold for the land and frontage on Rt 44   | Active Existing Home     | JF - It is land not building no soft Approved up to 22,385   | C/R/O | SB     | 22,385 sf         | 7.3 ac         | Julius Flakiewicz               | 860-693-6066 x212                 | Realty Works LLC              | JF       |
| 135 Dowd Avenue     | Former daycare center   | Active                   | 4,652 SF Office Building   | O     |        | 4,652 sf          | 0.55 ac        | Bruce Cagenello<br>Gayle Talbot | 860-409-2272<br>860-543-3137      | Prudential                    | BC<br>GT |
| 147 Dowd Avenue     | Air-1 Best use office or Retail Current use 2 family. Has 1.44 acres with right of way to Canton Springs Rd. Rear of the property abuts the Rails to Trails | Active                   | Corner of Rt.44 and Dowd   | Air-1 |        | 2031 sf           | 1.4 ac         | Julius Flakiewicz               | 860-693-6066 x212                 | Realty Works LLC              | JF       |

Use Key  
C/R = Commercial/Retail, I=Industrial, O=Office, L=Land, I/C=Industrial Contd, Res=Residential, ●=Other

Zoning Key

B1 = Business District, LI = Light Industrial District, HI = Heavy Industrial District, CLCC = Continuing Life Care Community District, CBD = Collinsville Business District, FPD = Flood Plain District, POD = Professional Office District, SB = Special Business District, RU = Restricted Light Industrial District, IPD = Industrial Park District, IH = Industrial Heritage District, ATOD = Albany Turnpike Overlay District, ATG = Albany Turnpike Gateway District

# Available Space For Lease 1

| Address  | Location Description                    | Status  | Property Description - Comments  | Use | Zoning | Sq Ft of Space         | Acres of Lot | Contact            | Phone                 | Agency Or Owner                                   | Key |
|--|---|---|--|-----|--------|------------------------|--------------|--------------------|-----------------------|---|-----|
| 5-9 Cheryl Drive                                     | Cardinal Pools (Frank's property)       | Active<br>Existing Business<br>Mill Build to Suit   | 5-9 Cheryl 3,000 SF flex space   | I/C | LI     | 3,000 sf               | .38 ac       | Sam Macaluso       | 860-409-2206          | Prudential Connecticut Realty-Commercial Division | SM  |
| 12 Cheryl Drive                                      | Formerly Enterprize Rent-A-Car          | Active  | 12A Cheryl Drive 2,600 SF, 600 SF office plus 2,000 SF warehouse/shop space, overhead door   | I   | LI     | 1,150 - 8,000 sf       | ?????        | Sam Macaluso       | 860-409-2206          | Prudential Connecticut Realty-Commercial Division | SM  |
| 15 Cheryl Drive                                      | Jump/Zone, Aksamit's Mai Karate         | Active  | 15 Cheryl 3,000 SF warehouse/shop space on lower level, one 3' on grade access door.   | I   | LI     | 3,000 sf               | 1.25 ac      | Sam Macaluso       | 860-409-2206          | Prudential Connecticut Realty-Commercial Division | SM  |
| 50 Albany Turnpike Office & Retail Space             | Canton Gateway                          | Active<br>Vacant  | Prime Office Space. High Traffic area (over 43,000 cars daily), Ample Parking. Negotiable terms  | O   | SB     | 265 to 3,300 sf range  | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 3, 1st floor Office                         | Canton Gateway                          | Active<br>Vacant  | Prime Office Space   | O   | SB     | 1,600 sf               | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 3, 2nd floor Office                         | Canton Gateway                          | Active<br>Vacant  | Prime Office Space   | O   | SB     | 1,600 sf               | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 3, 2nd Floor Office                         | Canton Gateway                          | Active<br>Vacant  | Prime Office Space   | O   | SB     | 500 sf                 | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 3, 3rd floor Office                         | Canton Gateway                          | Active<br>Vacant  | Prime Office Space   | O   | SB     | 1,807 sf               | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 4, 1st floor Office                         | Canton Gateway                          | Active<br>Vacant  | Prime Office Space   | O   | Sb     | 478 sf                 | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 4, 2nd floor Office                         | Canton Gateway                          | Active<br>Vacant  | Prime Office Space   | O   | SB     | 415 sf                 | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 5, 3rd floor Office                         | Canton Gateway                          | Active<br>Vacant  | Prime Office Space   | O   | SB     | 258 sf                 | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| Building 5 Retail Space                              | Canton Gateway                          | Active<br>Vacant  | First Month of RENT Free!!!! Directly on Route 44, highly visible, Negotiable Terms, 24 hour Management, Ample Parking...Please call or email anytime with questions or to arrange a showing. No broker fee. -GREAT SPACE FOR RETAIL OR RESTAURANT | C/R | SB     | 1,300 sf               | 2.88 ac      | Louise M. Barry    | 860-677-9600          | Intertown Realty                                  | LB  |
| 110 Albany Turnpike The Shoppes at Farmington Valley | The Shoppes at Farmington Valley        | The Shoppes at Farmington Valley destination that offers an enticing selection of fifty specialty stores and unique eateries amid suunit streetscapes, lush landscaping, oversized potted plants, park benches and more. The Shoppes at Farmington Valley is a committed and involved member of the local community. Through our support of a wide range of local organizations and initiatives The Shoppes at Farmington Valley are able to provide our patrons with not only an exceptional shopping experience, but also the opportunity to experience cultural events, family fun and live entertainment showcased throughout the year. |  | C/R | SB     | 540 to 4,545 sf range  | NA           | Denise L. Robidoux | 860-693-3059 x222     | SW Development                                    | DR  |
| #717, Lowell Court                                   | Is the small store on Lowell Court      | Active<br>Vacant  | Historic barn, original to the site. The barn, 7,000 to 10,000 sq ft, ideal location for retail, restaurant, or family entertainment space.  | C/R | SB     | 540 sf                 | NA           | Denise L. Robidoux | 860-693-3059 ext. 222 | SW Development                                    | DR  |
| Barn   | The Shoppes at Farmington Valley - BARN | Active<br>Vacant  |  | C/R | SB     | 11,500 sf 2 1/2 floors | NA           | Denise L. Robidoux | 860-693-3059 x222     | SW Development                                    | DR  |

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Zoning Key  
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C1 = Business District, PFD = Professional Office District, P = Professional Office District, SB = Special Business District, RI = Restricted Light Industrial District  
IPD = Industrial Park District, IH = Industrial Heritage District, A100 = Albany Turnpike Overlay District, AIG = Albany Turnpike Gateway District

## Available Space For Lease 2

| Address  | Location Description  | Status               | Property Description - Comments   | Use   | Zoning | Sq Ft of Space       | Acres of Lot | Contact                                    | Phone                             | Agency Or Owner                    | Key      |
|--|---|----------------------|---|-------|--------|----------------------|--------------|--|-----------------------------------|------------------------------------|----------|
| 115 Albany Turnpike, The Canton Valley Shoppes | "Canton Valley Shoppes" the corner of Lawton Road and Albany Turnpike | Active Raw           | 60,000 SF Development. Ideal for Retail, Medical or Financial Uses. Excellent exposure to Route 44, major east-west road from Canton to Hartford. Exciting tenant mix, national mall, upscale regional & lifestyle.   | C/R   | ATG    | 2,000 to 60,000 sf   | 6.5 ac       | Mark D'addabbo                             | 860-529-9000                      | New England Retail Properties, Inc | MD       |
| Canton Commons 140 Albany Turnpike             | Joe's Pizza Plaza   | Active               | Shared lobby. Ideal professional office, exercise, retail.  | C/R   |        | 620 sf               |              | Carol Cole                                 | 860-995-5324                      | William Ravels Real Estate         | PO       |
| Canton Commons 140 Albany Turnpike             | Joe's Pizza Plaza<br>Currently occupied by Shear Bliss Hair Salon.    | Active               | Currently occupied by salon. 8 Stylist chairs, reception desk, lobby, manicure room. Exceptional Condition. Also be ideal Retail, Professional Use, Office.   | C/R   |        | 1,280 sf             |              | Carol Cole                                 | 860-995-5324                      | William Ravels Real Estate         | PO       |
| Canton Commons 140 Albany Turnpike             | Joe's Pizza Plaza   | Active               |   | C/R   | ?????  | 1,013 sf             | ?????        | Carol Cole                                 | 860-995-5324                      | William Ravels Real Estate         | PO       |
| 144 Albany                                     | Char Koon 1800  | Active Sale or Lease | RESTAURANT/BISTRO also BUSINESS FOR SALE. 4,957 sf completely renovated restaurant w/130 seats & generous parking. Ideally located on highly traveled Route 44 with ADT 30200! Turn Key Business sale includes full liquor license, furniture, fixtures & equipment.  | R     |        | 4,957 sf             | 0.75 ac      | Bruce H. Cagenello<br>CCIM<br>Gayle Talbot | 860-409-2272<br>860-543-3137      | Prudential                         | BC<br>GT |
| 147 Dowd Avenue                                |   |                      |   |       | B1     | ?                    |              | Julius Flakiewicz                          | 860-693-6066 x212                 | Realty Works LLC                   | JF       |
| 155 Albany Turnpike                            | Formerly Billiard Warehouse   |                      |   |       |        | sf                   |              |  | 860-303-9427                      |                                    |          |
| 163 Albany Turnpike, Retail                    | "On the Road Bookshop" plaza free standing build behind.              | Active Vacant        | Free standing building  | C/R   | B1     | 750 sf               | 1.46 ac      | Steven Stang                               | 860-966-3172                      | Steven Stang<br>G.S.H.P.,L.L.C.    | PO       |
| Canton Green 166 Albany Turnpike               | Canton Green  | Active Vacant        | 1) Perfect medical or any business benefiting from a lobby, reception area and individual rooms. Three exam rooms, front and back entrance. Excellent location with parking for 104.<br>2) Superb office space. Two separate entrances, two bathrooms. Exceptional location with ample parking. Located in the Canton Green Plaza. Second floor space available above maltdpro.<br>3?) Remodeled. Exceptional Medical space Also ideal for multidisciplinary healthcare: physician, chiropractor, nutritionist, exercise, PT, massage etc. Two entrances, numerous exam rooms, inviting lobby and reception area. | O     | SB?    | 1,400 sf             | ?????        | Carol Cole                                 | 860-212-0687                      | William Ravels Real Estate         | CC       |
| Canton Green 166 Albany Turnpike               | Canton Green  | Active Vacant        | 2) Superb office space. Two separate entrances, two bathrooms. Exceptional location with ample parking. Located in the Canton Green Plaza. Second floor space available above maltdpro.   | O     | SB?    | 1,450 sf             | ?????        | Carol Cole                                 | 860-212-0687                      | William Ravels Real Estate         | CC       |
| Canton Green 166 Albany Turnpike               | Canton Green  | Active Vacant        | 3) The former Balcony Antiques space, 5200 sq.  | O/C/R | SB?    | 5,200 sf             | ?????        | Carol Cole                                 | 860-212-0687                      | William Ravels Real Estate         | CC       |
| 211 Albany Turnpike                            | Was Roma Pizza Restaurant<br>Was Hairrazors Salon                     | Active Vacant        | 2 Retail Spaces   | C/R   | B1     | 4,278 sf<br>1,800 sf | 4.3 ac       | Peter Delisa                               | 860-693-2666                      | Peter Delisa Owner                 | PO       |
| 211 Albany Turnpike                            | Was Hairrazors Salon  | Active Vacant        |   | C/R   | B1     | 1800 sf              | 4.3          | Peter Delisa                               | 860-693-2666                      | Peter Delisa Owner                 | PO       |
| 220 Albany Turnpike                            | Canton Village  |                      |   | C/R   | B1     | 900 sf               |              |  | 860 930-7158                      |                                    | PO       |
| 225 Albany Turnpike                            | Was Max Pizza & Grinder Shop<br>Restaurant, Office, Retail            | Active Vacant        | In the heart of Canton on route 44 across from Canton Village great for offices,retails stores, restaurant.   | CR    | B1     | 1,530 sf             | 1.23 ac      | Silvia Bahjat<br>Rodriguez                 | 860-777-6415<br>888-517-8661 x277 | Vision Real Estate                 | SBR      |
| 232 Albany Turnpike                            | Canton Citco Gas Station  | Active Operating     | For Sale or Lease Gas station   | C/R   | B1     | 1,000 sf             | 442 ac       | Joe Ficca                                  | 860-980-9600<br>860-480-1502      | 232 Albany Turnpike LLC, Owner     | PO       |

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## Available Space For Lease 3

| Address                      | Location Description          | Status            | Property Description - Comments   | Use   | Zoning | Sq Ft of Space   | Acres of Lot | Contact                                   | Phone   | Agency Or Owner                           | Key            |
|------------------------------|-------------------------------|-------------------|---|-------|--------|--|--------------|---|---|---|----------------|
| 250 Albany Turnpike          | Available Space               | Active<br>Vacant  | 7,200 sq ft Pad Site and a 2,100 sq ft in-line space are available in highly desirable Rte 44 shopping center. Join KFC/Taco Bell, Subway, Dunkin Donuts, Sinsbury Bank&Trust   | C/R   | SB     | 1,500 to 15,000 sf   | 14.5 ac      | Eric Litsky                               | 860-658-5203  | Litsky Associates                         | LA             |
| Retail Space with Pad        | Sinsbury Bank Sublease        | Active<br>Vacant? | 3,000 SF Office First floor office/retail space presently Sinsbury Bank, consisting of 3,000 SF plus two bay drive through plus 1,500 SF basement storage. Available though they are operating a mortgage unit currently.   | C/R   | B1     | 3,000 sf 2-bay drive through, & 1,500 sf basement storage. | 14.5 ac      | S. Macaluso & B. H. Cagenello & E. Litsky | 860-409-2206 SM<br>860-409-2272 BC<br>860-658-5203 EL | Prudential<br>Prudential<br>Litsky Assoc. | SM<br>BC<br>EL |
| 259 Albany Turnpike, Suite 5 | Damato Carpet plaza           | Active            | FOR LEASE: 1,220 SF OFFICE SUITE in retail/office plaza ideally located on Route 44 at lighted intersection. Ample parking.   | C/R/O | B1     | 1,220 sf Office  | ?????        | Bruce H. Cagenello<br>CCIM Gayle Talbot   | 860-409-2272<br>860-543-3137                          | Prudential                                | BC<br>GT       |
| 261 Albany Turnpike          | Damato Carpet plaza           | Active            | FOR LEASE: RETAIL space in retail/office plaza ideally located on Route 44 at lighted intersection. Ample parking. CAM, Traffic count 23,900  | C/R/O | B1     | 2,000 sf Retail  |              | Bruce H. Cagenello<br>CCIM Gayle Talbot   | 860-409-2272<br>860-543-3137                          | Prudential                                | BC<br>GT       |
| 285 Albany Turnpike          | Was Bussolini Bungalow        | Active            |   | O     | B1     | 900 sq ft (2)  | 3.68 ac      | A R Goodbout & CO                         | 860-675-5526  | Goodbout & CO                             | PO             |
| 290 Albany Turnpike          | Asylum Beauty Shop            | Active<br>Vacant  |   | O     | B1     | Front space 600 sf approx                                  | 1.36 ac      |   | 860-693-8704  | Vision Real Estate                        | SBR            |
| 364 Albany Turnpike          | Formerly Bremer Rental        | Active            | 364 Albany Turnpike is 6,800sf retail building in Canton, CT with 3,860sf available for lease. This property, with high traffic counts and strong demographics, is in an ideal location for a retailer. This site is within a mile of Canton Village Shopping Plaza and the Shoppes at Farmington Valley. | R     | B1     | 6,800 sf   |              | Stephanie Pious<br>Biff Zoepfel           | (860) 916-5940<br>(860) 616-4032                      | Colliers International                    | SP<br>BZ       |
| 106 Powder Mill Road         | CVC building                  | Active<br>Vacant  | Two spaces for lease  | I     | LI     | 1,000 sf   | 6.93 ac      | Canton Village Construction               | 860-693-0122<br>860-693-8064 Fax                      | Henry J Bahre Real Estate                 | HJB            |
| 146 Powder Mill Road         | Formerly Boyd's Antique Boats | Active<br>Vacant  | Sack Properties, Industrial (2) contiguous 2,400 SF Flex spaces available, 12'x12' overhead door, Clear height 13'. Outside storage   | I     | LI     | 2,500 sf   | 3.95 ac      | Sam Macaluso<br>Stephen Sack Jr.          | 860-409-2206<br>860-232-4814                          | Prudential Owner                          | SM             |
| 148 Powder Mill Rd           | Outdoor Parking Spaces        | Active            | Sack Properties<br>Outdoor Parking Spaces   | I     | LI     |  |              | Stephen Sack Jr.                          | 860-232-4814  | Owner                                     | PO             |

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## Available Space For Lease 4

| Address                  | Location Description  | Status                  | Property Description - Comments  | Use   | Zoning | Sq Ft Of Space                              | Acreage Of Lot | Contact                                    | Phone                        | Agency Or Owner                     | Key      |
|--------------------------|---|-------------------------|--|-------|--------|---|----------------|--|------------------------------|-------------------------------------|----------|
| 85 River Road            | Currently leased to a Daycare and Insurance Agency. Sale or lease. Once-Commercial Park with 4 units, 2 leased. 2 Units are available and are contiguous. |                         | Retail, Office. Commercial Space available for lease 2084 sf contiguous or two separate spaces of 18' x 40' and 30' x 40' with front and rear entrances for easy access. Gable framed with pitched roof. Never Building 1998. Landlord will do build out to suit tenant needs. | O     | LI     | 2,084 sf contiguous                         | 1.61 ac        | Jeff Marlow                                | 860-584-0510                 | Morrow Realty LLC                   | PO       |
| 85 River Road            |   | Active                  |  | O     | LI     | 744 sf<br>1,398 sf                          | 1.61 ac        | Jeff Marlow                                | 860-584-0510                 | Morrow Realty LLC                   | JM       |
| 85 River Road            |   | Active                  |  | O     | LI     | 1,398 sf -<br>Max<br>contiguous<br>2,142 sf | 1.61 ac        | Jeff Marlow                                | 860-584-0510                 | Morrow Realty LLC                   | JM       |
| 97 River Road            | Horton Electric Office Warehouse  | Active                  |  | O     | LI     | 5,000 sf                                    | 3.07 ac        | Bob Gemme                                  | 860-881-0900                 | Keller Williams Realty              | BG       |
| 101 River Road           | Chamber Commerce building   | Active<br>Vacant        | 3 spaces between 400 to 550 sf   | O     | LI     | 400 - 550                                   | 0.94 ac        | Marcie Shepard<br>Sandra Vitti             | 860-693-8646<br>860-677-9157 | 101 River Road, LLC<br>Sandra Vitti | PO       |
| 101 River Road           | Chamber Commerce building   | Active<br>Vacant        | 3 spaces between 400 to 550 sf   | O     | LI     | 400 - 550                                   | 0.94 ac        | Marcie Shepard<br>Sandra Vitti             | 860-693-8646<br>860-677-9157 | 101 River Road, LLC<br>Sandra Vitti | PO       |
| 101 River Road           | Chamber Commerce building   | Active<br>Vacant        | 3 spaces between 400 to 550 sf   | O     | LI     | 400 - 550                                   | 0.94 ac        | Marcie Shepard<br>Sandra Vitti             | 860-693-8646<br>860-677-9157 | 101 River Road, LLC<br>Sandra Vitti | PO       |
| 103 River Road           | Kurt's Custom Auto & General Repair   | Active                  | Storage, Industrial, Automotive  | I     | LI     | 90 - 1,000 sf                               | 3.5 ac         | River Road Storage                         | 860-693-6691                 | River Road Storage                  | PO       |
| 133 River Road           | Ocean State Job Lot   | Active<br>Vacant        | 194.3SF 2nd Floor Office Space Above The Ocean State Job Lot Store. Adjacent tenant on 2nd floor is a dance (ages 4-19) studio.  | O     | LI     | 1,943 sf                                    | 6.8700 ac      | Gayle Talbot                               | 860-543-3137                 | Prudential                          | GT       |
| 34 Maple Avenue          | Mary Tomolonius office building   | Active                  |  | O     | AR-1   | 700 sf                                      | 0.92 ac        | Mary Tomolonius<br>Gary Tomolonius         | 860-693-0368                 | Farm River Builders LLC             | PO       |
| 7 River Street           |   | Active                  | 2 spaces available. Charming brick-walled space with window. Retail shop is on first floor. Second floor includes a bathroom and kitchenette.  | O     |        | 1,300.00                                    |                | Marcie Shepard<br>Sandra Vitti             | 860 677-9157                 |                                     | PO       |
| 7 River Street           |   | Active                  | 2 spaces available. Charming brick-walled space with window. Retail shop is on first floor. Second floor includes a bathroom and kitchenette.  | O     |        | 100 SF                                      |                | Marcie Shepard<br>Sandra Vitti             | 860 677-9157                 |                                     | PO       |
| 13 River Street          | Fireplace Café  |                         | Bar with liquor licence and 4 apartments above   |       |        | 4600 sf                                     |                | David Smish                                | 860-693-6066                 | Realty Works LLC                    | DS       |
| 111 Main Street          | Office Space across from town hall  | Active                  | Office Space 1st floor   | O     | B1     | 600 sf                                      | 0.5 ac         | InSourc Properties LLC                     | 860-930-0010<br>860-688-9800 | InSourc Properties LLC              | PO       |
| Collinsville Axe Factory |   |                         |  |       |        |   |                | Julius Flakiewicz                          | 860-693-6066 x212            | Realty Works LLC                    | JF       |
| Commerce Drive           | Canton Commerce Center  | Active<br>Build to Suit | Sale, Lease, Build to Suit<br>See Non-Residential Land for detailed listing  | C/R/O | IPD    | 3,098 to<br>4,934 range                     | Unknown        | Lisa Samia                                 | 860-674-9000                 | Casle Corporation                   | LS       |
| 135 Dowd Avenue          | Former daycare center   | Active                  | FOR SALE OR LEASE: Two story office building formerly day care building can be subdivided into office suites or converted to retail. 3,476 SF 1st floor, 1,176 SF 2nd floor set on .55 acre in BT Zone.  | O     |        | 4,652 sf                                    | 0.55 ac        | Bruce H. Cagenello<br>CCIM<br>Gayle Talbot | 860-409-2272<br>860-543-3137 | Prudential                          | BC<br>GT |
| 136 Dowd Avenue          | Law Firm of Michael A. Lockaby building.  | Active                  | One space with two offices for lease in Law Firm of Michael A. Lockaby building.   | O     |        | 600 sf                                      |                | Michael A. Lockaby                         | 860-333-2494                 | Owner                               | ML       |

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## Available Non-Residential Land

| Address                                    | Location Description   | Status                            | Property Description - Comments                              | Lease/<br>Sale | Zoning | Sq Ft Of<br>Building   | Acreage<br>Of Lot             | Contact                           | Phone                             | Agency Or Owner                            | Key      |
|--|--|-----------------------------------|--|----------------|--------|------------------------|-------------------------------|-----------------------------------|-----------------------------------|--|----------|
| 5 Cheryl Drive                             | Cardinal Pools (Frank M's property)                            | Active<br>Previously<br>Disturbed | Will Build to Suit   | Lease          | LI     | 3,000 sf               | 0.38 ac                       | Bob Gemme                         | 860-881-0900                      | Keller Williams                            | BG       |
| Albany Turnpike<br>Ms. Welner Property     | Former Lowe's Site   | Active<br>Undisturbed             | Old Lowe's site<br>Approx. 10 acres                          | Sale           | SB     | ?????                  | 10 ac<br>Approx.              | Unknown                           | Unknown                           | Unknown                                    | PO       |
| Albany Turnpike<br>Rose Realty Property    | Former Lowe's Site   | Active<br>Previously<br>Disturbed | Old Lowe's site 24 ac total                                  | Sale           | SB     | ?????                  | 24 ac total                   | Unknown                           | Unknown                           | Unknown                                    | PO       |
| 15 Albany Turnpike                         | Flora Property   | Active<br>Previously<br>Disturbed |  | Sale           | SB/Res | ?????                  | 26 ac                         | Rich Correia                      | 860-305-5622                      | RM Bradley                                 | RC       |
| 95 Albany Turnpike                         |  |                                   |  |                |        | 8,400 SqFt             |                               | John Mullin                       | 860-666-7400                      | Reno Properties Group<br>LLC               | JM       |
| 101-107 Albany<br>Turnpike                 | Land next to Landrover   | Active<br>Previously<br>Disturbed | Will Build to Suit, approved retail                          | Lease          | SB     | 30,000 sf              | 4 ac Approx.                  | Marc Sussman                      | Brokers Protected<br>860-275-8019 | Marc Sussman                               | PO       |
| 174-173 Albany Tpk                         | Mark E. Lowell Office  | Active<br>Previously<br>Disturbed |  | Sale           | B1     | 5,004 sf               | 0.89 ac                       | Bruce Cagenello &<br>Rich Correia | 860-409-2272<br>860-305-5622      | Prudential<br>Correia Commercial<br>Realty | BC<br>RC |
| 175 Albany Turnpike                        | Hinman's Flower Shop and Garden<br>Center                      | Active<br>Previously<br>Disturbed |  | Sale           | B1     | 1,495 sf               | 2.01 ac                       | Bruce Cagenello &<br>Rich Correia | 860-409-2272<br>860-305-5622      | Prudential<br>Correia Commercial<br>Realty | BC<br>RC |
| 101 Old Canton Road                        | Vacant land behind Citco gas station                           |                                   |  |                |        |                        | 0.84 ac                       | Joe Ficca                         | 860-489-9500<br>860-480-1502      | 232 Albany Turnpike<br>LLC Owner           | PO       |
| 295 Albany Turnpike                        | Hinman Greenhouse Property                                     | Active<br>Previously<br>Disturbed | For Sale Hinman Greenhouse Property                          | Sale           | C/Res  | Unknown                | 7.0 ac                        | Henry J. Bahre                    | 860-693-2100<br>860-989-8164 Cell | Henry J Bahre<br>Real Estate               | HJB      |
| 361 Albany Turnpike                        | Was a home, selling for land on Rt 44                          | Active<br>Previously<br>Disturbed |  | Lease/<br>Sale | SB     | 22,385 sf              | 7.3 ac                        | Julius Flakiewicz                 | 860-693-6066 x212                 | Realty Works LLC                           | JF       |
| 401 Albany Turnpike                        | After Daynard Drive and Dyer Ave. on<br>Rt 44                  | Active<br>Previously<br>Disturbed | Approved Building Site For Retail, Office<br>Use             | Lease          | SB     | 9,216 sf               | 1.488 ac                      | Argco Realty<br>Advisors, LLC     | 860-675-5526                      | Argco Realty Advisors,<br>LLC              | PO       |
| 10 Dyer Cemetery Rd<br>Albany Tpk Frontage | Cob Web Land   | Active<br>Undisturbed             | Albany Tpk Frontage  | Sale           | SB     | ?????                  | 2 ac                          | Bob Gemme                         | 860-881-0900                      | Keller Williams                            | BG       |
| 0 Cherry Brook Rd                          | West side of Cherry Brook Rd. Across<br>from Messenger Meadows |                                   |  |                |        |                        | 2.01ac                        |                                   |                                   |  |          |
| 3 Cherry Brook Road                        | Next to Petals and Paws  | Active<br>Undisturbed             | Raw Commercial Site  | Sale           | SB     | 12,000 sf<br>bldg site | 1.68 ac                       | Henry J. Bahre                    | 860-693-2100<br>860-989-8164 Cell | Henry J Bahre<br>Real Estate               | HJB      |
| Commerce Drive                             | Canton Commerce Center   | Active<br>Undisturbed             | Sale, Lease, Built to Suit<br>A master planned Business Park | Lease/<br>Sale | IPD    | Unknown                | 3,099 to<br>4,934 ac<br>range | Lisa Samia<br>Casle Corporation   | 860-674-9000                      | Casle Corporation                          | LS       |
| Space #1                                   | Canton Commerce Center   | Active<br>Undisturbed             | Sale, Lease, Built to Suit<br>A master planned Business Park | Lease/<br>Sale | IPD    | Unknown                | 4,165 ac                      | Lisa Samia<br>Casle Corporation   | 860-674-9000                      | Casle Corporation                          | LS       |
| Space #4                                   | Canton Commerce Center   | Active<br>Undisturbed             | Sale, Lease, Built to Suit<br>A master planned Business Park | Lease/<br>Sale | IPD    | Unknown                | 4,029 ac                      | Lisa Samia<br>Casle Corporation   | 860-674-9000                      | Casle Corporation                          | LS       |
| Space #5                                   | Canton Commerce Center   | Active<br>Undisturbed             | Sale, Lease, Built to Suit<br>A master planned Business Park | Lease/<br>Sale | IPD    | Unknown                | 3,098 ac                      | Lisa Samia<br>Casle Corporation   | 860-674-9000                      | Casle Corporation                          | LS       |
| Space #8                                   | Canton Commerce Center   | Active<br>Undisturbed             | Sale, Lease, Built to Suit<br>A master planned Business Park | Lease/<br>Sale | IPD    | Unknown                | 4,934 ac                      | Lisa Samia<br>Casle Corporation   | 860-674-9000                      | Casle Corporation                          | LS       |
| Space #12                                  | Canton Commerce Center   | Active<br>Undisturbed             | Sale, Lease, Built to Suit<br>A master planned Business Park | Lease/<br>Sale | IPD    | Unknown                | 4,748 ac                      | Lisa Samia<br>Casle Corporation   | 860-674-9000                      | Casle Corporation                          | LS       |

Use Key  
C/R = Commercial/Retail, I=Industrial, O=Office, L=Land, IIC=Industrial Condo, Res=Residential, ●=Other

Zoning Key  
B1 = Business District, LI = Light Industrial District, HI = Heavy Industrial District, CLO = Continuing Life Care Community District,  
C = Continuing Business District, IPD = Industrial Professional Office, SB = Special Business District, RI = Restricted Light Industrial District,  
IPD = Industrial Park District, IH = Industrial Heritage District, A100 = Albany Turnpike Overlay District, AIG = Albany Turnpike Gateway District

## **Town of Canton Staff**

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## **First Selectman**

Richard Barlow, First Selectman, (860) 693-7847 - [rbarlow@townofcantonct.org](mailto:rbarlow@townofcantonct.org) <http://www.townofcantonct.org/content/74/6609.aspx>

## **Contact Us**

Canton Town Hall, 4 Market Street PO Box 168, Collinsville, CT 06022  
860-693-7870

<http://www.townofcantonct.org/content/74/default.aspx>

## **Accolades**

### **CONNECTICUT MAGAZINE**

Canton was rated #2 among Connecticut towns with a population between 10,000 to 15,000 in the November 2011 issue.

Population 10,292

Crime rate 2.26

SAT score 1646

Median house \$362,000.

Equalized mill rate 16.13

Library per capita \$68.31

PIC points 117

Voter turnout 84.35%

<http://www.connecticutmag.com/Connecticut-Magazine/November-2011/Rating-the->

### **Hartford Magazine**

Canton was ranked #5 of the Best High Schools in the September 2011 issue.

<http://www.hartfordmag.com/BestHighSchools2011/index.html>

### **Arthur Frommer's Budget Travel Magazine**

Collinsville was named one of the "Top 10 Coolest Towns in America" in 2007.

<http://www.budgettravel.com/feature/10-coolest-small-towns-conn.6157/>