



# RARE LAND + COMMERCIAL OPPORTUNITY IN ANDOVER, CT

11 Bunker Hill Road + Route 6 Parcel | Andover, CT



17.1±  
Total Acres



4,565±  
Gross SF Building



Direct  
Route 6 Access



2 Large  
Parking Lots



Mostly Abuts  
the Hop River



This unique Andover offering combines 11 Bunker Hill Road with a second parcel on Route 6, creating a rare 17.1± acre mixed-use commercial and agricultural opportunity. The property offers visibility, access, existing improvements, and natural beauty in a setting that supports entrepreneurial vision and future growth.



## PROPERTY FEATURES

- 2 parcels sold together
- 4,565± gross SF building
- Offices, garage & warehouse space
- Approx. 15' ceiling height
- Truck dock
- Pavilion & patio area
- Cleared areas and tree farm sections
- Two large parking lots
- Rural setting with commercial visibility
- Current land use: 037 Mixed Use – Primary Commercial & Agriculture



## POTENTIAL USES

- Tree farm or nursery
- Agricultural business
- Farm stand / farm-to-retail
- Agritourism destination
- Contractor or landscape business
- Warehouse / storage use
- Boutique retail or office
- Event-forward farm concept
- Mixed-use vision with town approval



*Potential uses to be verified by buyer and approved by the Town of Andover.*

**Acreage. Visibility. Existing Improvements. Opportunity.**

*Call or text for more information or to walk the property.*



**Rob Rosa**

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