

Bethel
CT

Blue Jay Orchards

FOR SALE

Operating Pick Your Own Apple Orchard

\$4,750,000



- 122 + Rolling Acres:
 - 8,000 + Producing Trees
 - 20 + Apple Varieties
 - 10,650 sf Market, Kitchen & Storage
 - 2,400 sf Attached Cooler
 - Multiple Residential Structures
 - 2 Single Family
 - 1 Single Family with Apartment
 - 2 Additional Apartments & Office
 - Inventory & Equipment
- Convenient Northern Fairfield County Location
- Customer Base Extends Beyond NYC!
- High Visibility with Over 1,800' Frontage
- On-Going Operations with Proven Cash-Flow – Retail & Wholesale (*details available on execution of Confidentiality Agreement*). Much opportunity with product line expansion!

Market

- 10,650 sf
- Retail, Kitchen, Bakery, Storage
- 2,400 sf attached cooler
- Built c 1930



Office/Apt.

- 2,496 sf
- 2 – 2br, 1 bath apartments
- Office & Storage
- Built 1986



Manager's Residence

- 1,568 sf
- 4 bedroom
- 2 bath
- Built c 1900



Owner's Residence

- 3,554 sf
- 4 bedroom
- 3 ½ bath home
- Detached garage
- Built c 1870



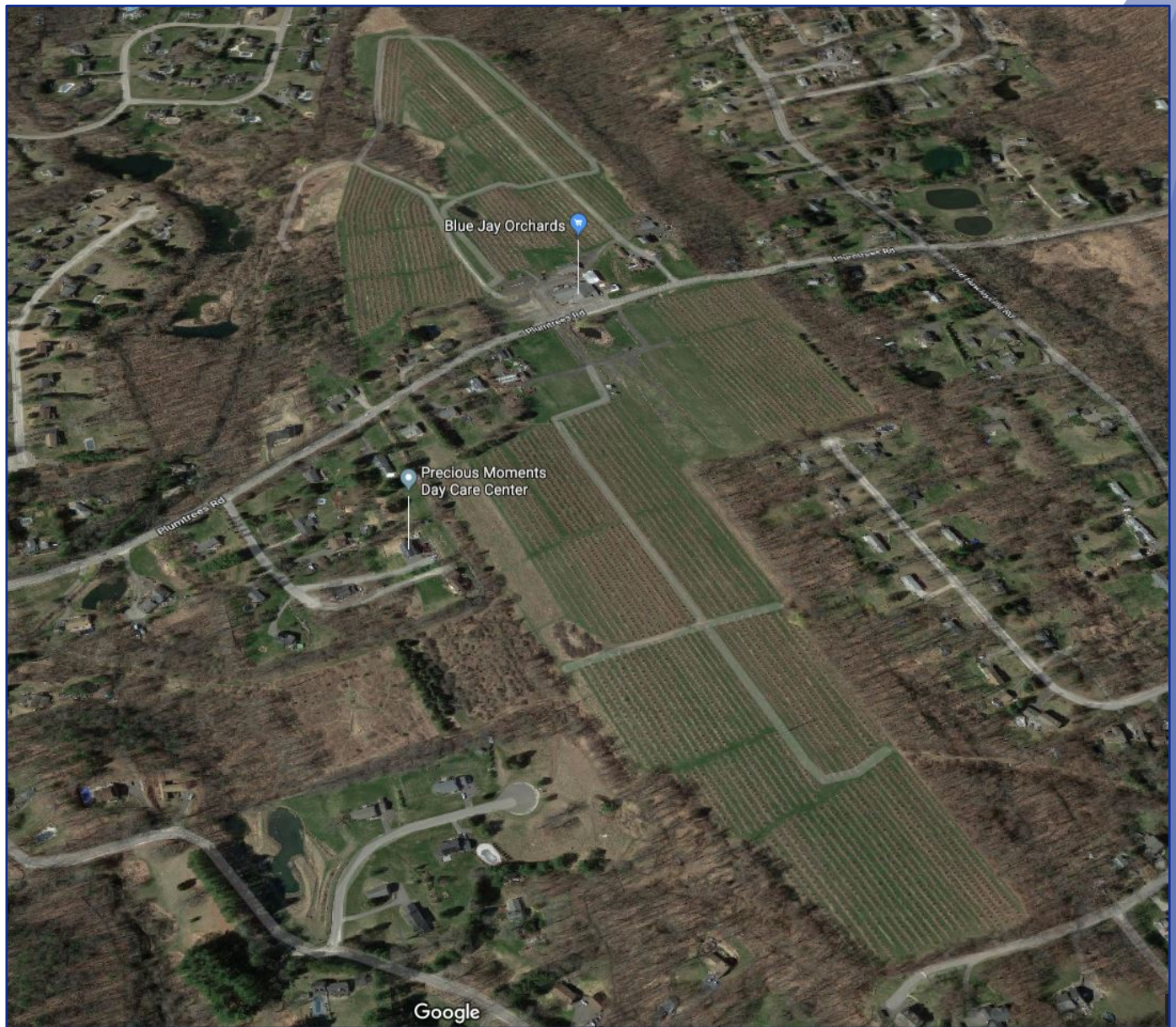
Attached Apartment

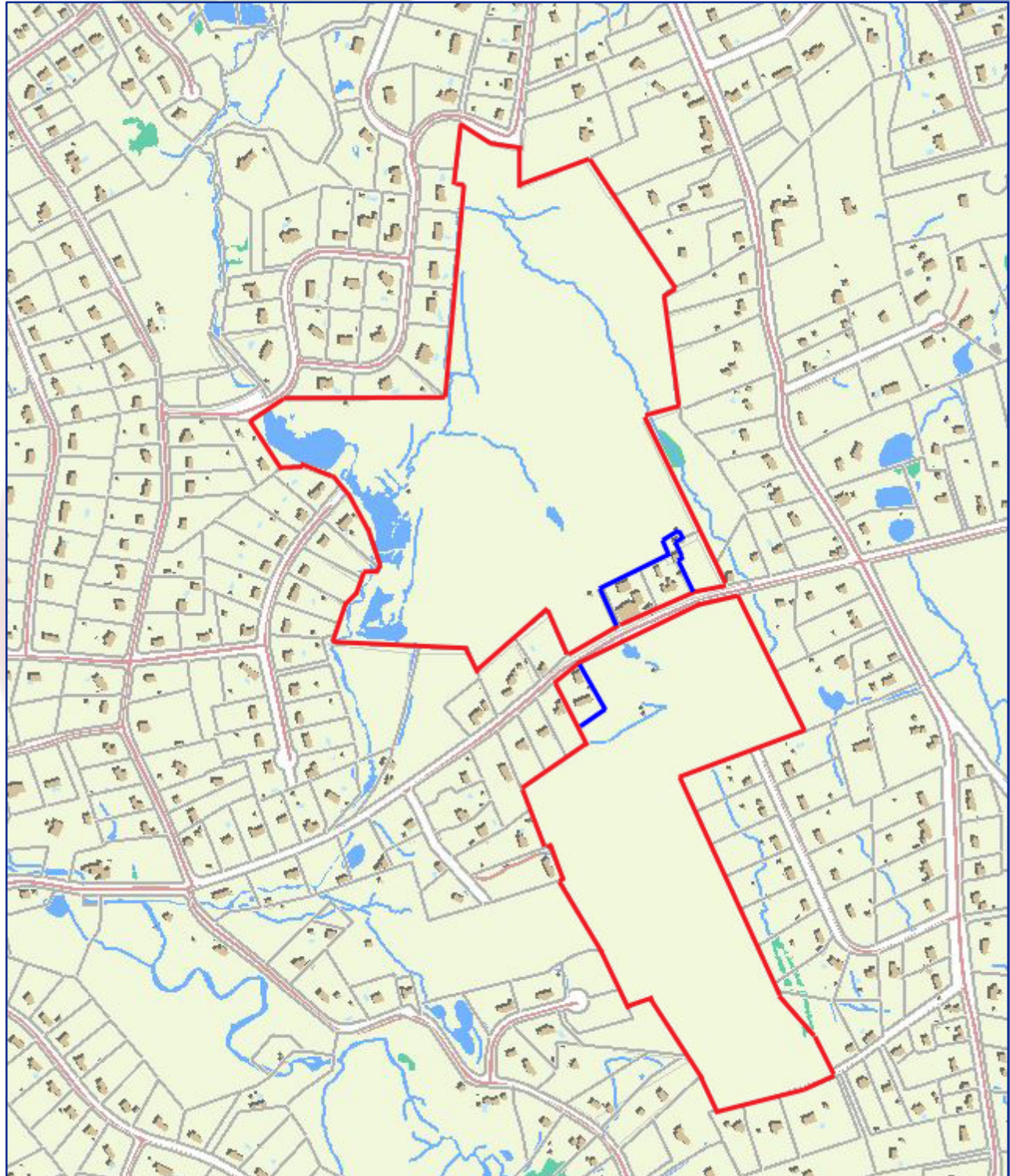
- 1 bedroom
- 1 bath

Rental Home

- 2,488 sf
- 4 bedrooms, 2 full baths
- Detached garage
- Built c 1900





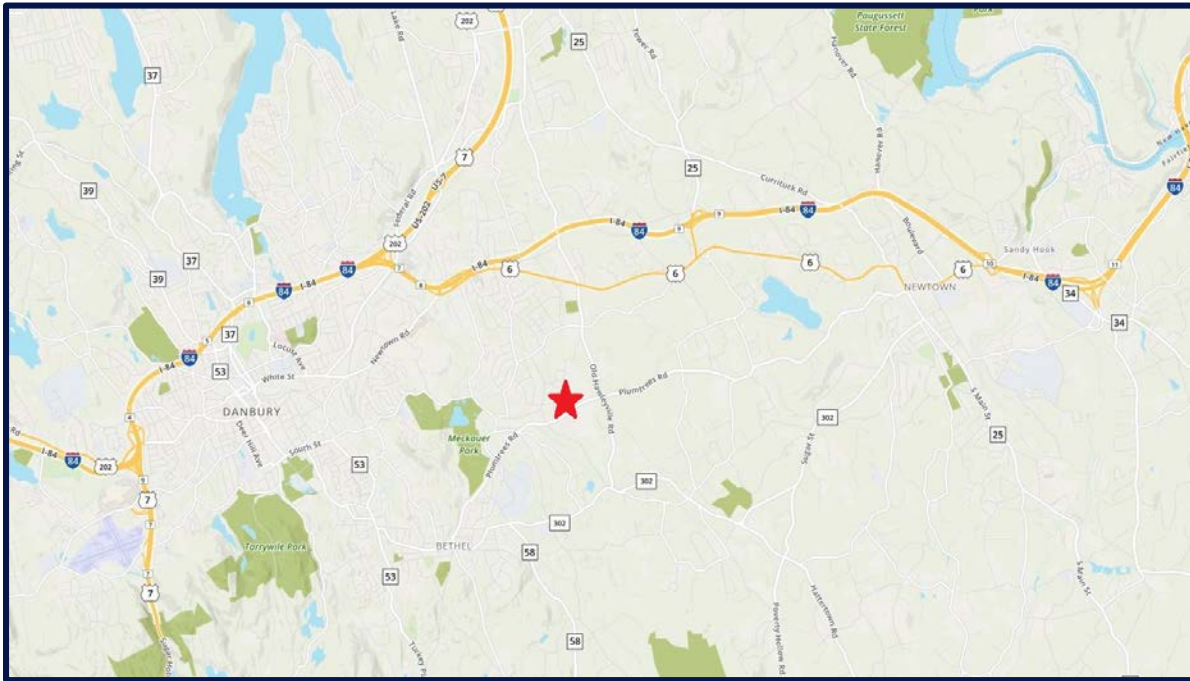


RED Outline = Agricultural Restriction
BLUE Outline = Non-Restricted

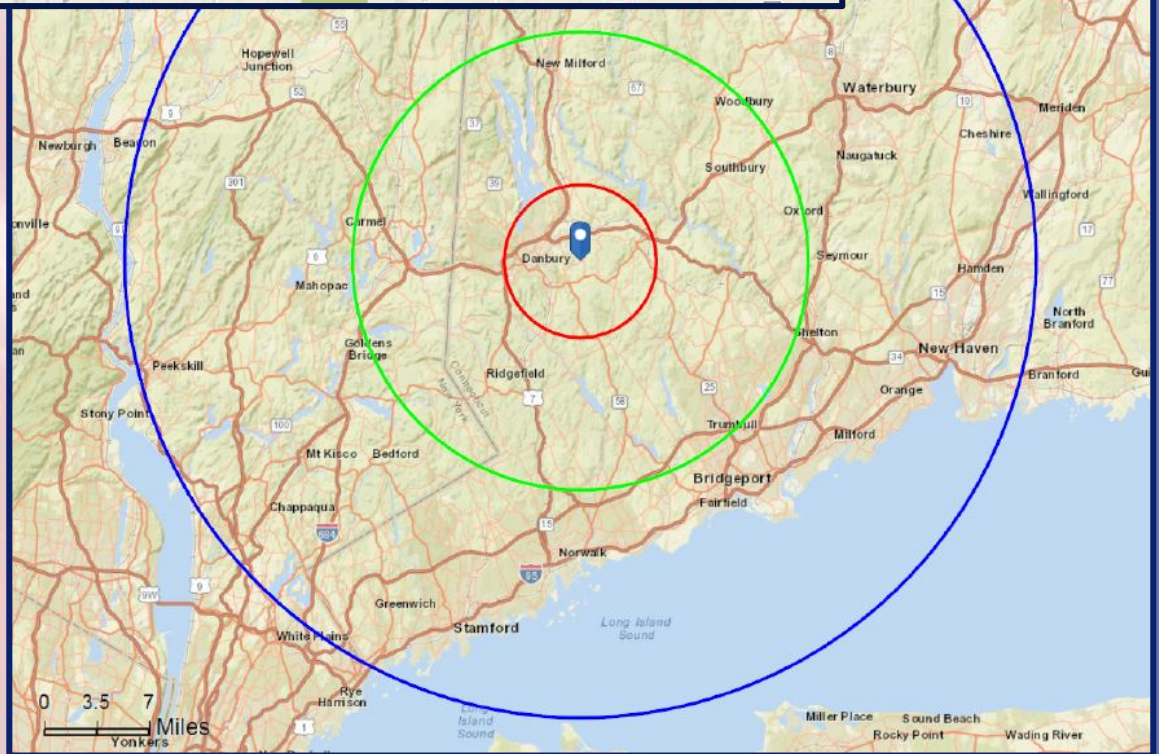
Indicator	Radius	Radius	Radius
	5 Mile	15 Mile	30 Mile
Population	103,633	447,207	2,309,784
Median Age	39.4	44.4	41.3
Average HH Income	\$106,990	\$148,442	\$124,619
Per Capita Income	\$38,937	\$53,615	\$46,403

esri data - 2018





Rings:
5, 15 & 30 Miles



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**Marketed in
Conjunction with:**
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