



SCALZO
COMMERCIAL
NEW DEVELOPMENT

333 KENT ROAD

333 Kent Road | Kent, CT 06785

For Sale





PROPERTY DESCRIPTION

Discover this beautifully preserved historic inn, set on 5.4 acres of manicured grounds with mature plantings and sweeping lawn. For over 100 years, the established on-site restaurant and banquet facility has served as a beloved gathering place in the community.

In addition to its hospitality offerings, the property generates extra income from two leased apartments and space for additional rooms. The 5+ acres may have potential for an additional building and/or lot. The full basement includes ample storage and walk-in coolers, supporting the spacious, well-equipped kitchens and inviting dining areas. A stone patio offers outdoor seating, perfect for warm-weather dining.

A two-story antique-style barn features a loft and an overhead door accommodating two vehicles, adding both charm and functionality. Ideally located near the serene Housatonic River, Appalachian Trail access, and the iconic 1842 Covered Bridge, this property blends timeless appeal with modern opportunity.

PROPERTY HIGHLIGHTS

- 7,642 SF building
- Zoned BH
- Historic Charm
- Occupancy: Available in 90 days
- Built in 1789, Renovated in 2022

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1
Lot Size:	5.4 Acres
Building Size:	7,642 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	23	86
Total Population	29	63	234
Average HH Income	\$142,622	\$142,348	\$140,776

Property Details

333 Kent Road
Kent, CT 06785

Sale Price	\$1,100,000
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LOCATION INFORMATION

Building Name	333 Kent Road
Street Address	333 Kent Road
City, State, Zip	Kent, CT 06785
County	Litchfield
Road Type	Gravel

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Restrooms	3.0

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	BH
Lot Size	5.4 Acres
APN #	6-11-5

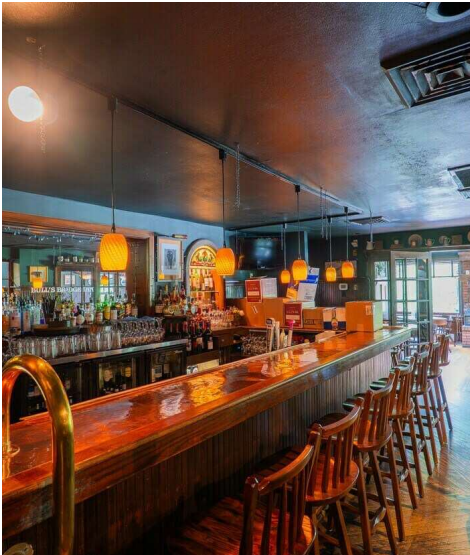
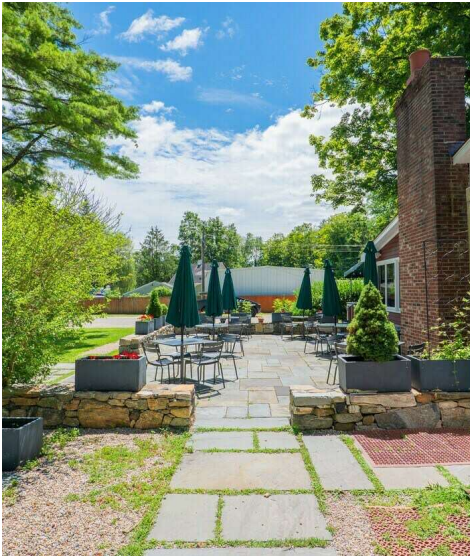
BUILDING INFORMATION

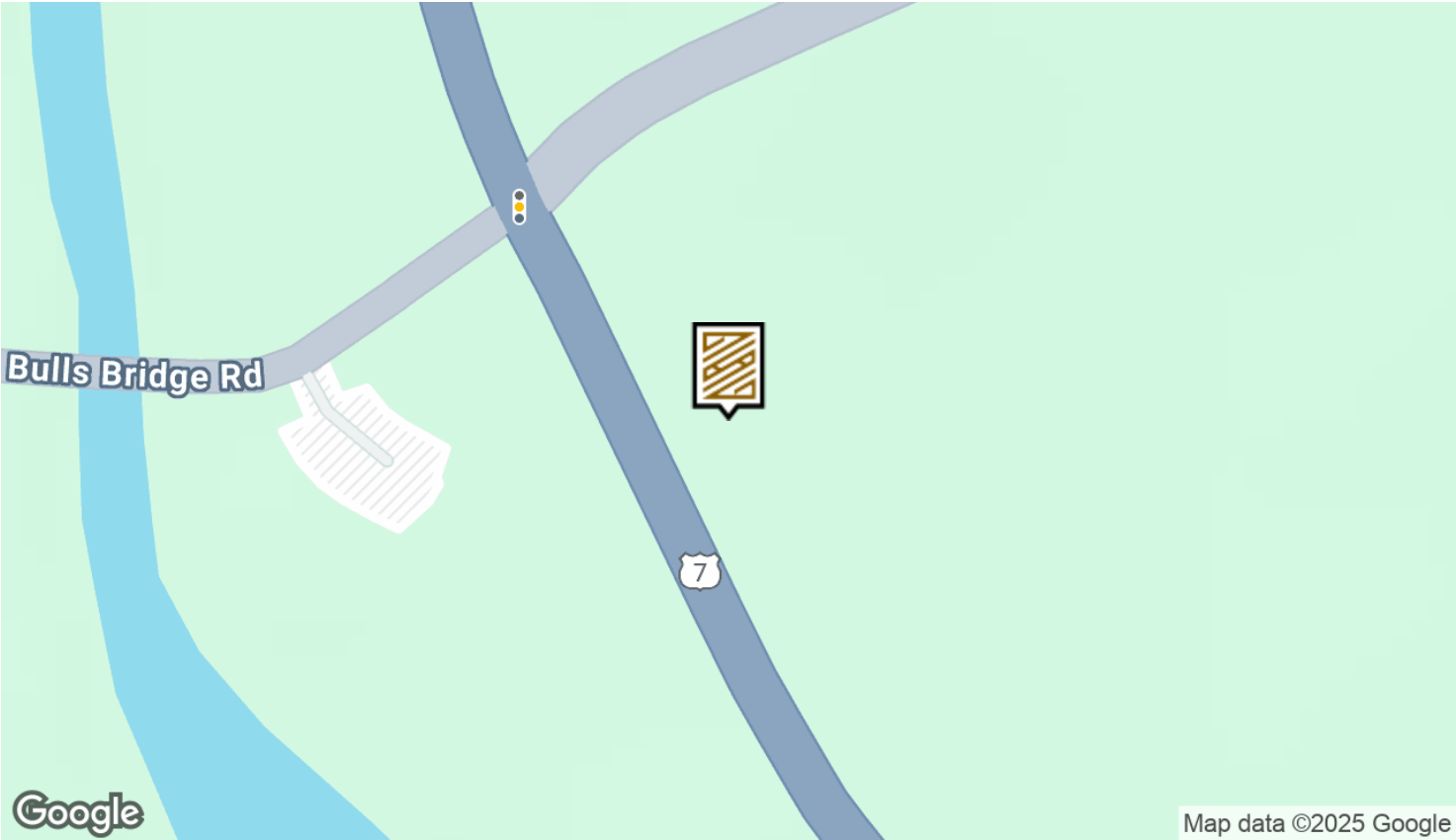
Building Size	7,642 SF
Tenancy	Multiple
Number of Floors	3
Average Floor Size	3,500 SF
Year Built	1789
Year Last Renovated	2022
Gross Leasable Area	7,642 SF
Framing	Wood
Free Standing	Yes
Number of Buildings	1

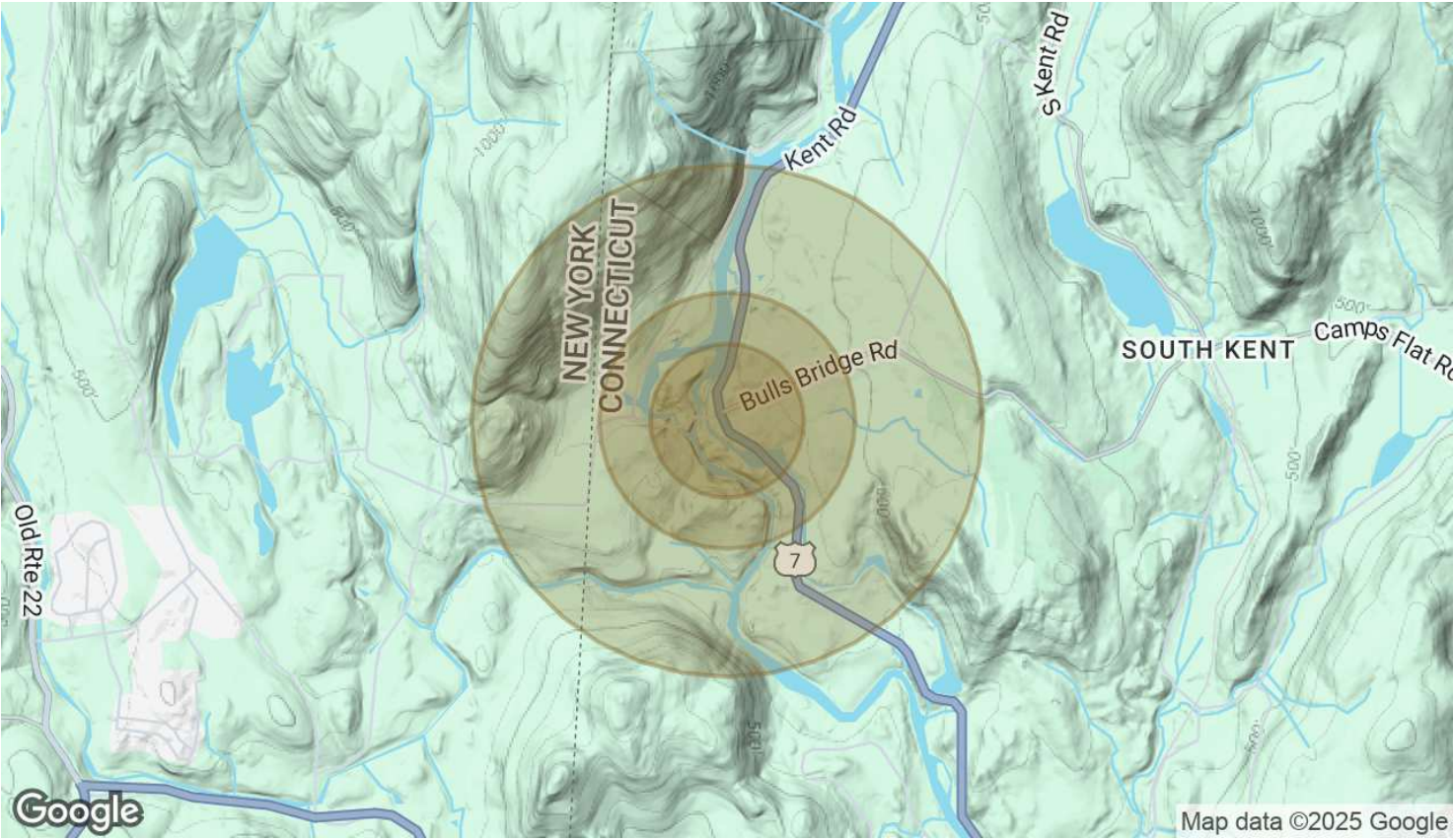


Additional Photos

**333 Kent Road
Kent, CT 06785**



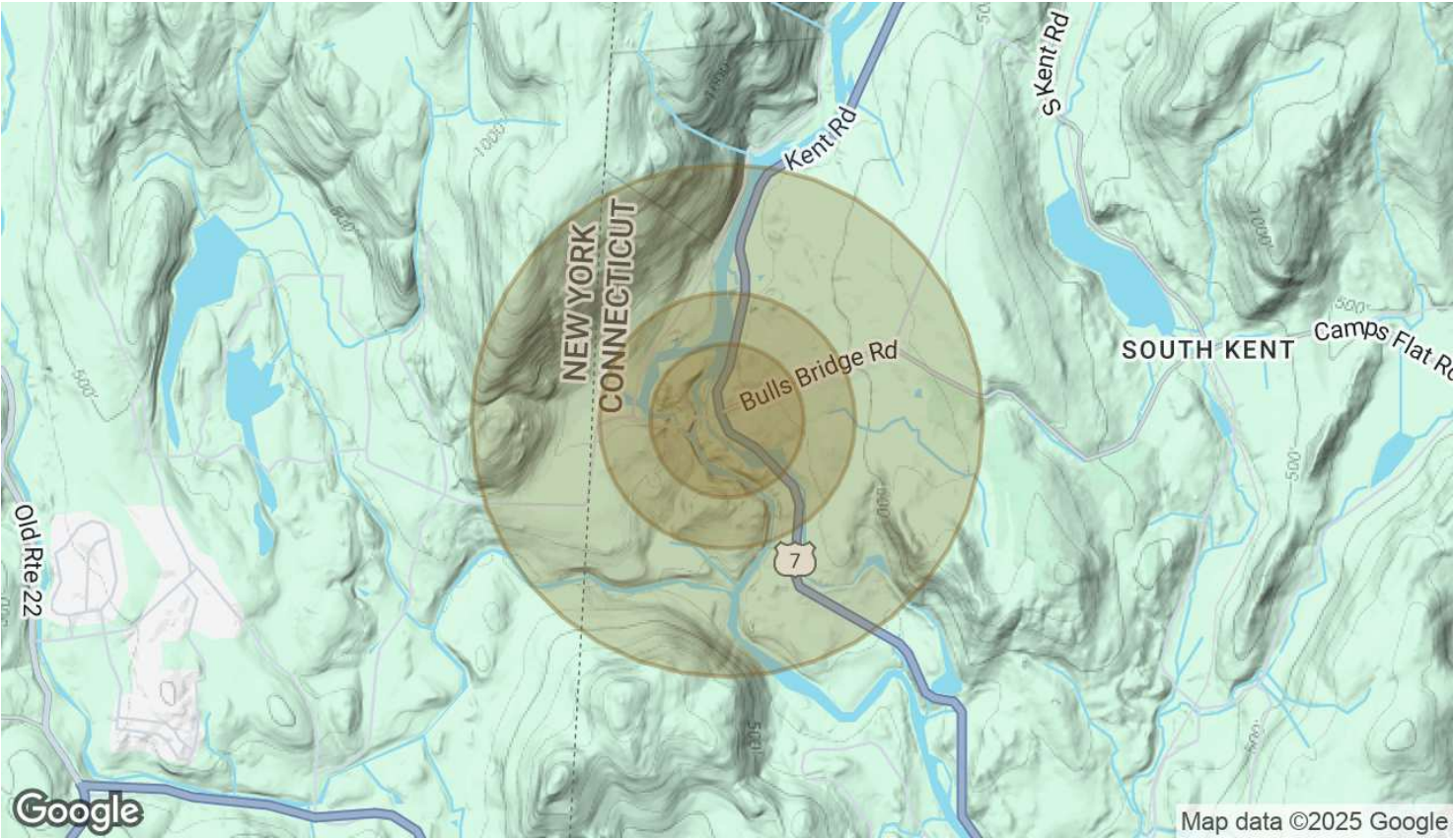




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	63	234
Average Age	45	45	45
Average Age (Male)	42	42	43
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	23	86
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$142,622	\$142,348	\$140,776
Average House Value	\$608,296	\$607,084	\$573,947

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	79.3%	79.4%	76.5%
% Black	0.0%	0.0%	1.7%
% Asian	6.9%	6.3%	5.1%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	1.6%	0.9%



% Other	3.4%	4.8%	6.8%
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Demographics data derived from AlphaMap

Agents Contact

**333 Kent Road
Kent, CT 06785**

JESSICA GANSER

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