



OFFERING MEMORANDUM

385 NEW PARK AVENUE

HARTFORD, CT

EXCLUSIVELY LISTED BY

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BERKSHIRE HATHAWAY | NEW ENGLAND
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

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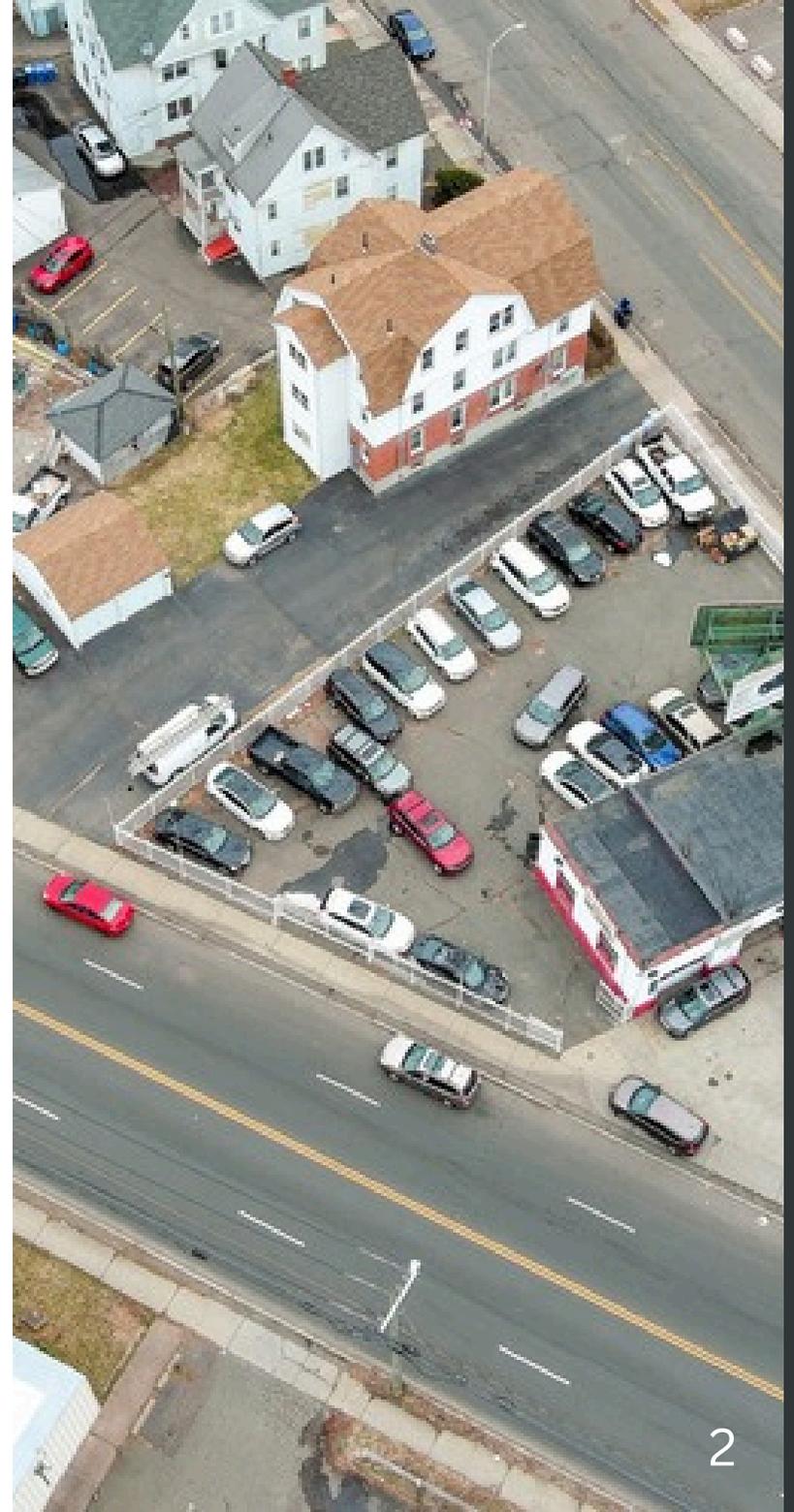




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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

Berkshire Hathaway is pleased to offer for sale 385 New Park Ave, a retail property perfectly located in a high-traffic intersection on the border between Hartford and West Hartford, CT. The property is currently occupied by New Park Avenue Auto Sales and Repair. The subject property sits on 0.31 acres, was built in 1935, and consists of approximately 1,620 SF. The building has ample parking with 30 total spaces, as well as 5 curb cutouts that allow for through traffic across the property, perfect for a drive-thru window.

PROPERTY ADDRESS	385 New Park Avenue, Hartford, CT 06106
SQUARE FEET	1,408
LOT SIZE	0.31 AC (13,503 sqft)
PARCEL NUMBER	116-474-010
ASKING PRICE	\$1,700,000
PRICE PER UNIT	\$1,700,000





PROPERTY SUMMARY

Located in Hartford's vibrant Parkville neighborhood, 385 New Park Avenue is a proven commercial property currently operating as New Park Avenue Auto Inc., a long-standing independent car dealership and service center. The property sits on a highly visible commercial corridor with excellent regional and local accessibility and includes a service shop, car lot for inventory, and customer-facing office space. The triangle shaped lot is situated at the intersection of two major roads and has five curb cut outs, which allow traffic to enter from both New Park Avenue and Prospect Avenue.

HIGHLIGHTS

- Situated directly on New Park Avenue with immediate proximity to the **CTFastrak Busway**, providing efficient public transit links.
- Located near **Interstate 84**, offering rapid access to the broader Hartford metropolitan area.
- Surrounded by a mix of high-traffic retailers, including The Home Depot, Walmart Supercenter, Chick-Fil-A, Dunkin Donuts, etc.
- The site has a proven 30-year track record for automotive use, benefiting from the area's high density of similar commercial services.
- Part of the active **Parkville** neighborhood, which is seeing continued interest for multifamily residential development and mixed-use revitalization.
- Frontage on New Park Avenue ensures constant exposure to local traffic and pedestrians.



DEVELOPMENT POTENTIAL

385 New Park Avenue, Hartford CT — Zoned CX-2

Commercial Industrial Mix | City of Hartford

- Auto Service / Repair — Existing overhead doors, concrete floors, and oil heat infrastructure support immediate reuse as a mechanic, detailing, fleet service, or tire shop
 - Retail / Storefront Commercial — Ground-floor retail compatible with the Parkville corridor's growing foot traffic and proximity to Parkville Market
 - Restaurant / Food & Beverage — F&B use fits the neighborhood's culinary destination character; indoor or outdoor dining configurations possible
 - Drive-Through (Small Format) — Zoning-compatible and corridor-precedent established; best suited for coffee, pharmacy, bank, or compact QSR given the 13,286 SF lot size
 - Outdoor Sales Lot — Corner lot position and 9,400 SF of existing concrete paving make this a strong candidate for auto sales, equipment, or landscaping/nursery use
 - Self-Storage / Warehouse — Interior square footage and overhead access doors suit light storage or last-mile distribution use
 - Contractor / Trade Space — Flex space for plumbing, electrical, HVAC, or similar trade businesses; compatible with CX-2's intensive commercial character
 - Bar / Nightclub / Entertainment — Explicitly named as a permitted use within the CX-2 district
 - Parking / Staging Facility — Paved lot could operate independently as commercial parking or vehicle staging
- ⚠ Residential use of any kind is prohibited in CX-2 and requires a formal rezoning.

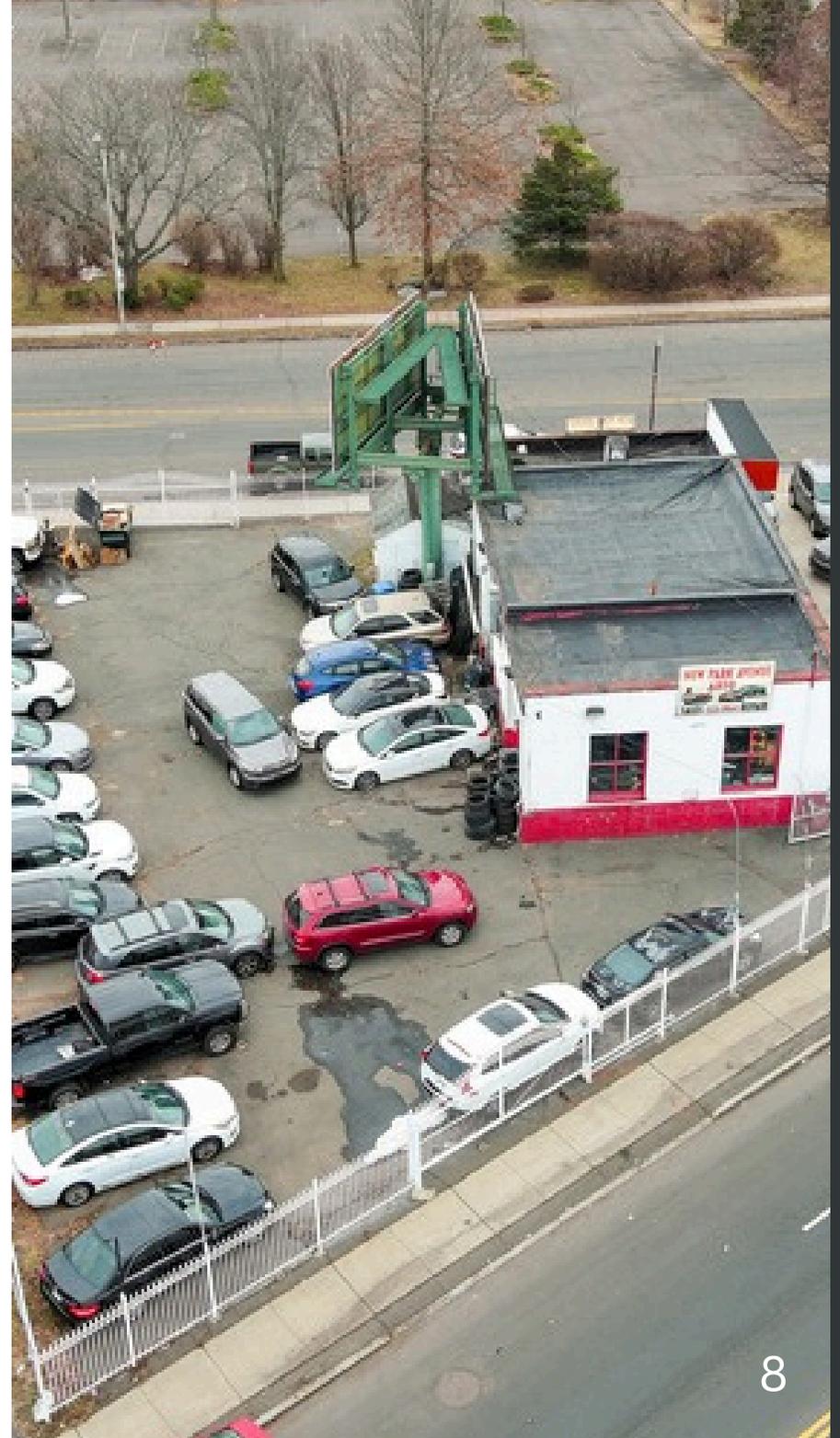
Hartford Zoning Regulations:

library.municode.com/ct/hartford/codes/zoning_regulations



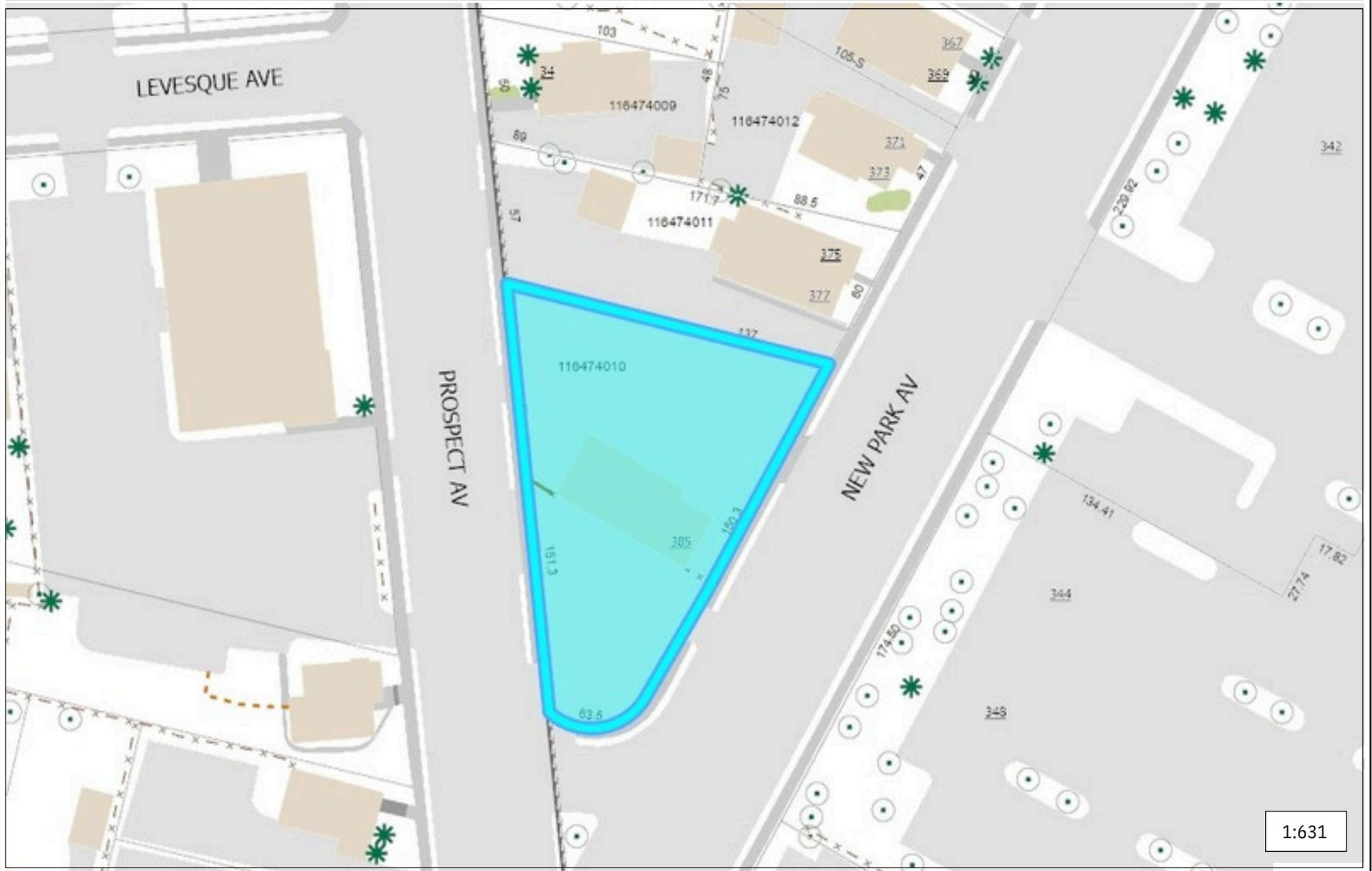
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GIS MAP





City of Hartford - Property Map



1:631



The planimetric and topographic information depicted on this map was compiled by The Sanbor Map Company and is based on an aerial flight performed in April 2015. In addition, the City's GIS staff has been updating limited planimetric features on a yearly basis. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the City of Hartford and is subject to change as a more accurate survey may disclose. The City of Hartford and the mapping company assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY

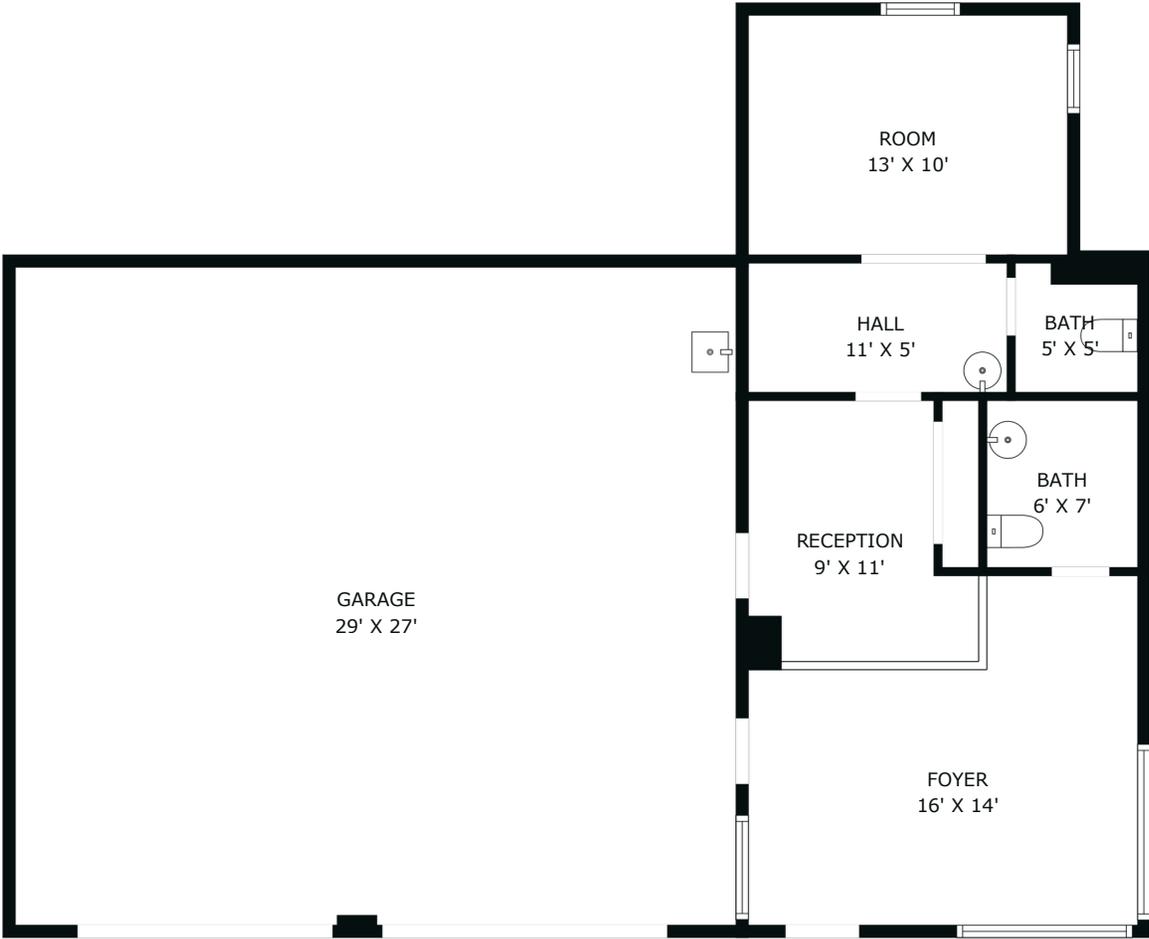


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FLOOR PLANS



385 New Park Avenue, Hartford

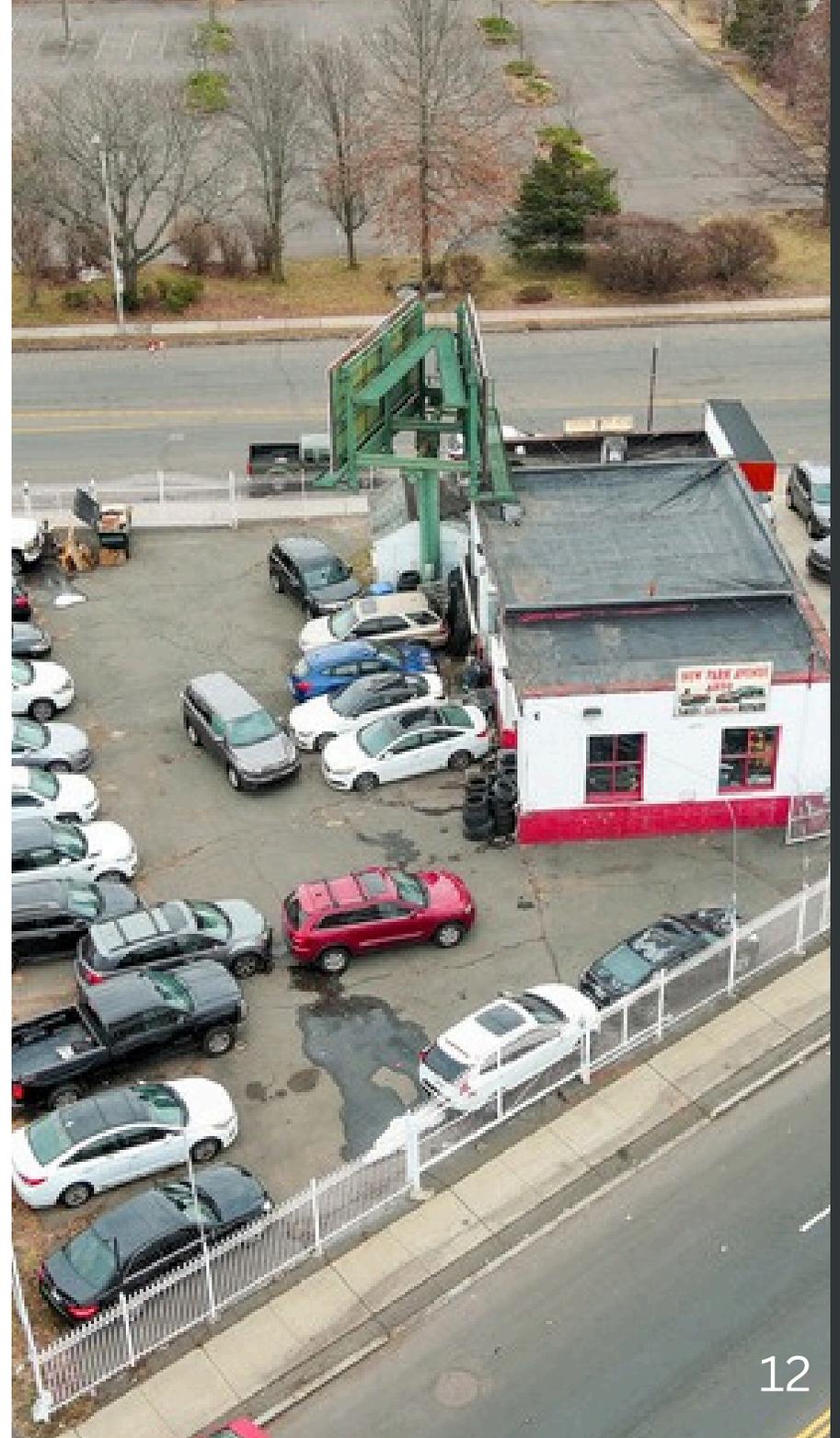


TOTAL: 558 sq. ft
FLOOR PLAN: 558 sq. ft
EXCLUDED AREAS: GARAGE: 785 sq. ft, WALLS: 97 sq. ft

This Floor Plan Is An Approximation, And Is Intended For Marketing Purposes Only

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PROPERTY PHOTOS





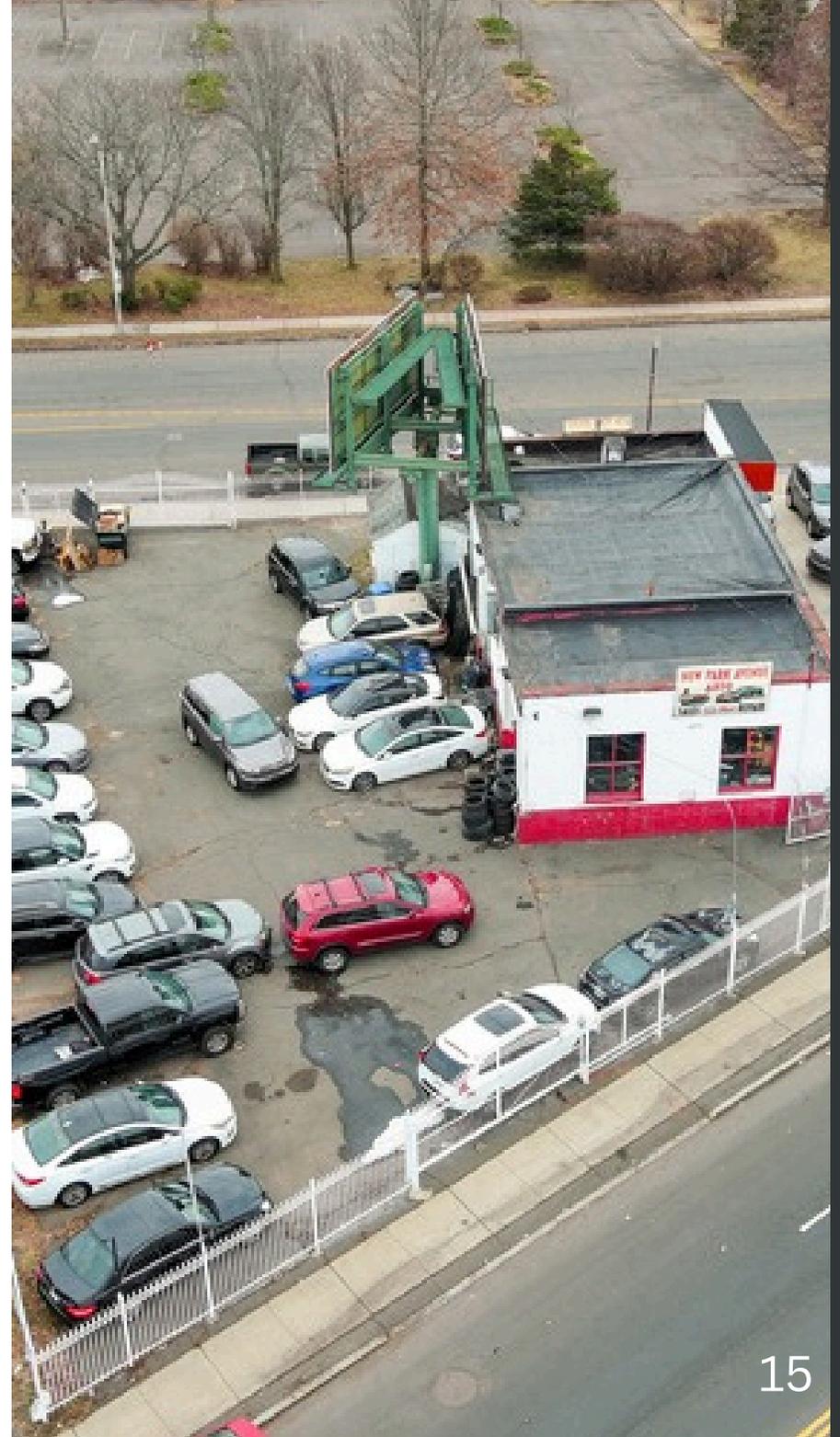


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AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW

HARTFORD, CT

According to Zillow and Realtor.com's 2026 forecasts, the Hartford-West Hartford-East Hartford metro area is ranked as the #1 hottest housing market in the United States. Driven by exceptional demand, limited supply, and a high quality of life, the region is experiencing a surge in competitive activity, with many homes selling in approximately one week and a high percentage exceeding list price. This high-growth environment, combined with relative affordability compared to NYC and Boston, presents a prime, high-yield investment landscape.

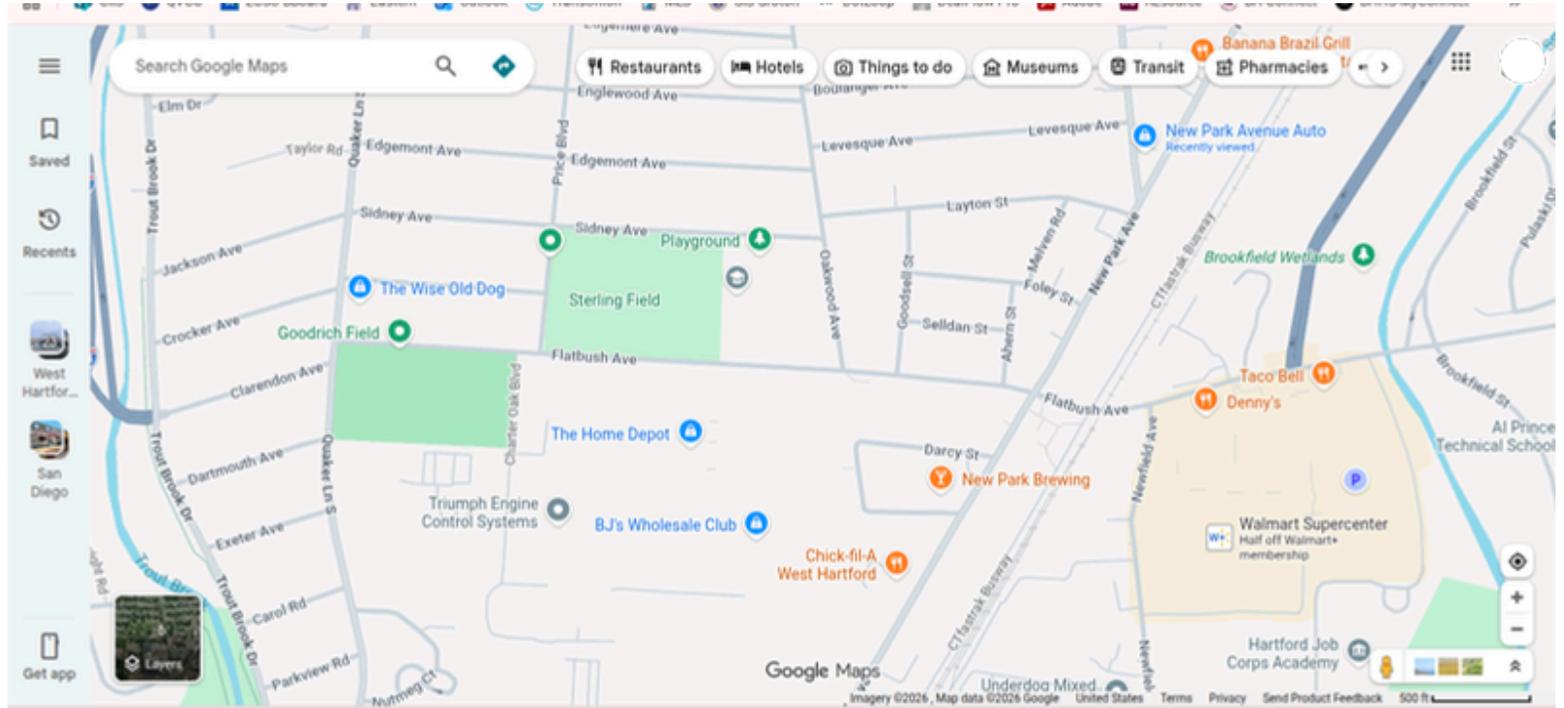
Hartford maintains a deep-rooted financial and insurance industry base, with major employers including Travelers, The Hartford, Cigna, and Aetna providing stable employment. The state is heavily investing in an emerging quantum industry, with Hartford positioned as a key innovation center for specialized, high-skill tech companies.

The city is seeing active investment in downtown, with a focus on diversifying the commercial base, boosting tourism, and expanding housing supply. Hartford is experiencing a robust economic moment, with 2026 data highlighting it as a top-tier market for capital appreciation and rental demand. The combination of, limited housing supply, and a high-demand, high-income workforce makes it an ideal location for multifamily, commercial, and mixed-use investment.



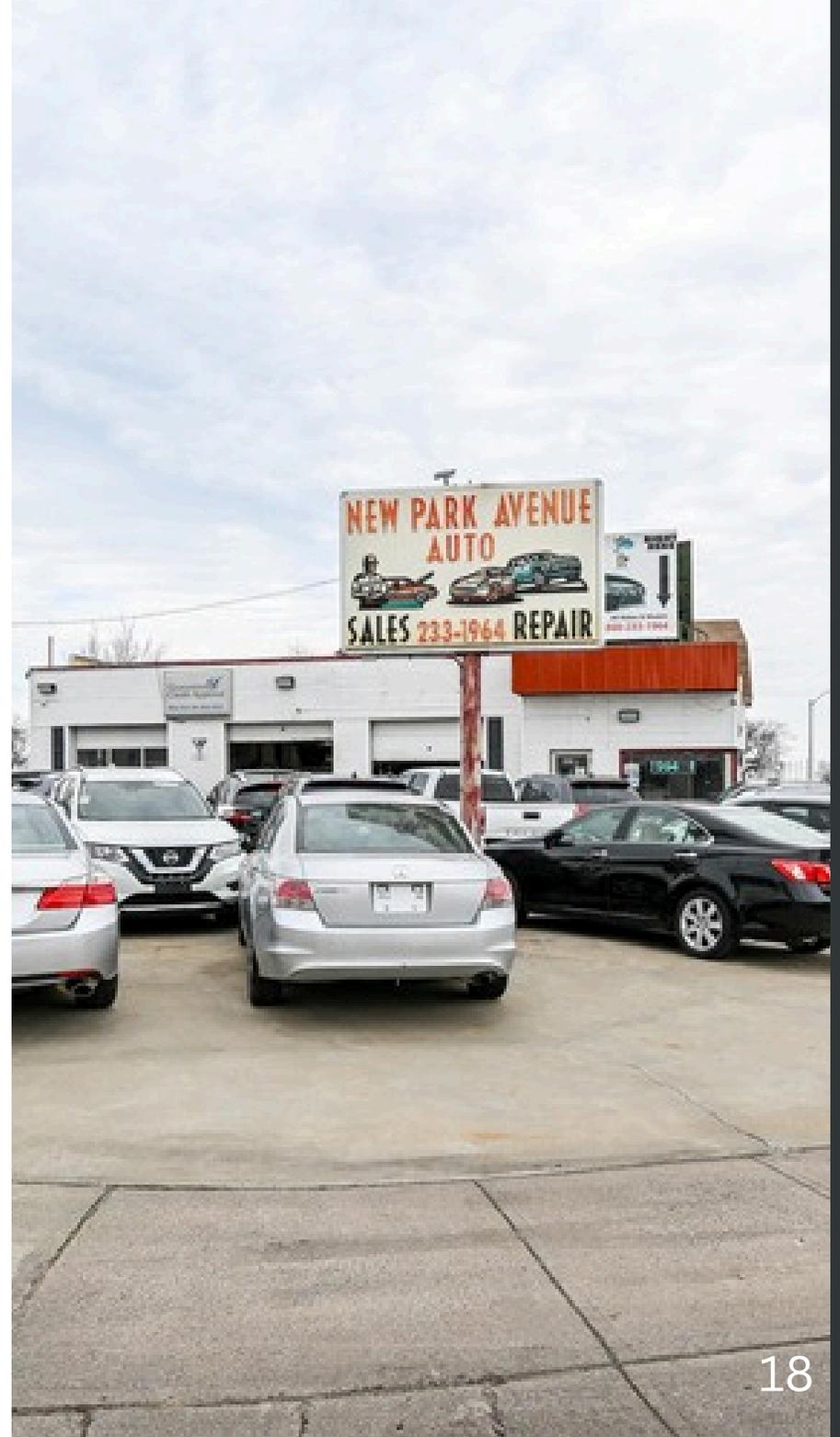
NEARBY AMENITIES

- 1 McDonalds
- 2 Chick-fil-A
- 3 Starbucks
- 4 New Park Brewing
- 5 Denny's
- 6 Taco Bell
- 7 Home Depot
- 8 BJ's Wholesale Club
- 9 Best Buy
- 10 Walmart

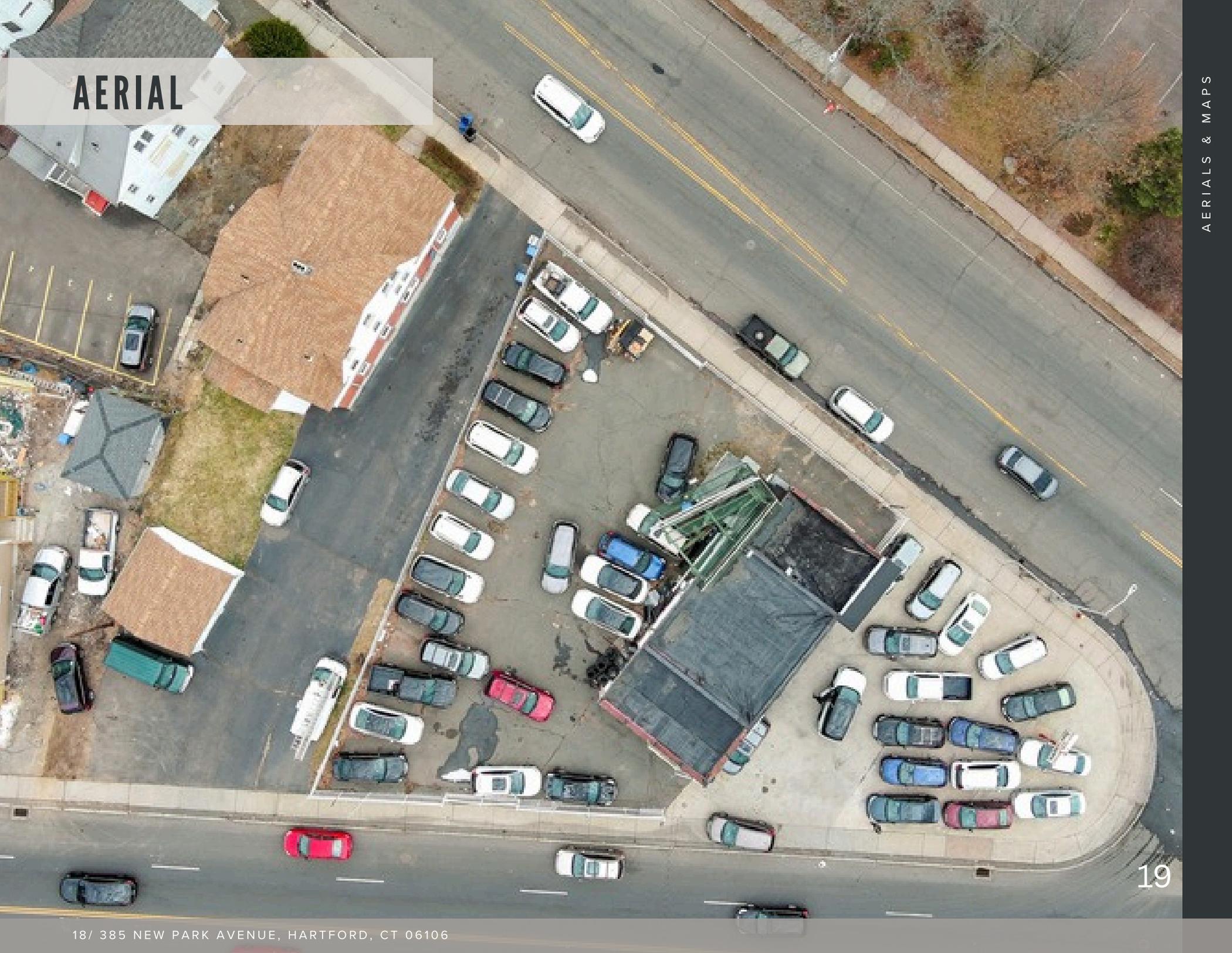


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AERIALS & MAPS



AERIAL







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