



FOR SALE

4,991 SQUARE FOOT OFFICE BUILDING

638 PROSPECT AVENUE | HARTFORD, CT 06105



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 638 Prospect Avenue, Hartford CT for sale.

Built in 1900 as a residence by Arthur Salisbury Hyde and Mary Abbe Hyde, the Tudor Revival style building was designed by the well-known architectural firm Hapgood & Hapgood, which designed many Hartford residences and commercial buildings in the late 1800's and early 1900's, including the Connecticut Supreme Court building and the State Library.

Subsequent to the Hydes' ownership, it has been home to the Austin School, the original campaign headquarters of Congresswoman Barbara Bailey Kennelly (1981), and since 2000, the law firm of Loudon, McGrath, Bryan and Bissonnette.

OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$770,000 |
| Lot Size: | 0.24 Acres |
| Building Size: | 4,991 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 747 | 3,549 | 12,952 |
| Total Population | 1,467 | 7,278 | 27,482 |
| Average HH Income | \$118,587 | \$104,099 | \$97,061 |

LARRY LEVERE, SIOR
860.690.0447
levere@sentrycommercial.com





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\$770,000

BUILDING SPECIFICATIONS

| | |
|---------------------|---------------------------|
| Building Size | 4,991 SF |
| Year Built | 1900 |
| Number of Buildings | 1 (plus a carriage house) |

MECHANICAL/UTILITIES

| | |
|---------------------|----------|
| Heat | Gas/CNG |
| Air Conditioning | Central |
| Water/Sewer Company | MDC/City |

LAND

| | |
|----------|------------|
| Lot Size | 0.24 Acres |
| Parking | 14 |
| Zoning | MX-1 |

TAXES

| | |
|-----------------|-------------|
| Tax PSF | \$3.27 |
| Taxes | \$16,299.10 |
| Appraised Value | \$337,700 |
| Year Assessed | 2024 |
| Mill Rate | 68.95 |

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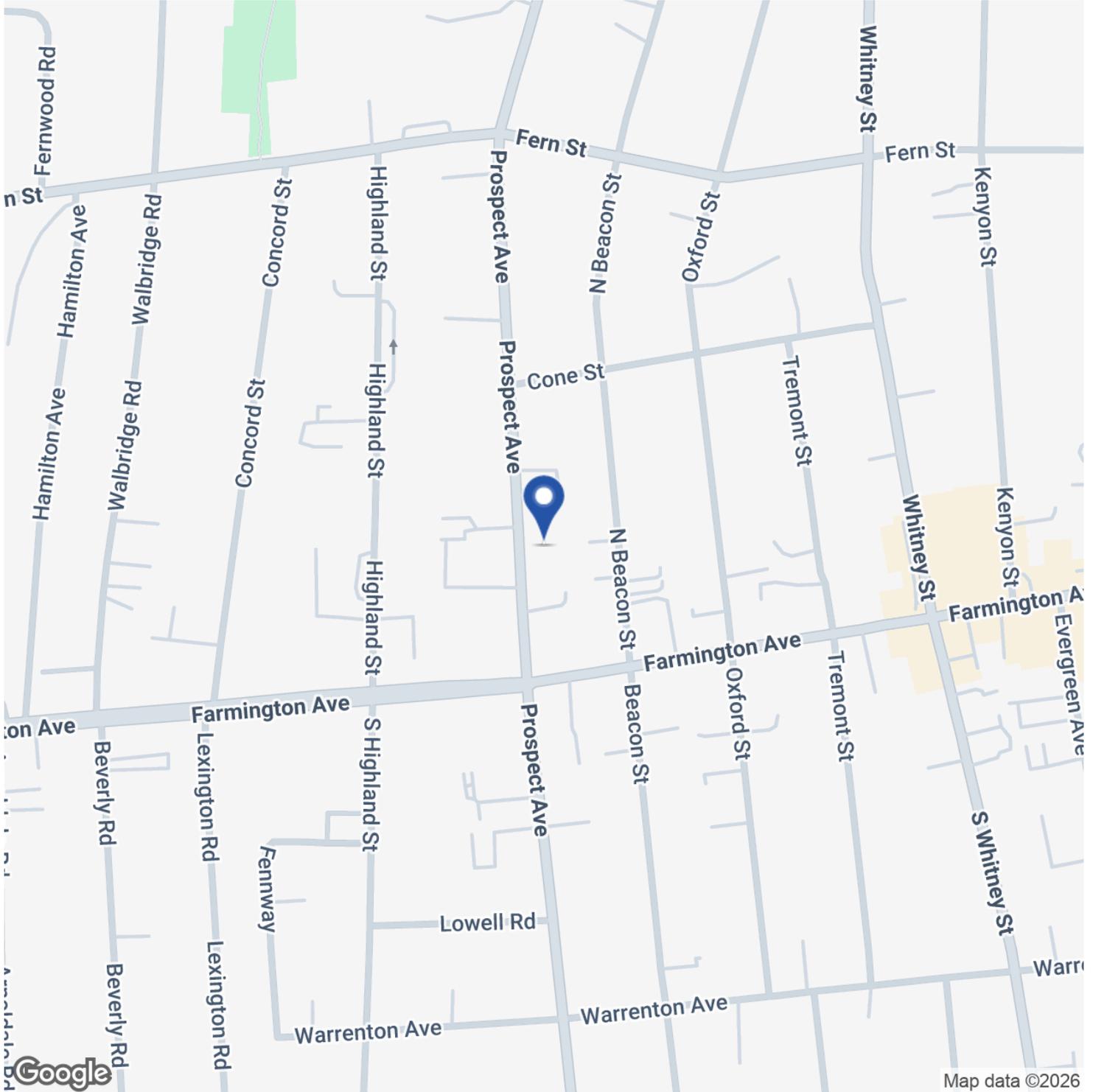
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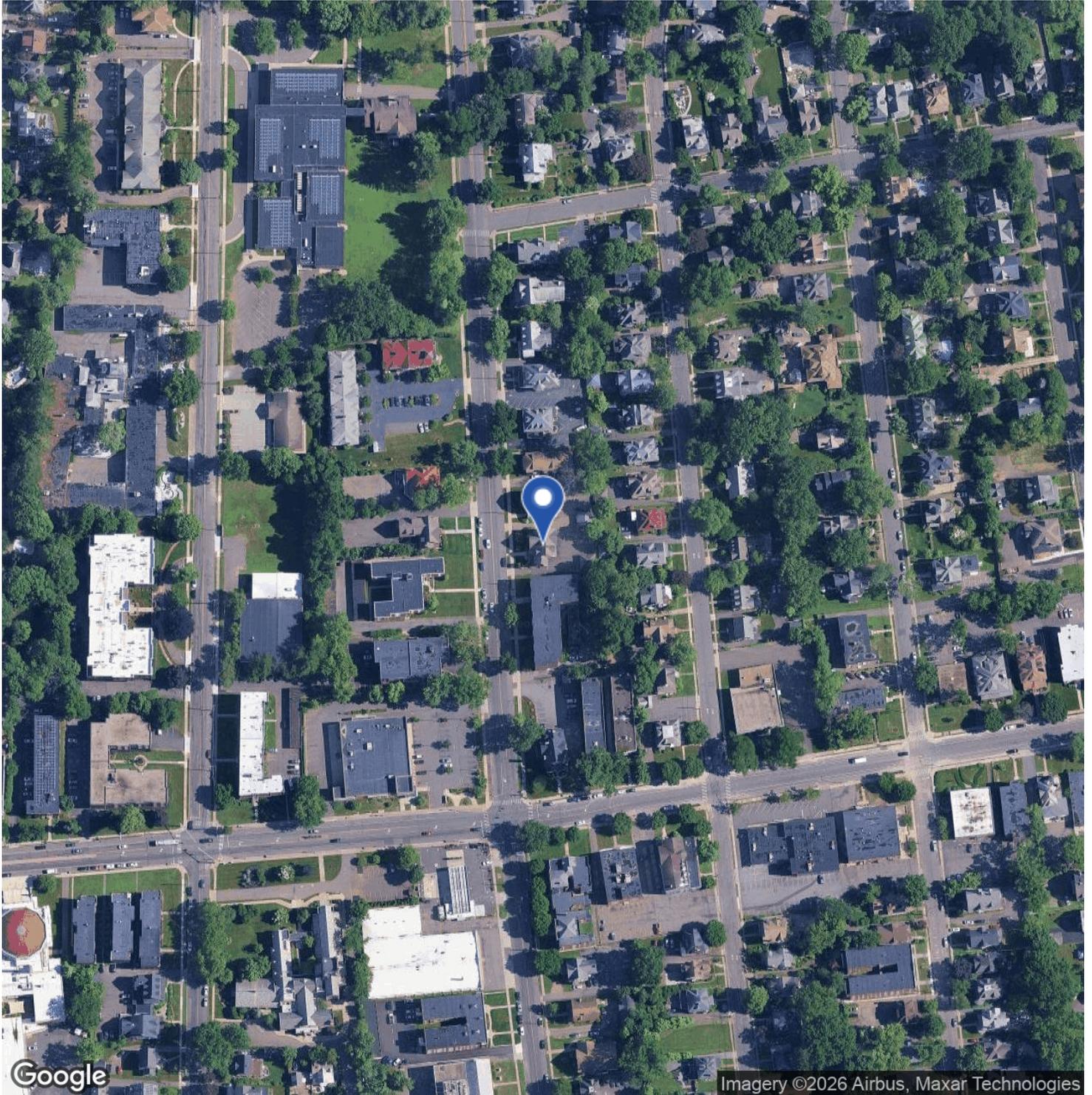
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Google

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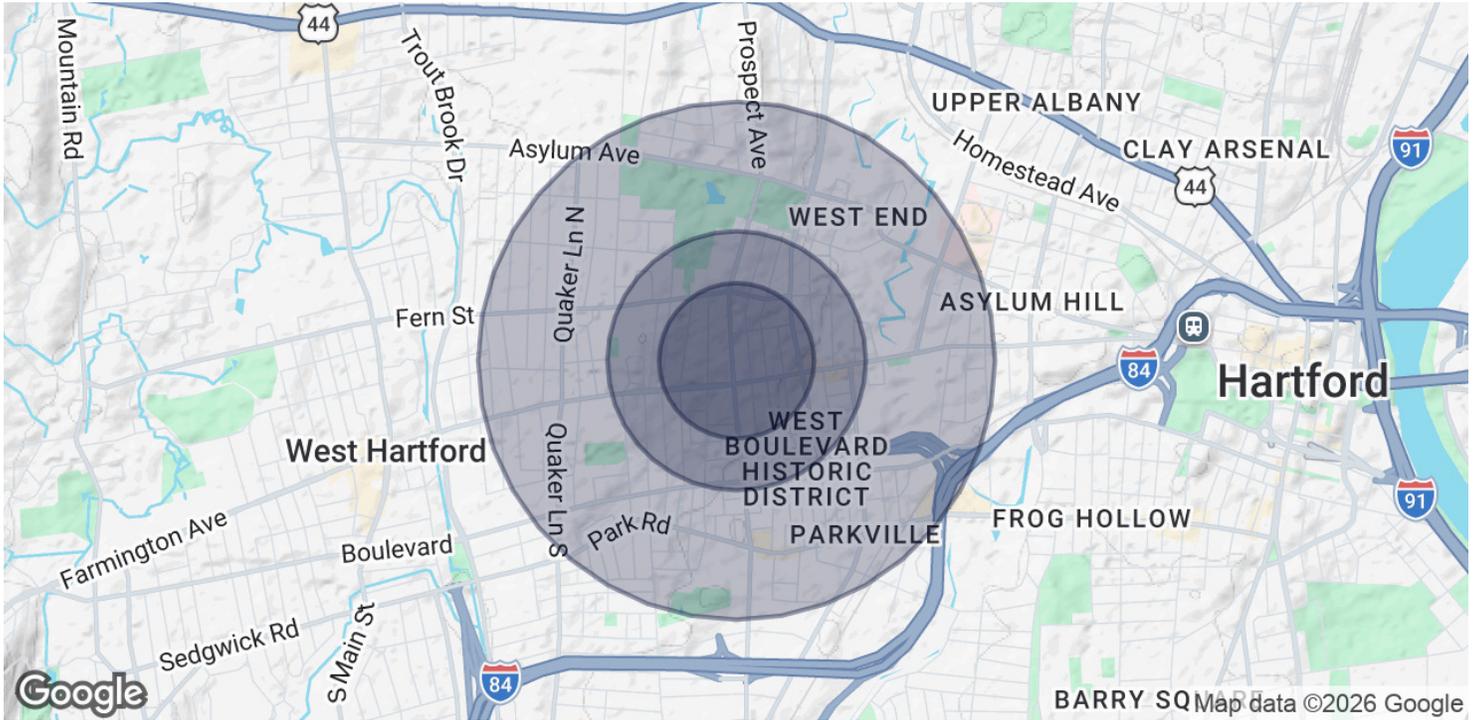
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,467 | 7,278 | 27,482 |
| Average Age | 47 | 43 | 41 |
| Average Age (Male) | 46 | 42 | 40 |
| Average Age (Female) | 48 | 44 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 747 | 3,549 | 12,952 |
| # of Persons per HH | 2 | 2.1 | 2.1 |
| Average HH Income | \$118,587 | \$104,099 | \$97,061 |
| Average House Value | \$473,262 | \$404,317 | \$371,822 |

Demographics data derived from AlphaMap

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LARRY LEVERE, SDR

Office Specialist

Cell: 860.690.0447

levere@sentrycommercial.com

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