

For Sale/Redevelopment

CBRE

185 Asylum St., 3rd Fl
Hartford, CT 06103

11,432 SF on 0.81 Acres

17 Church St. N. | New Hartford, CT

Unique Acquisition Opportunity in New Hartford: “The Town for All Seasons”



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Historic Church Property

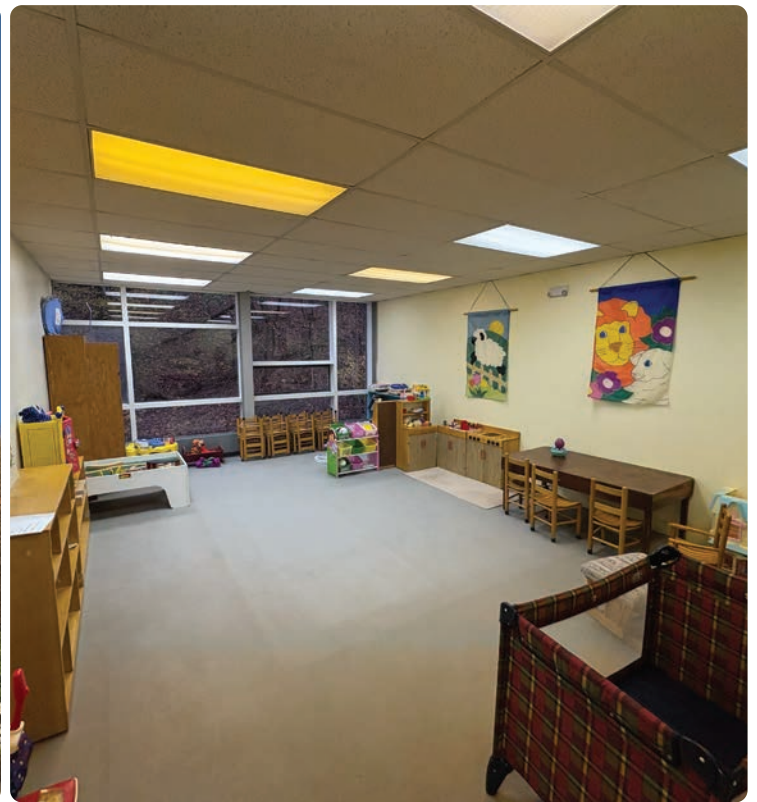
Iconic Greek Revival Church

Situated in the quiet northwest corner of Connecticut, 17 Church St. N. is an historic 19th Century church property that has served as the long-time home of the North Congregational Church of New Hartford. The building boasts striking architectural details including a stately brick masonry exterior, towering cupola, and beautiful stained glass windows. The property consists of the single-story sanctuary/congregation area and an attached two-story annex building, which houses classrooms, a kitchen, restrooms, and a large gathering hall, in addition to a full basement with storage and a mechanical room.

The Offering

The North Congregational Church of New Hartford will be vacating its long-term home at 17 Church St. N., presenting a unique opportunity for a non-profit, municipal, educational owner-occupant or multifamily developer. The property is being offered for sale at an asking price of \$650,000.

17 Church St. N offers an excellent location one block from Route 44 among the picturesque Litchfield Hills just east of the Farmington River in New Hartford. New Hartford is a small rural town with a population of less than 7,000 people and average household income of \$123,000. Recreational opportunities abound, including skiing at Ski Sundown, river tubing, hiking, biking, fishing, swimming and boating. The Litchfield Hills area also boasts a thriving local art scene, wineries, antiques, and farmers markets. Routes 44 and 219 provide immediate access to the building and New Hartford's historic town center.



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Photo Gallery



NHCZ (New Hartford Center District) Zoning

As an integral part of New Hartford’s town center, 17 Church Street N. is zoned NHCZ. The NHCZ zone’s purpose is to permit the historic town center to continue to develop; to guide development that is more efficient for parking and circulation; to encourage construction and utilization of structure with the current scale and character of the Center; to attract more pedestrians to the area; to allow mixed uses within buildings; and to reestablish a physical connection between the Center and the Farmington River.



USES PERMITTED WITH SITE PLAN APPROVAL OR REQUIRING SPECIAL PERMIT EXEMPTION*

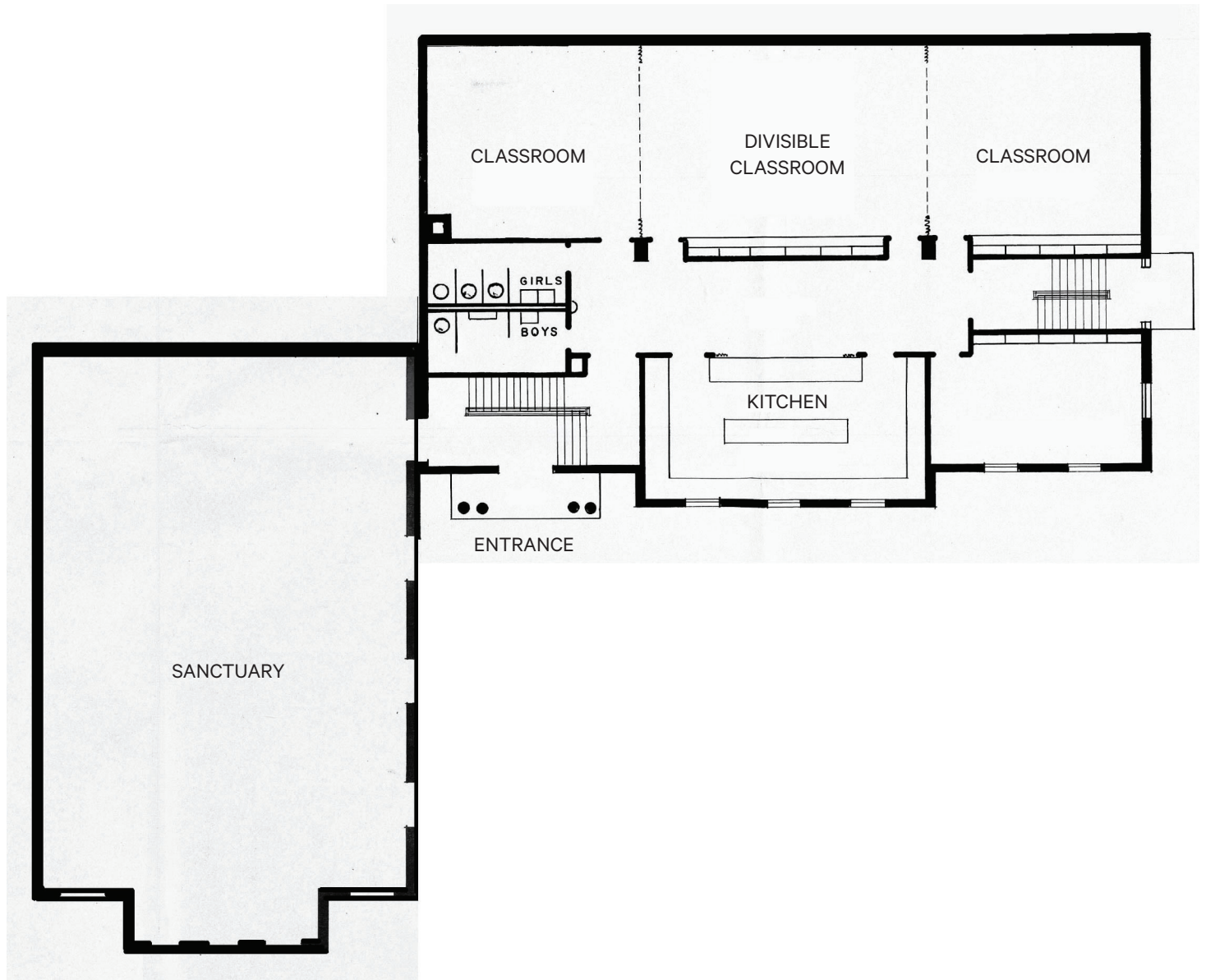
- Commercial Uses:** General Office, Medical, Veterinary Outpatient Clinic, Financial Institution (w/ or w/o drive-thru), Retail, Personal Service (Beauty Salon & Dry Cleaner must be connected to Public Sewer), Restaurant, Fitness Center, Funeral Home, Printing, Hotel, Bed & Breakfast
- Industrial & Research Uses:** Warehousing, Self-Storage, Manufacturing, Research Laboratory, Contractor Shop with Outdoor Storage
- Agricultural Uses:** Farmers Market, Circus Carnival up to or more than 3 consecutive days
- Public or Institutional Uses:** Public Library, Educational/Instructional Use, Day Care, Adult Day Care, Religious Institution, Public Park, Public Utility regulated or not by State or Federal entity (regulated ZP), Municipal Parking Lot (ZP)
- Residential Uses:** Single-Family Dwelling (ZP), Two-Family Conversion, Two-Family Dwelling new, Multi-Family Conversion, Mixed-Use, Multi-Family Housing (minimum unit size 500 SF)
- Other Uses:** Outdoor Recreational Use including Country Club, Theatre, Bowling Alley

* Note: ZP – requires zoning permit, no uses are allowed without a permit.

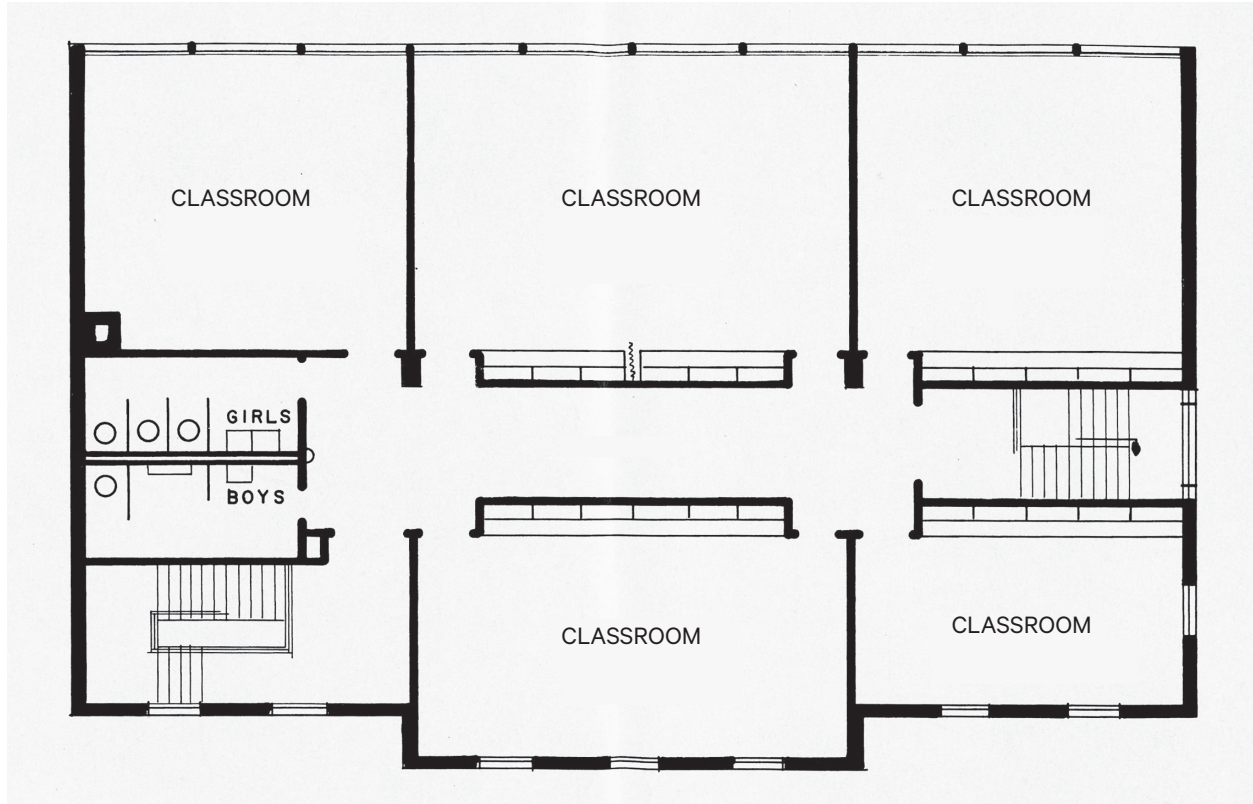
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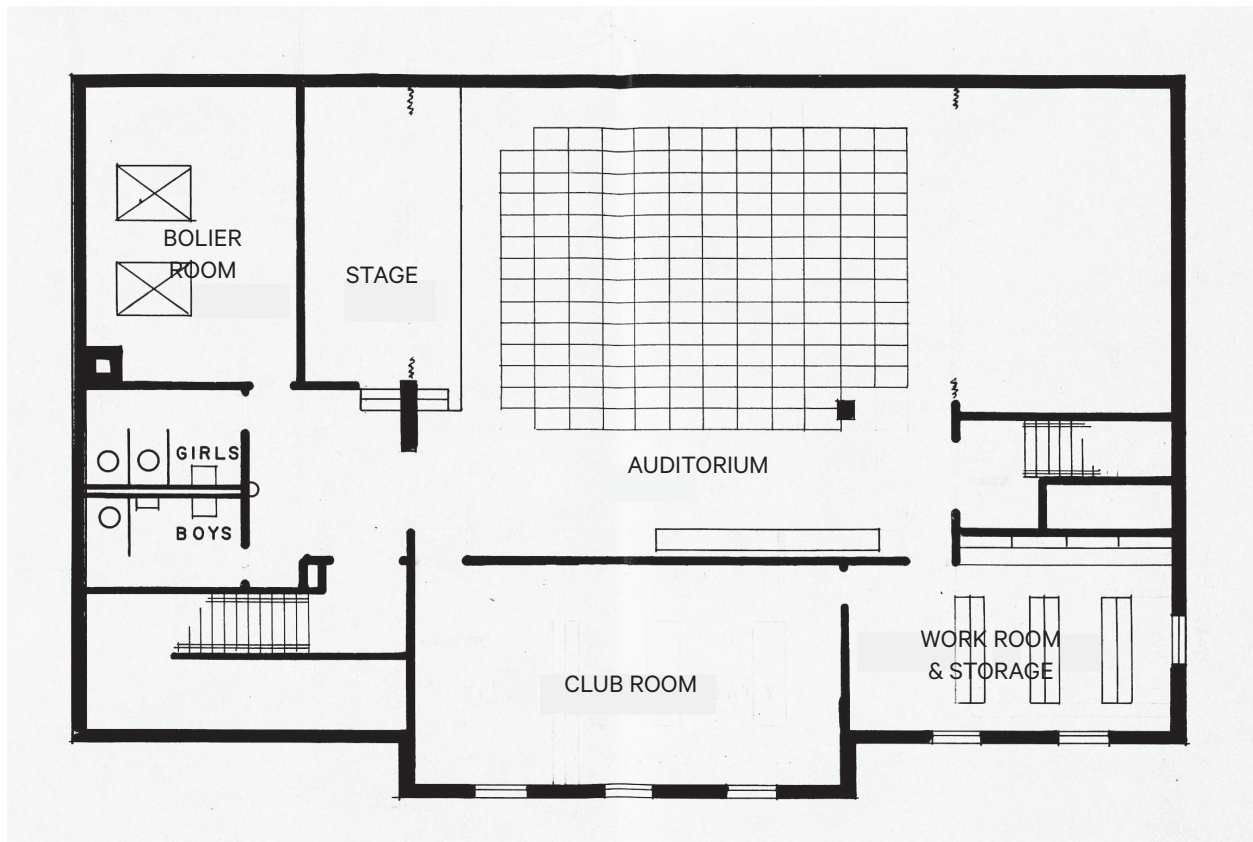
First Floor Plan



Second Floor Plan



Basement Floor Plan



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Area Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
2025 Population (Estimated)	1,120	5,307	15,918	121,063
No. of Households	524	2,280	6,433	50,653
Average Household Income	\$123,279	\$148,356	\$148,687	\$147,667
Owner-Occupied Housing	70%	84%	87%	76%
Median Home Price	\$303,061	\$368,739	\$384,863	\$392,847
Median Age	45.8	49.3	47.6	45.7



11.4k

Square Feet

0.81

Acres

1828

Year Built

NHCZ

Zoning

Building Size:	11,432 SF Total Nave: 2,960 SF Annex: 8,472 SF (two stories) Basement: 4,236 SF
Lot Size:	0.81 acres
Year Built/Ren.:	1860/1910/1939/1960
Zoning:	NHCZ
Construction:	Brick Masonry
Roof:	Asphalt Gable (Annex) Tin (Sanctuary)
HVAC:	Forced air oil heat; no A/C
Utilities:	Water: Public Sewer: Septic
Parking:	16 spaces
Access:	Via Route 44 (Main St.) with an ADT of 9,400 VPD

ESTIMATED REAL ESTATE TAXES

Map/Lot/Block:	37A-126-005
Assessment (2024):	\$1,632,500 (100%) \$1,142,750 (70%)
Mill Rate (FY '25-'26):	26.87 mills
Property Taxes:	\$30,706 or \$2.68/SF

[NOTE: Next revaluation for New Hartford is 2028.]

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