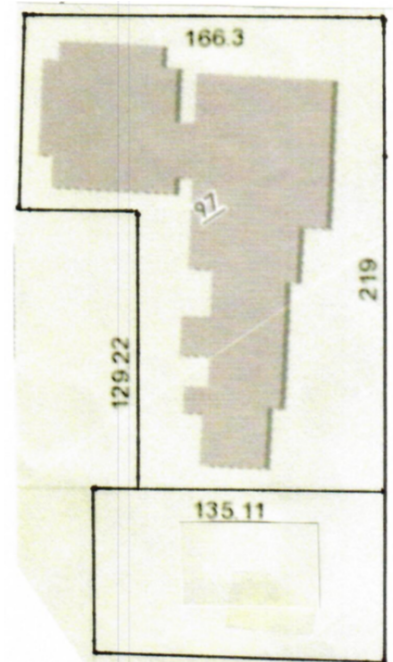


FOR SALE › 13,475 SF - BUILDING ON +/- 0.68 ACRES

SCHOOL BUILDING

97 Main Street, Vernon, CT 06066



FOR SALE › HISTORIC SCHOOL

Amodio & Co has been exclusively retained to sell 97 Main St., Vernon, CT. This property is ready for new owner to complete to suit. 97 Main St. is located in the Talcottville Historic District which features a quaint village with minimal traffic. Walkable neighborhood with trail system. Retail & restaurants located nearby.

Property Details

- ▶ 13,475 SF on +/- 0.68 acres
- ▶ New roof, sheathing & gutters
- ▶ Substantially all new windows
- ▶ Ample on-site parking availability
- ▶ Exceptional highway access - Interstate 84
- ▶ Seller financing may be available to qualified Buyer
- ▶ **FOR SALE:**

Information contained herein had been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

AMODIO & CO.
— REAL ESTATE —

FRANK AMODIO, CCIM

ERIC AMODIO, CCIM, MBA

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frank@amodio.com

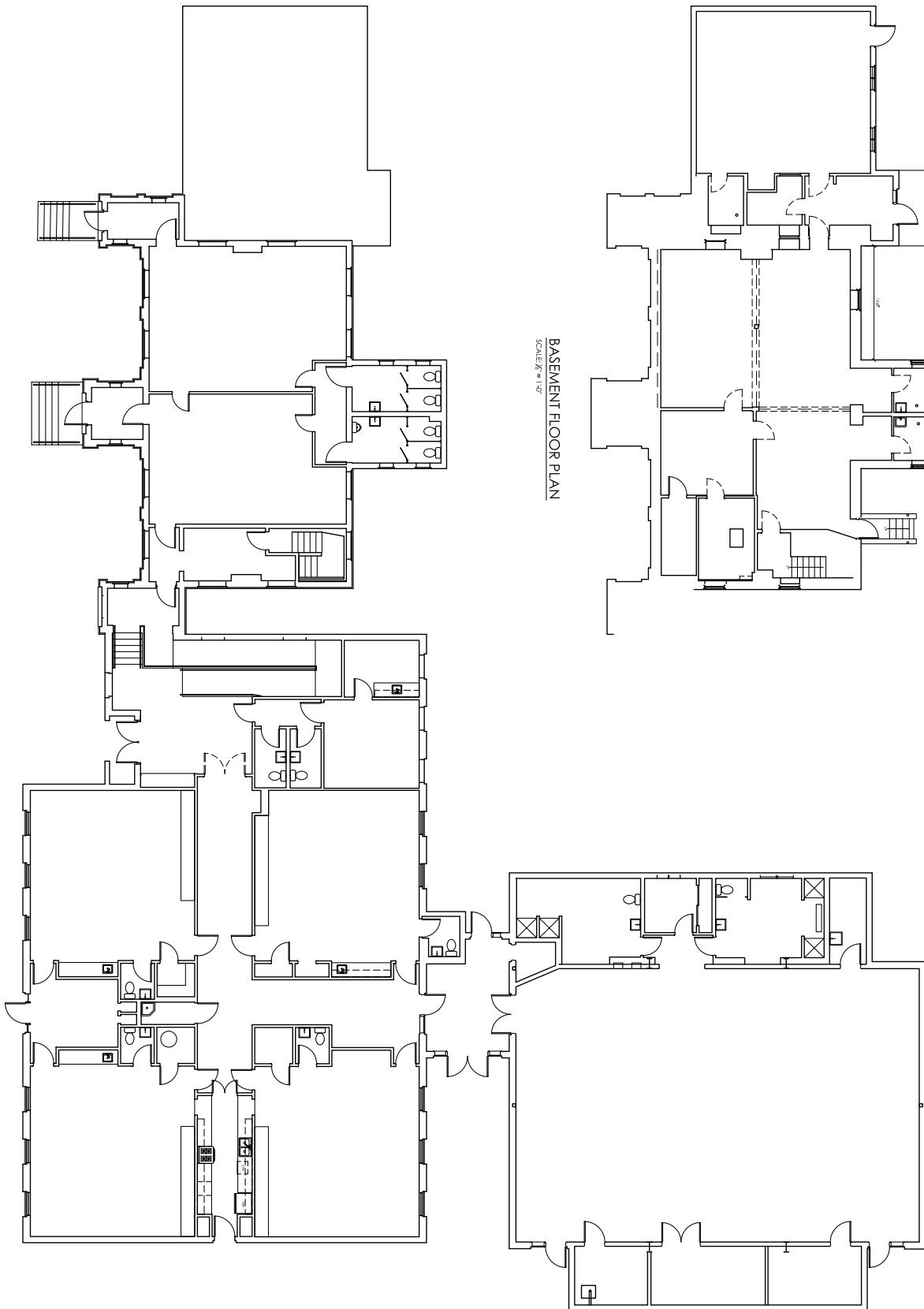
eric@amodio.com

www.amodio.com

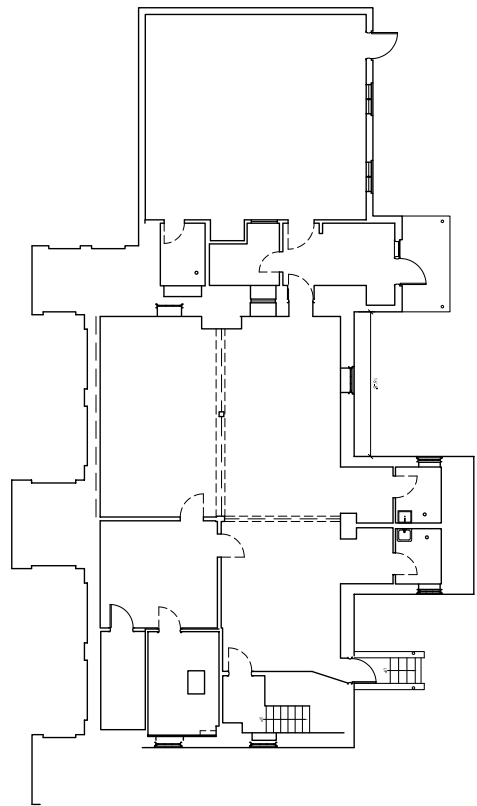


Existing Floor Plan

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

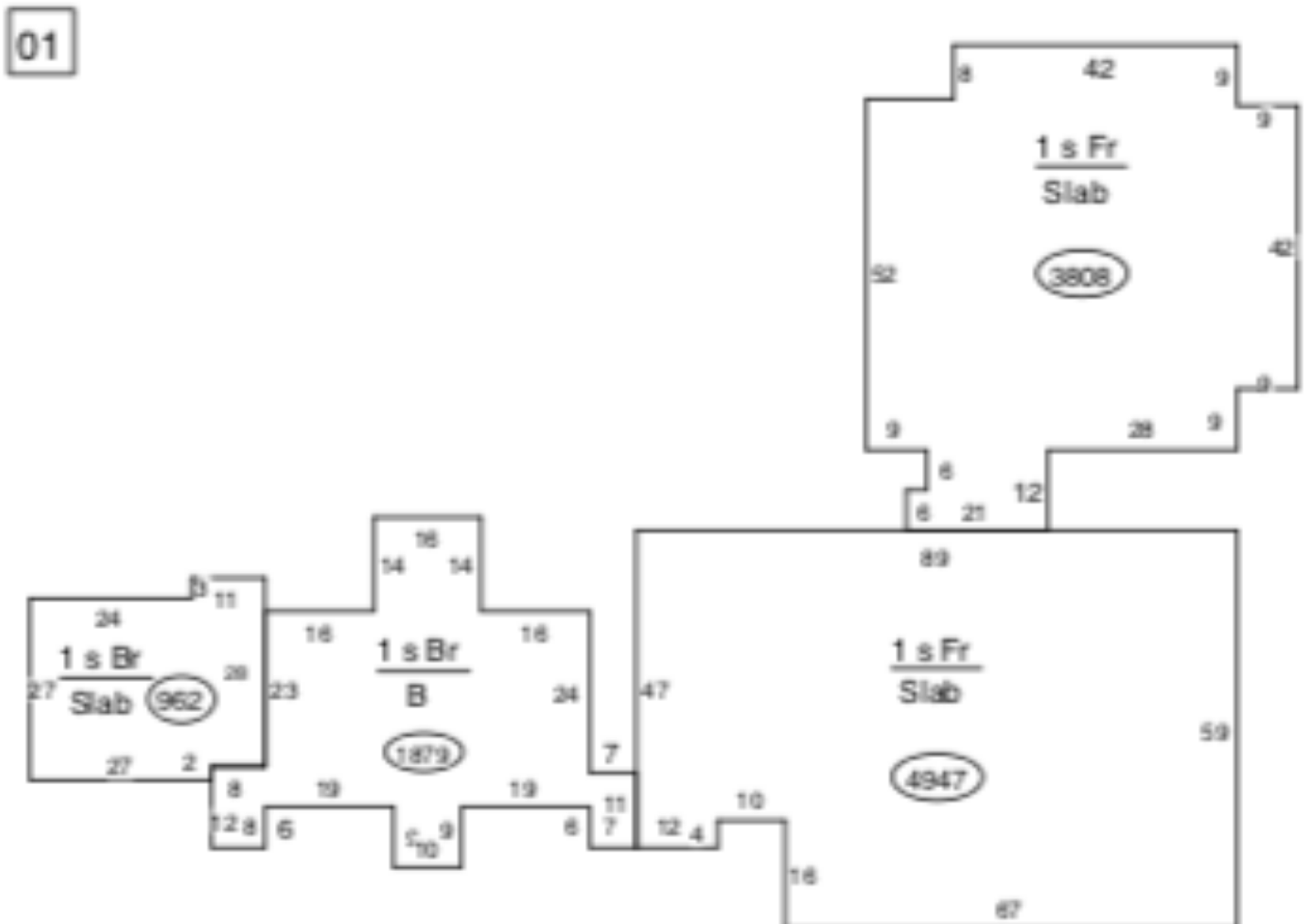


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



- Substantially all new custom windows by GreenMountain
- Repointed brickwork & chimney
- New 50 year guaranty GAF roof, full ice & water barrier
- New slate on Bell Tower
- New sheathing & gutters
- Asbestos removed - reports available
- Multiple water mains available

Existing Town Card Layout



Investment Highlights

Strong Demographics and Household Growth (One-Mile Radius)

- Average household income is \$101,000
- 53% of households make more than \$75,000
- Median age is 44
- Over half of the population has a bachelor's degree or better

Great Dual Commuter Location

Easy access to Interstates 84, 91, and 291; 20 minutes east of Hartford and 30 minutes south of Springfield, Massachusetts

Strong Local Employment Drivers

- Twenty minutes to the Hartford CBD, home to several of the state's largest employers including United Technologies, Hartford Financial Services Group, Aetna, Travelers, UCONN, Cigna, Hartford Hospital, Bank of America, United Healthcare, and St. Francis Hospital
- Thirty minutes to the new \$950 million MGM Casino in Springfield, Massachusetts
- Twenty minutes to the one-million-square-foot Amazon Distribution Center in Windsor

Region's Shopping and Dining Nearby

Proximate to Buckland Hills with nearly 6,000,000 square feet anchored by Macy's, JC Penney, H&M, Dick's Sporting Goods along with 125 retail stores, service, and restaurants including Aldi, Cumberland Farms, Stop & Shop, Starbucks, Staples, T.J. Maxx & Home Goods

Conveniently located near interstate 84 and Route 83 can accommodate many life style interests including access to Hartford, Boston, local theatres, access to historic points of interest, and other outdoors interests including hiking and biking

Scenic walkway with easy access to 60 – 70 acres of natural trail

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FOR SALE ›
97 Main St., Vernon, CT

