

# For Sale

Colliers

29 COLTON STREET, FARMINGTON, CT 06032

**RARE OPPORTUNITY TO ACQUIRE A 13.40 ACRE SITE IN FARMINGTON  
IMPROVED WITH MULTIPLE BUILDINGS - 30,000 SF**



The Property is located in The Farmington Valley which includes the towns of Avon, Canton, Farmington, Granby and Simsbury. Demographics are very favorable as the residents are affluent with median household income of \$141,000, highly educated with a median age of 40. The area is known for its classic New England historic charm, outdoor recreation and home to several well know private schools.

Campus setting includes guest rooms for overnight stays (60), dining area, chapel, offices and multiple meeting areas as well as a free standing residence. Grounds include gazebo and the hillside location offers extensive views to the west. Ample parking.

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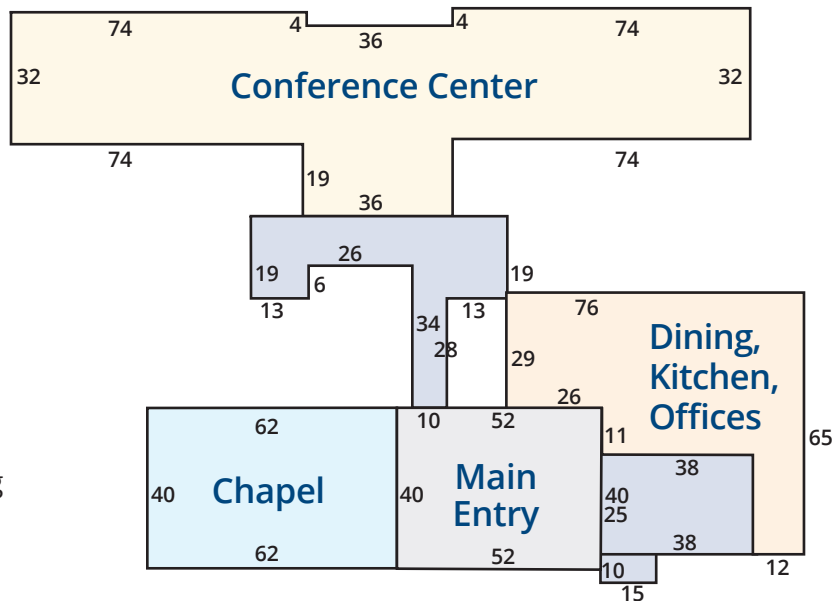
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# Property Overview

## FEATURES

- Lot of 13.40 acres
- Three buildings totaling ±30,000 SF
- Most recently used as a religious retreat center with overnight stays – Our Lady of Calvary Retreat Center
- Grounds include gazebo, garden, ample parking
- Zoning is R-20 with single family residential or child care permitted. Special permit uses include education, daycare, rehab or nursing home, B&B's, charitable and other uses.
- Free standing residence of 2,422 square feet with four bedrooms and garage on the property located away from the main facility.



## MAIN ENTRY BUILDING



The main entry building is a neo-Federal mansion constructed in 1918 as a residence. It was purchased in the late 1950's and converted to its current use. The building is 3 floors with basement. The first floor includes dining halls, kitchen area, office space, meeting areas and a chapel that can accommodate 90 plus. The 2nd and 3rd floors have multiple bedrooms currently configured for 16 guests with bathrooms – shared and private as well as additional staff bedrooms. Approximate square footage of this building is 13,000 square feet.

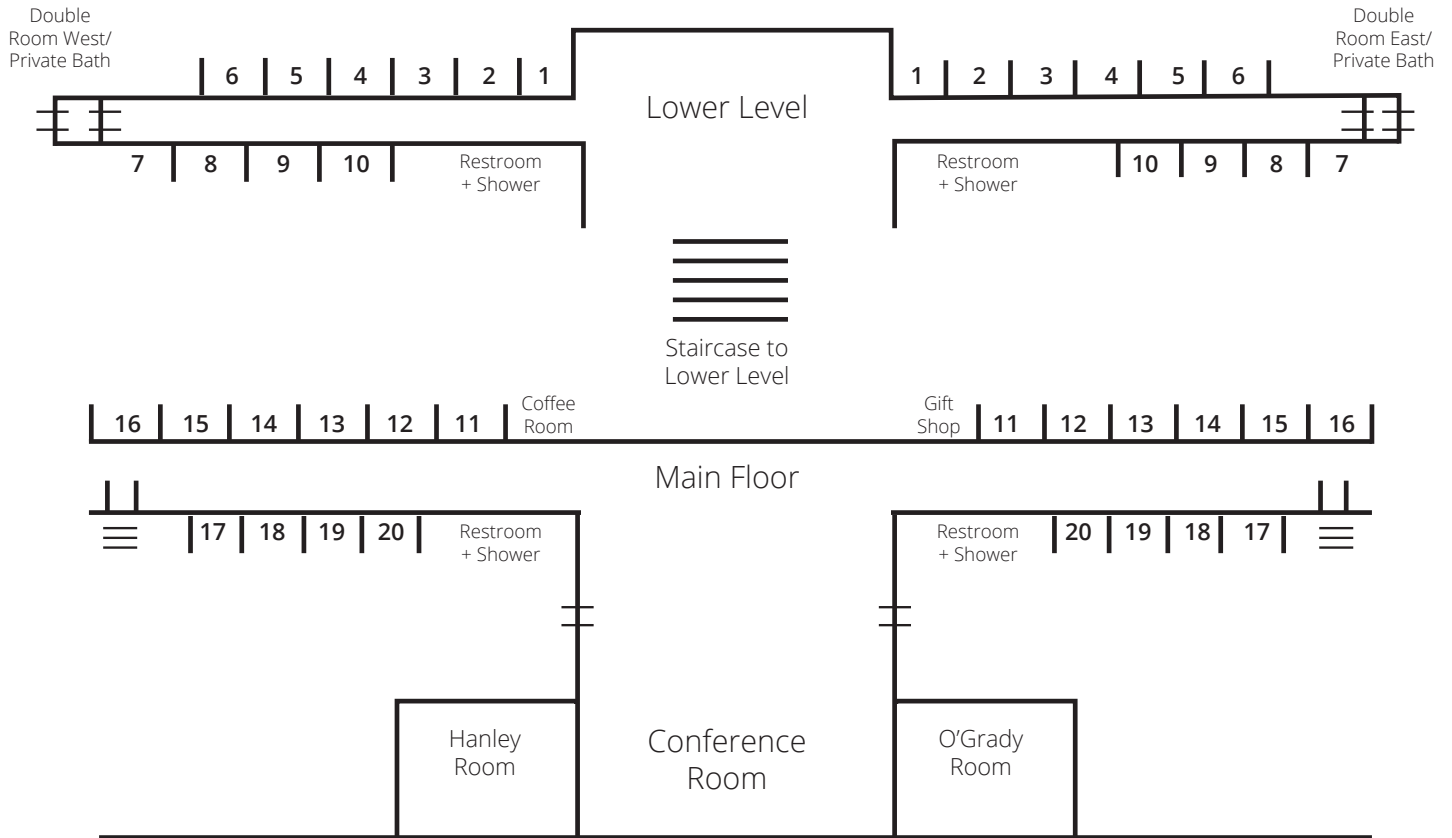
## CONFERENCE BUILDING



The conference building was constructed in the early 1960's with mechanical renovations (new boiler and mini split units in 2019). The building is two story and includes 42 dorm style rooms with capacity for 44 guests. Each room includes a mini split unit and a sink. Large gathering area on the upper level as well as a kitchenette, offices and lounge offering pastoral views. Direct connection to the mansion as well as a covered walk way. Approximate square footage of the building is 13,700.

# Conference Building

## East/West Building

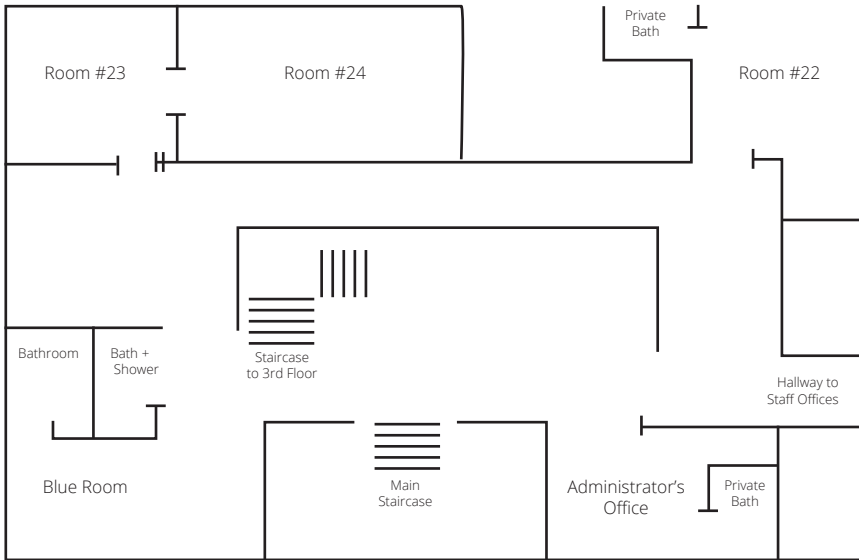


## GUEST ROOMS IN THE CONFERENCE BUILDING

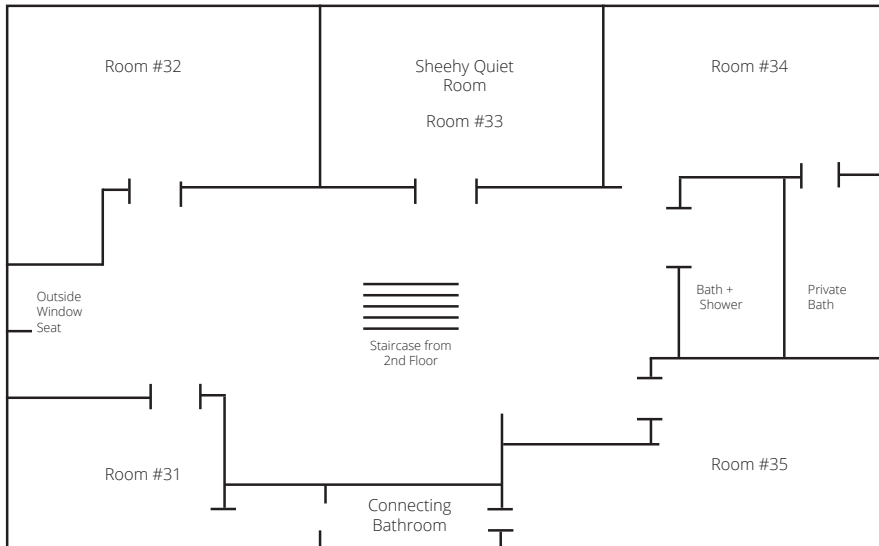


# Main Building

## SECOND FLOOR



## THIRD FLOOR



# Photos



DINING ROOM AREAS



CHAPEL

# Photos



OFFICE SPACE



LOUNGE

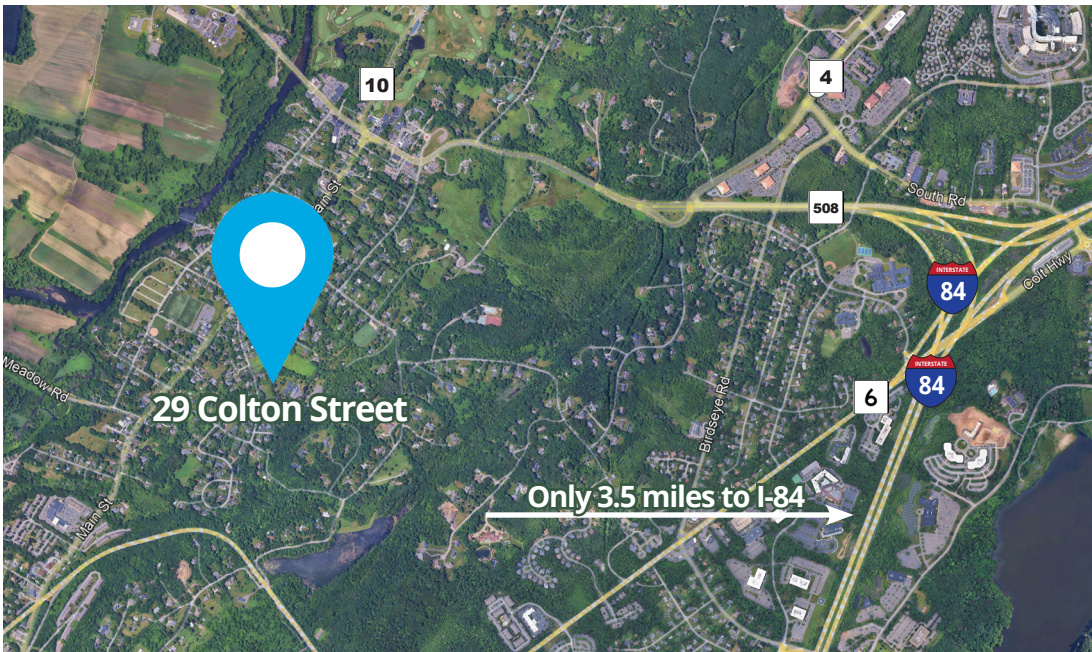
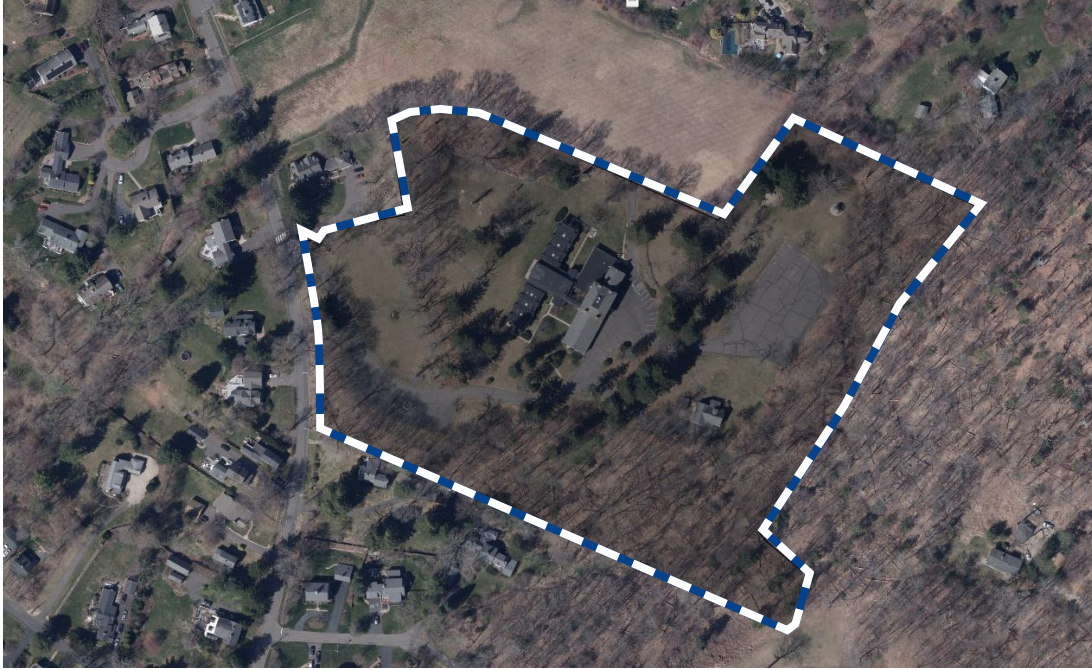


CONFERENCE CENTER COFFEE ROOM



RESIDENCE

# Location



## Seller Conditions of Sale

A. Prior to closing, the Owner retains the right, at its election, to remove sacred or religious objects, fixtures, and artifacts from the Property. Items that may be removed include but are not limited to altars, crucifixes, stained glass windows, and statuary.

B. The Property will be conveyed subject to a deed restriction that Buyer is prohibited from using the names: Our Lady of Calvary Retreat Center and Sisters of the Cross & Passion or any derivative thereof in connection with Buyer's identity or its development of the site.

C. The Property will be conveyed subject to the following Use Restriction which restriction shall be included in the deed: The Buyer and any and all occupants of the Property will not violate the canons of the Roman Catholic Church.

D. A Letter of Intent or Purchase and Sale Agreement shall be subject to the Owner obtaining the approval of the transaction from the Superior General of the Sisters of the Cross and Passion.

## Sale Price: \$4,500,000



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