



## 36 School St

36 School St, Glastonbury, CT 06033

**BERKSHIRE  
HATHAWAY** | NEW ENGLAND  
HOMESERVICES | PROPERTIES



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## 36 School St

\$455,000

Highly Desirable Downtown Glastonbury Commercial Space with Mixed-Use Potential!!!

Positioned in a charming and highly sought-after downtown location, this prime commercial property offers a unique opportunity to establish or expand your business in the heart of Glastonbury. The property is within the Town Center (TC) zoning district, allowing flexibility for a variety of uses, while be surrounded by established businesses, dining, and local amenities. The building features approximately 1,583 square feet of commercial space and offers a functional layout that can accommodate office or service-oriented businesses, with the potential for mixed-use configuration. A rare advantage in this location, the property includes a private rear parking lot, along with a ramp for added convenience. With it's central location, on-site parking, and adaptable commercial space, this property presents an excellent opportunity for business owners and investors seeking a presence in one of Glastonbury's most sought-after commercial areas. This property is a must see!!!



Price:	\$455,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.22 AC
Gross Building Area:	3,200 SF
Rentable Building Area:	2,816 SF
No. Stories:	2
Year Built:	1924
Tenancy:	Vacant
Parking Ratio:	2.49/1,000 SF
Zoning Description:	PBD
APN / Parcel ID:	GLAS-000006D-006180-N000005
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)

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## Major Tenant Information

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**Tenant**  
Vacant

**SF Occupied**  
-

**Lease Expired**



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Property Photos



Interior Photo



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Building Photo

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Building Photo



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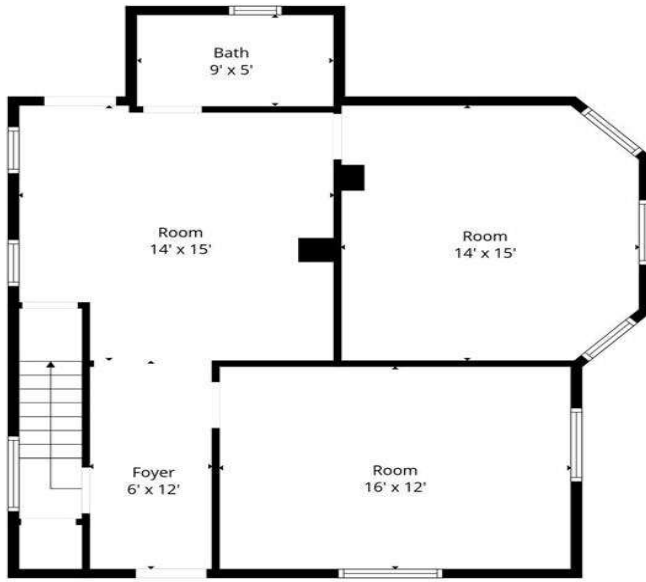


Building Photo

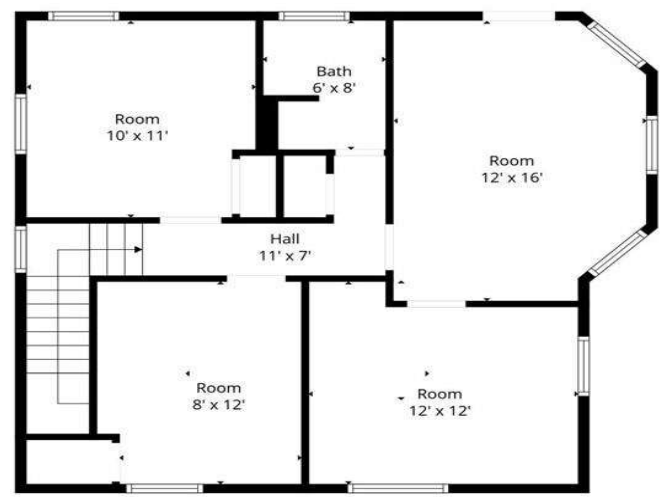


Building Photo

# Property Photos

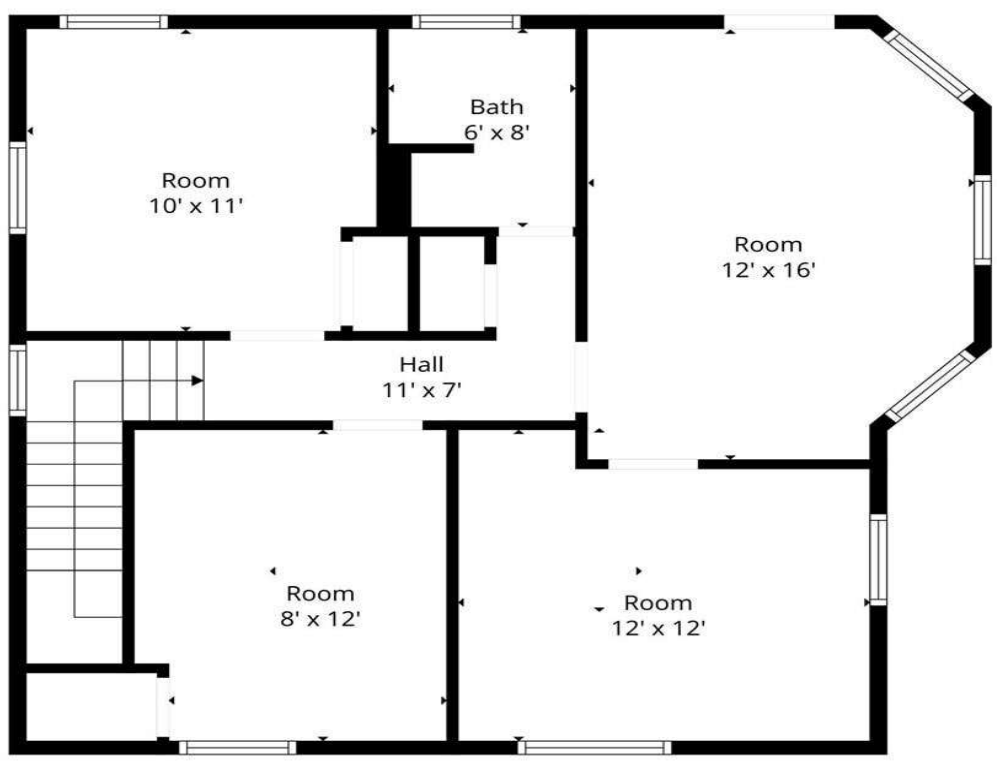


1st Floor



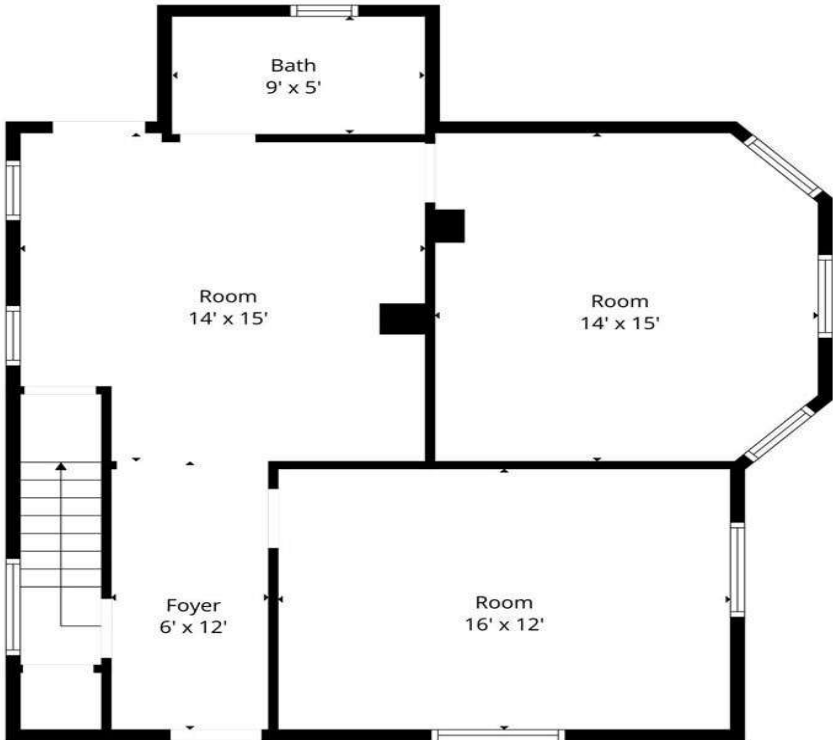
2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.



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