

# SALE

## 7 CHURCH STREET NORTH OFFICE OR MULTIFAMILY

7 Church St N New Hartford, CT 06057



### PROPERTY DESCRIPTION

Located in the downtown district this building has been well maintained and offers much flexibility. Currently the entire building is being used as a professional office with lots of room and privacy for law firms, real estate offices, accountants, etc. Other potential uses include a live and workspace as there is a second-floor kitchen and full bath and room for several bedrooms. Plenty of parking in the adjacent municipal parking lot and a short walk to the town center and Farmington River. Preliminary discussion with the Zoning Enforcement office indicates a mixed use or conversion to a two-family home will be acceptable.

### PROPERTY HIGHLIGHTS

- located in the Village of New Hartford
- convenient to highways and airport
- live/work possibilities
- free parking available

### OFFERING SUMMARY

Sale Price:	\$349,900
Number of Units:	4
Lot Size:	7,727 SF
Building Size:	2,248 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,251	6,731	53,867
Total Population	5,316	16,267	131,044
Average HH Income	\$141,159	\$136,752	\$145,130

**Mario Longobucco**  
(860) 307-5945



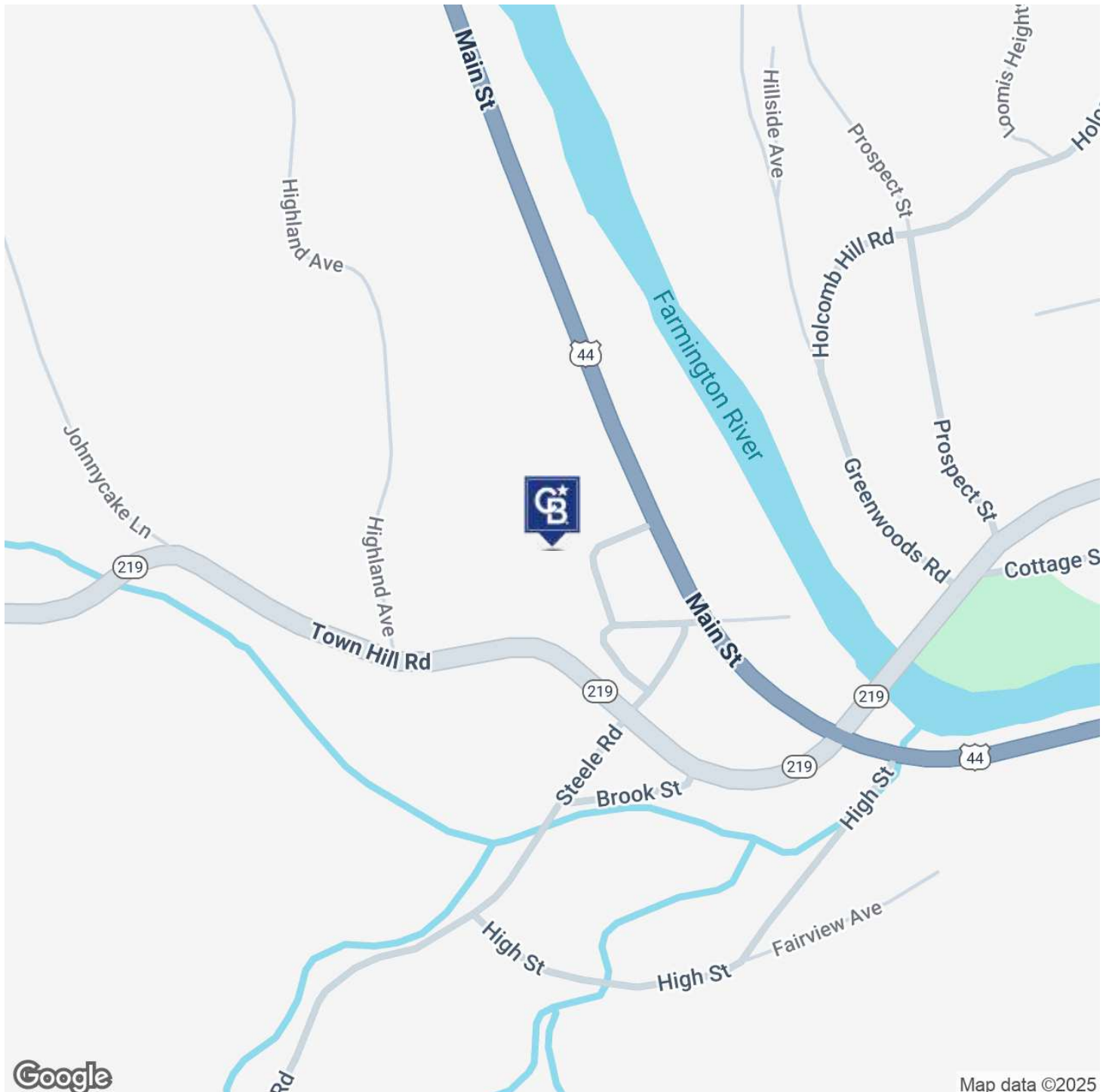
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REALTY

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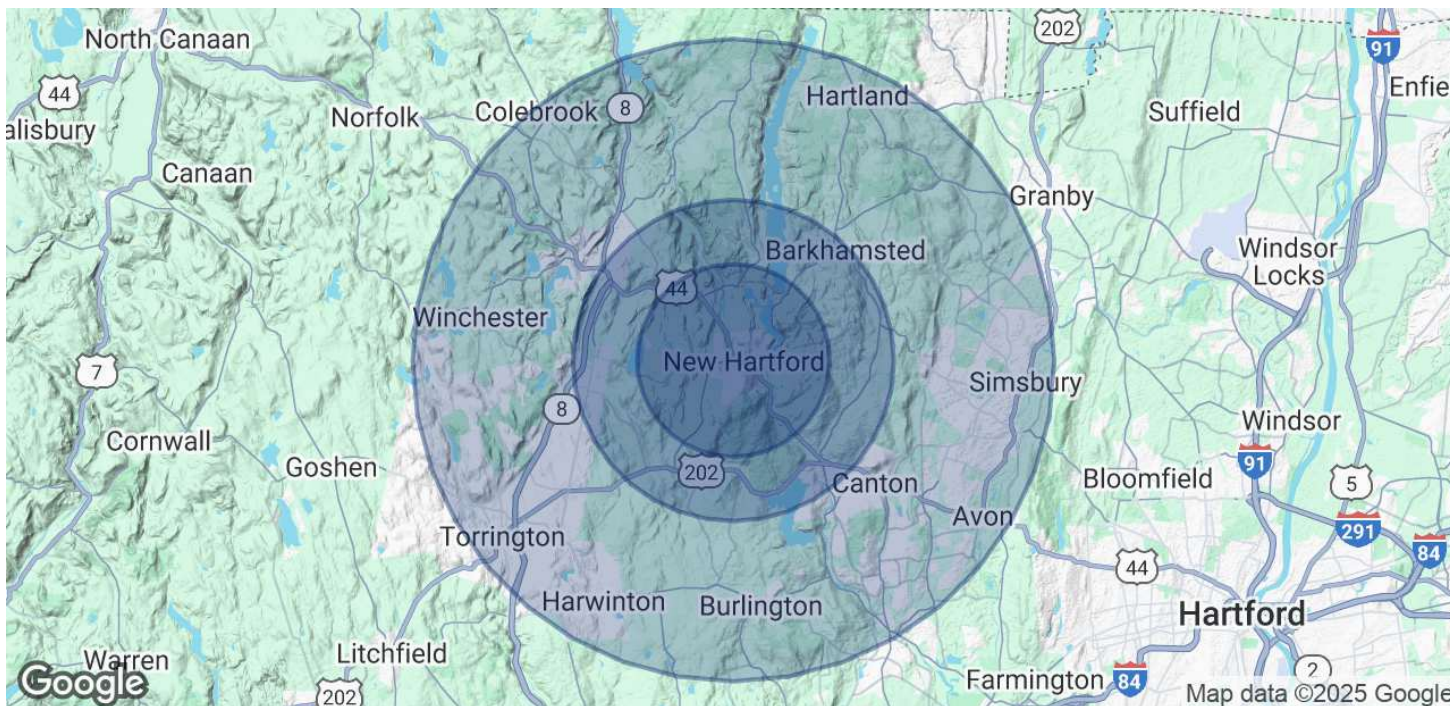
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,316	16,267	131,044
Average Age	46	45	44
Average Age (Male)	45	44	43
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,251	6,731	53,867
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$141,159	\$136,752	\$145,130
Average House Value	\$399,572	\$390,342	\$413,053

Demographics data derived from AlphaMap

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