

SALE

ST. JOHN'S CHURCH AND RECTORY FOR SALE

655 East Street New Britain, CT 06051



PROPERTY DESCRIPTION

PRICE REDUCED! Solid, well-designed church and rectory on a massive 3.5 acres parcel on a corner with a traffic signal. The rectory was built in 1916 and has hardwood floors throughout. Plaster walls and ceilings are all in excellent condition. Beautiful wood trims and stair balusters add a nice finishing touch on this remarkable 5,718 square foot rectory building.

The church was built in 1969 and is not a traditionally shaped church structure. The first-floor measures 7,408 square feet and has a wide-open floor plan with 16-foot-high ceilings and unusual, durable, stucco walls. Downstairs is also 7,408 square feet and includes a kitchen, a large bingo hall, as well as the mechanical rooms.

The buildings and the site can easily be retrofit into an office use, medical use, housing, or mixed use. The city recently rezoned the area to a Transit Oriented Development zone and is recommending a realignment of Newington Avenue. The TOD zone encourages multi-family development, along with mixed use.

Bring your ideas to this rare opportunity. The city is looking forward to working with you.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	3.5 Acres
Building Size:	20,534 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	42,448	72,673	275,007
Total Population	98,038	168,404	619,962
Average HH Income	\$65,913	\$84,382	\$85,374

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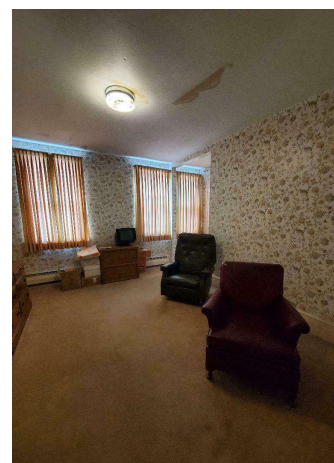
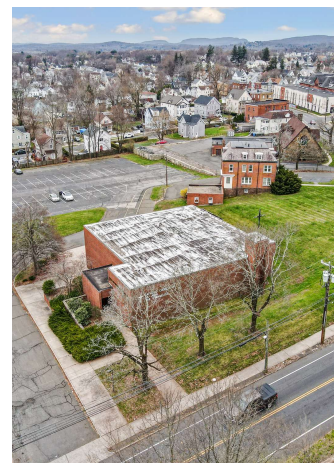
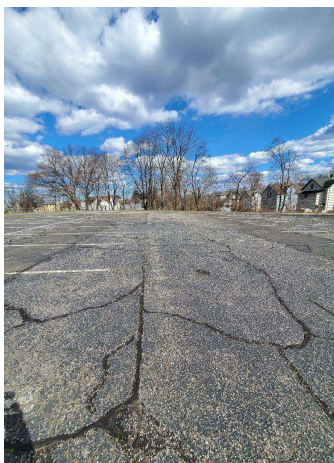
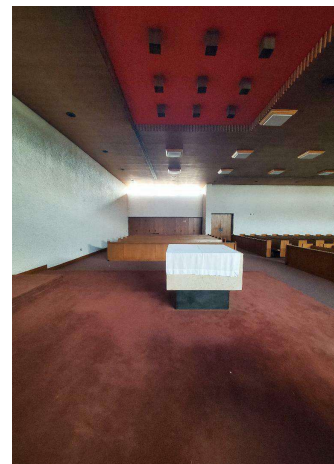
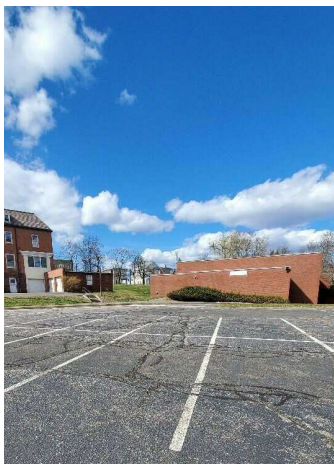
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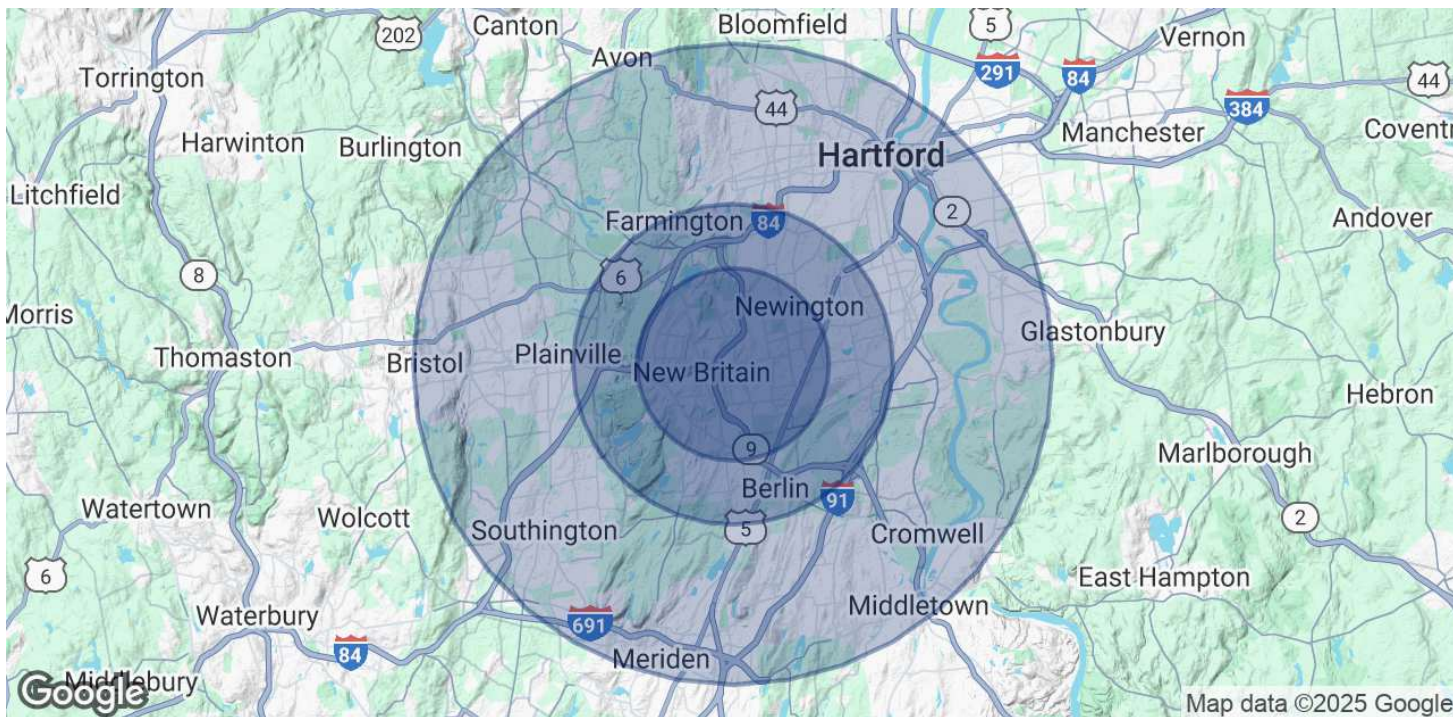
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	98,038	168,404	619,962
Average Age	37.9	41	40.4
Average Age (Male)	35.7	38.9	38.6
Average Age (Female)	40.1	42.8	42.2

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	42,448	72,673	275,007
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$65,913	\$84,382	\$85,374
Average House Value	\$176,599	\$219,747	\$224,919

2020 American Community Survey (ACS)

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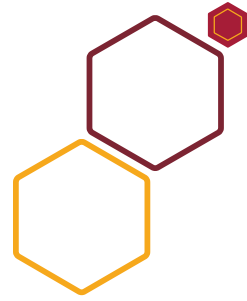


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PROPERTY PROFILE – 655 East Street

Addresses:	655 East Street
Zone:	TOD-EM-1 – Transit Oriented Development
Site Area:	3.5 Acres Current 3.95 Acres with Z-Curve



LOCATION MAP: CURRENT



LOCATION MAP: AFTER Z-CURVE



CONTOUR MAP (2 FT. INTERVAL)

ZONING

Zone	TOD-EM-1 – Large Scale Development
Lot Area Min	7,500 sf
Lot Area-Min/DU	1,250 sf
Coverage	75%
Lot Width	100 ft
Height	60 ft
Yard Setbacks – Front/Side/Rear	10 ft / 10 ft / 25 ft
Floor Area Ratio	2.00
Two and Three-Family Houses	1.25 per dwelling unit
Multi-Family Houses and Residential Units in Mixed-Use Developments	1 per dwelling unit
Housing for the Elderly	Parking area sufficient to meet the anticipated requirements, with a minimum of 1 space per each 3 dwelling units.
1) Retail Store under 50,000 sq ft 2) Retail Store under 100,000 sq ft 3) Retail Store over 100,000 sq ft	1) 1 space per 200 sq ft of gross floor area 2) 250 spaces, plus 1 space per each 250 sq ft of gross floor area 3) 450 spaces, plus 1 space per each 250 sq ft of gross floor area

Property Information

Total Area Current:
3.5 acres (152,460 sq. ft.)

Total Area with Z-Curve:
3.95 acres (172,062 sq. ft.)

Current Frontage on East Street:
Approximately 196 ft.

Current Frontage on Newington Avenue:
Approximately 444 ft.

Square Footage of Existing Property (North Building):
14,816 sq. ft. (gross area)

Footprint of Existing Property (North Building):
0.17 acres (7,482 sq. ft.)

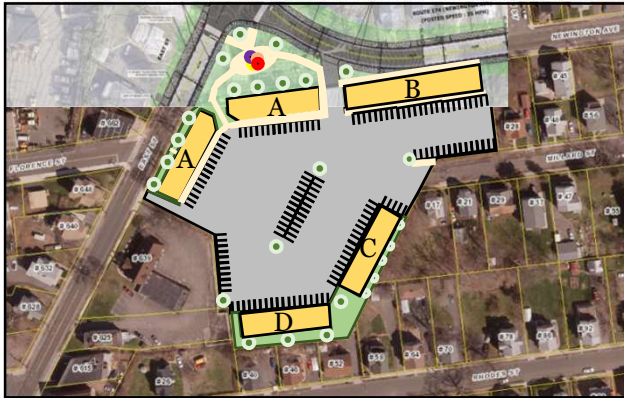
Square Footage of Existing Property (South Building):
8,102 sq. ft. (gross area)

Footprint of Existing Property (South Building):
0.06 acres (2,565 sq. ft.)

Impact of Z-Curve Realignment:
The realignment of East Main Street and Newington Avenue will add approximately 0.45 acres to the northwest corner of the property. This area can be used to site a new building or can serve as a pocket park creating an attractive pedestrian entrance onto the site.

Development Scenarios

Scenario One: Apartments 1-2 Bedrooms



Total Units:
137 units

Required Parking Spaces: 137
Provided Parking Spaces: 137

Limiting Factor

- Number of dwelling units allowed per square footage.

Building Type A:

Building Style: Apartment
Total Footprint (approx.): 6,000 sq. ft.
Total Stories: 3 stories
Building Width: 40 ft.
Building Length: 150 ft.
Total Units: 27 units (9 per floor)
Unit Size: 16.6 ft. x 35 ft. (581 sq. ft.)

Building Type B:

Building Style: Apartment
Total Footprint (approx.): 9,000 sq. ft.
Total Stories: 3 stories
Building Width: 40 ft.
Building Length: 225 ft.
Total Units: 36 units (12 per floor)
Unit Size: 18.75 ft. x 35 ft. (656 sq. ft.)

Building Type C:

Building Style: Apartment
Total Footprint (approx.): 6,000 sq. ft.
Total Stories: 3 stories
Building Width: 40 ft.
Building Length: 150 ft.
Total Units: 24 units (8 per floor)
Unit Size: 18.75 ft. x 35 ft. (656 sq. ft.)

Building Type D:

Building Style: Apartment
Total Footprint (approx.): 6,000 sq. ft.
Total Stories: 3 stories
Building Width: 40 ft.
Building Length: 150 ft.
Total Units: 23 units (8 units on 1st and 2nd story and 7 units on 3rd story)
Unit Size:
18.75 ft. x 35 ft. (656 sq. ft. on 1st and 2nd story)
21.40 ft. x 35 ft. (749 sq. ft.) on 3rd story

Scenario Two: Townhomes 2-3 Family Townhomes



Building Type A:

Building Style: Townhome
Total Footprint: 1,200 sq. ft.
Total Stories: 2 stories
Building Width: 30 ft.
Building Length: 40 ft.
Total Units: 2-Family
Total Size Per Unit:
1,200 sq. ft. per unit

Building Type B:

Building Style: Townhome
Total Footprint: 1,200 sq. ft.
Total Stories: 3 stories
Building Width: 30 ft.
Building Length: 40 ft.
Total Units: 3-Family
Total Size Per Unit:
1,200 sq. ft. per unit

Total Units:
88 units

Required Parking Spaces: 110
Provided Parking Spaces: 110

Limiting Factor

- The amount of parking that can fit on the site.

Scenario Three: Large Apartments 2-3 Bedrooms



Building Type A:

Building Style: Apartment
Total Footprint (approx.): 12,000 s.f.
Total Stories: 3
Building Width: 40 ft.
Building Length: 300 ft.
Total Units: 36 (12 units per floor)
Unit Size:
25 ft. x 35 ft. (875 s.f.)

Building Type B:

Building Style: Apartment
Total Footprint (approx.): 9,000 s.f.
Total Stories: 3
Building Width: 40 ft.
Building Length: 225 ft.
Total Units: 27 (9 units per floor)
Unit Size:
25 ft. x 35 ft. (875 s.f.)

Building Type C:

Building Style: Apartment
Total Footprint (approx.): 12,000 s.f.
Total Stories: 3
Building Width: 40 ft.
Building Length: 300 ft.
Total Units: 47 (16 on the 1st and 2nd floor and 15 on the 3rd floor)
Unit Size:
18.75 ft. x 35 ft. (656 sq. ft. on 1st and 2nd floor)
20 ft. x 35 ft. (700 sq. ft. on the 3rd floor)

Total Units:

137 units
Required Parking Spaces: 137
Provided Parking Spaces: 137

Limiting Factor

- Number of dwelling units allowed per square footage.