

**FOR SALE**

**Colliers**

# House of Worship

40 PITKIN STREET, MANCHESTER, CT

WELL LOCATED CHURCH SUITABLE FOR LARGER CONGREGATIONS OR NON-PROFITS



Great location and a well designed and equipped facility with a worship area for 300 plus, parish hall seats 250 with kitchen and day school with multiple classrooms.

Additional features include air conditioning, elevator, roof top solar panels, garden area, newer mechanicals, office space and additional meeting space with a separate entrance.

**KEITH KUMNICK, SIOR**

860 616 4019

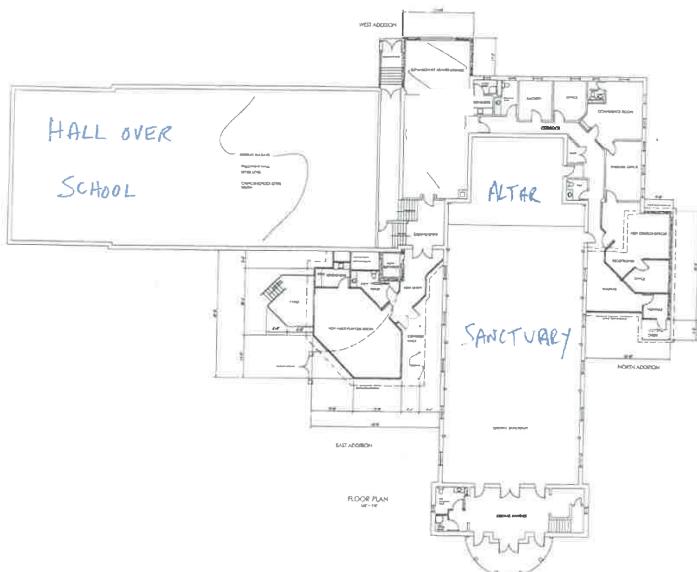
Hartford, CT 06114

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# Property Overview

## Overall Floor Plan After 2009 Additions



## Overview

- > Lot of 4.54 Acres
- > Building Area of 21,603 SF plus basement space of 2,860 SF
- > Zoning is RA - Single Family Residential permitted and special exception uses include Worship, Child Care, Group Child Care Home and others

## Additional Information

- > Personal property (furniture, table chairs, school supplies etc.) not included in the sale but may be available for purchase.
- > Additional fixtures and religious items may be removed and will be identified in the Purchase & Sale Agreement.
- > Seller will continue use of the facilities till June 28, 2026.

## Improvements

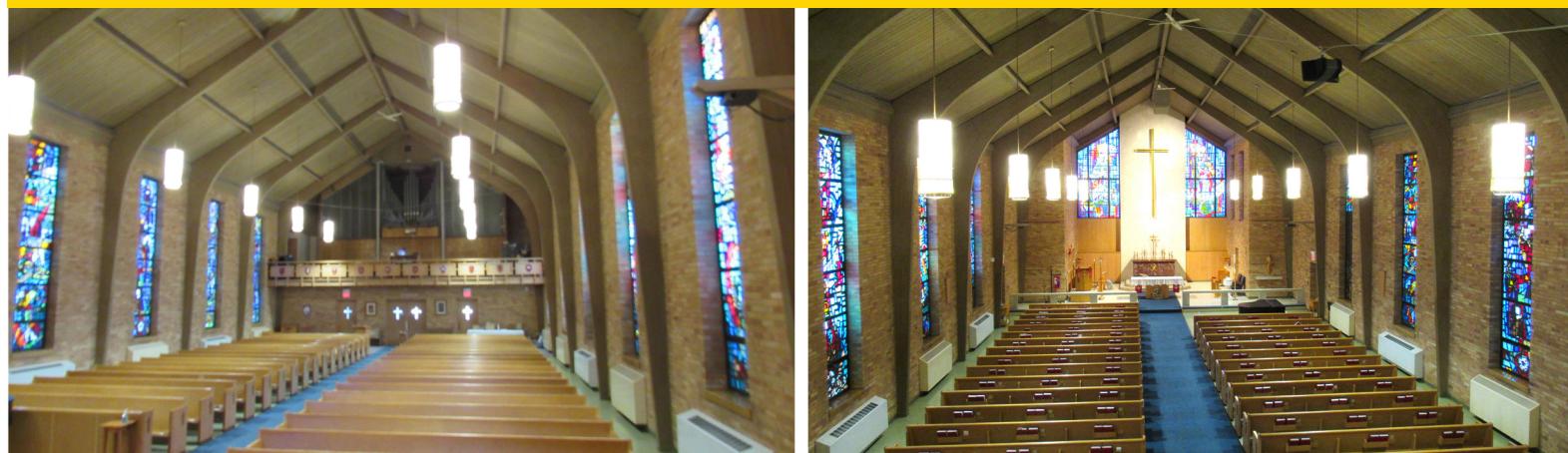
- Building constructed in 1961 - addition in 2008-2009 - interior and mechanical renovations 2018-2019
- Sanctuary with seating for 320
- Faceted glass for stained glass effect in sanctuary
- Parish Hall with stage and kitchen seats 250
- Day school has 8-9 classrooms and outside play area
- 75 parking spaces
- Office space
- Various meeting areas and 2 kitchenettes
- Elevator with 3 stops
- Multiple sets of restrooms - some with handicapped accessibility
- Rooftop solar panels
- Split system cooling units - Sanctuary, Assembly Hall, Education Wing
- Basement - 2,860 SF - garage, mechanicals and storage
- Bourret Garden Room - separate meeting space with kitchenette and its own entrance
- Garden area with seating and altar

Sale Price  
\$1,595,000

LOT - 4.54 ACRES



**SANCTUARY - SEATS 320 WITH CHOIR LOFT**



**KAISER HALL - SEATING FOR 250 WITH STAGE AND KITCHEN**



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## SCHOOL - 8-9 CLASSROOMS - SEPARATE ENTRANCE



## GARDEN AREA



## BRANDT LOUNGE



## MECHANICAL ROOM



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### Contact

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