

FOR SALE

INVESTMENT/OWNER USER OPPORTUNITY

121 TALCOTT ROAD | WEST HARTFORD, CT 06110



PROPERTY DESCRIPTION

121 Talcott Road, West Hartford is a two-story mixed-use commercial building situated on 1.1 acres.

PROPERTY HIGHLIGHTS

- General Industrial District (IG) Zone allows for a variety of uses
- Located on the corner of Talcott Road and Chelton Avenue between South Quaker Lane and New Park Avenue
- Part of the Design District of West Hartford

OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	1.1 Acres
Building Size:	19,488 SF

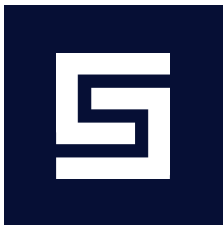
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,639	55,415	123,420
Total Population	12,239	139,079	320,075
Average HH Income	\$70,732	\$68,989	\$68,607

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\$1,550,000

BUILDING SPECIFICATIONS

Building Size	19,488 Square Feet
Office Space	11,448 Square Feet
Warehouse Space	6,420 Square Feet
Mezzanine Space	1,275 Square Feet
Warehouse Ceiling Height	16'
Drive-in doors	1
Roof	Flat- EPDM
Column Spacing	40' x 30'
Year Built	1980

MECHANICAL/UTILITIES

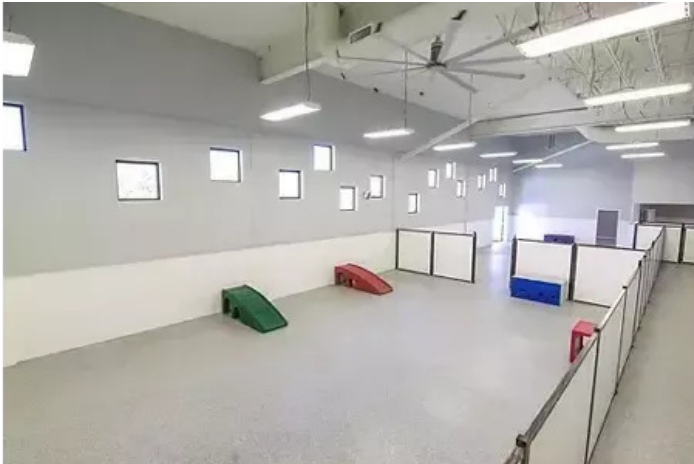
Power	400 Amp 3 Phase 120/208
Heat	Gas (CNG)
Air Conditioning	100%
Lighting	Fluorescent
Sprinklers	None
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	1.1 Acres
Parking	40
Zoning	IG

TAXES

Tax PSF	\$1.75
Assessed Value	\$728,959.00
Year Assessed	2021
Mill Rate	46.77

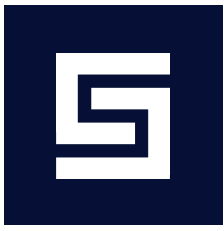


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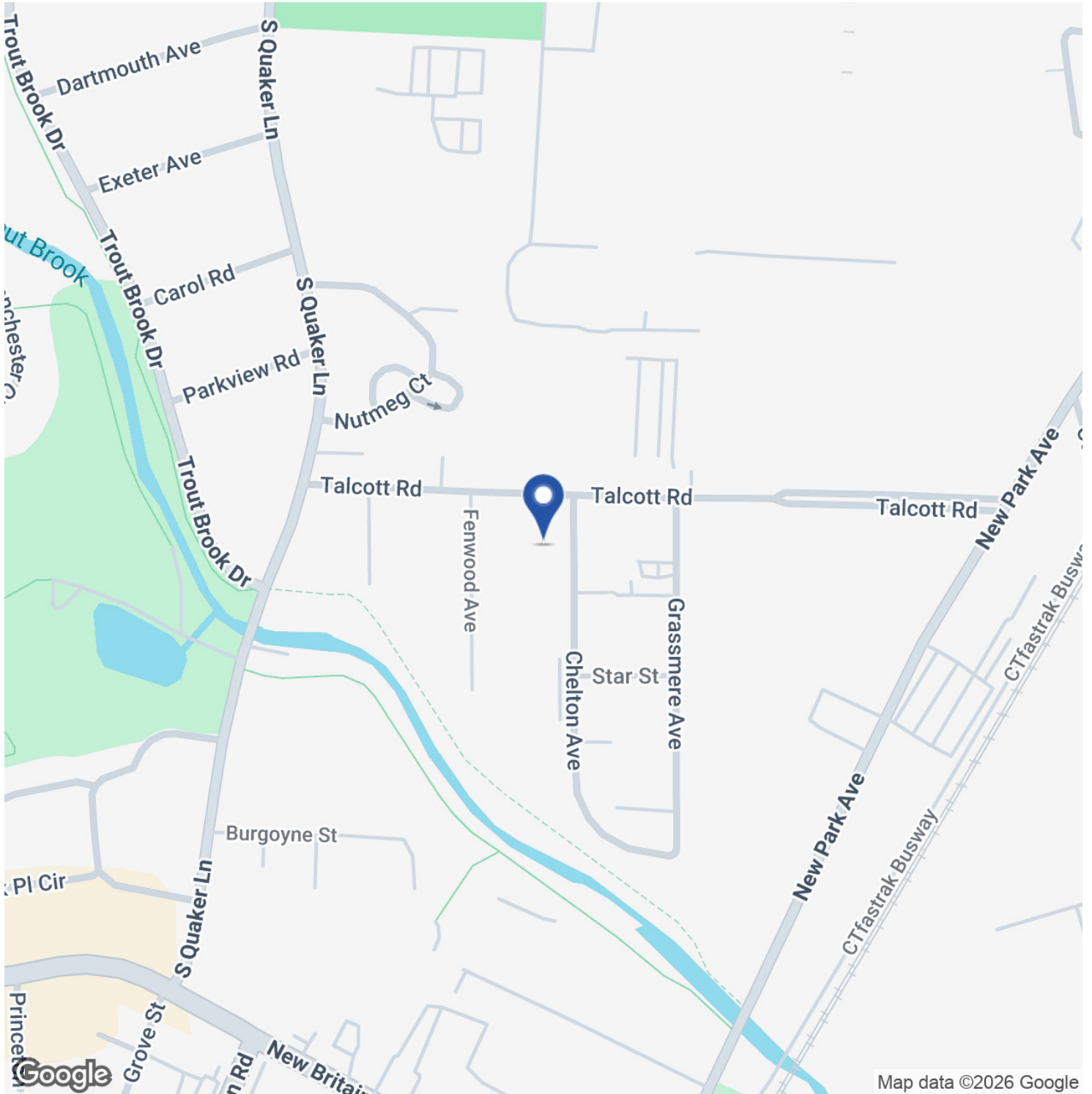
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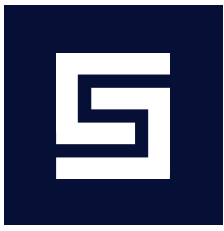
Map data ©2026 Google

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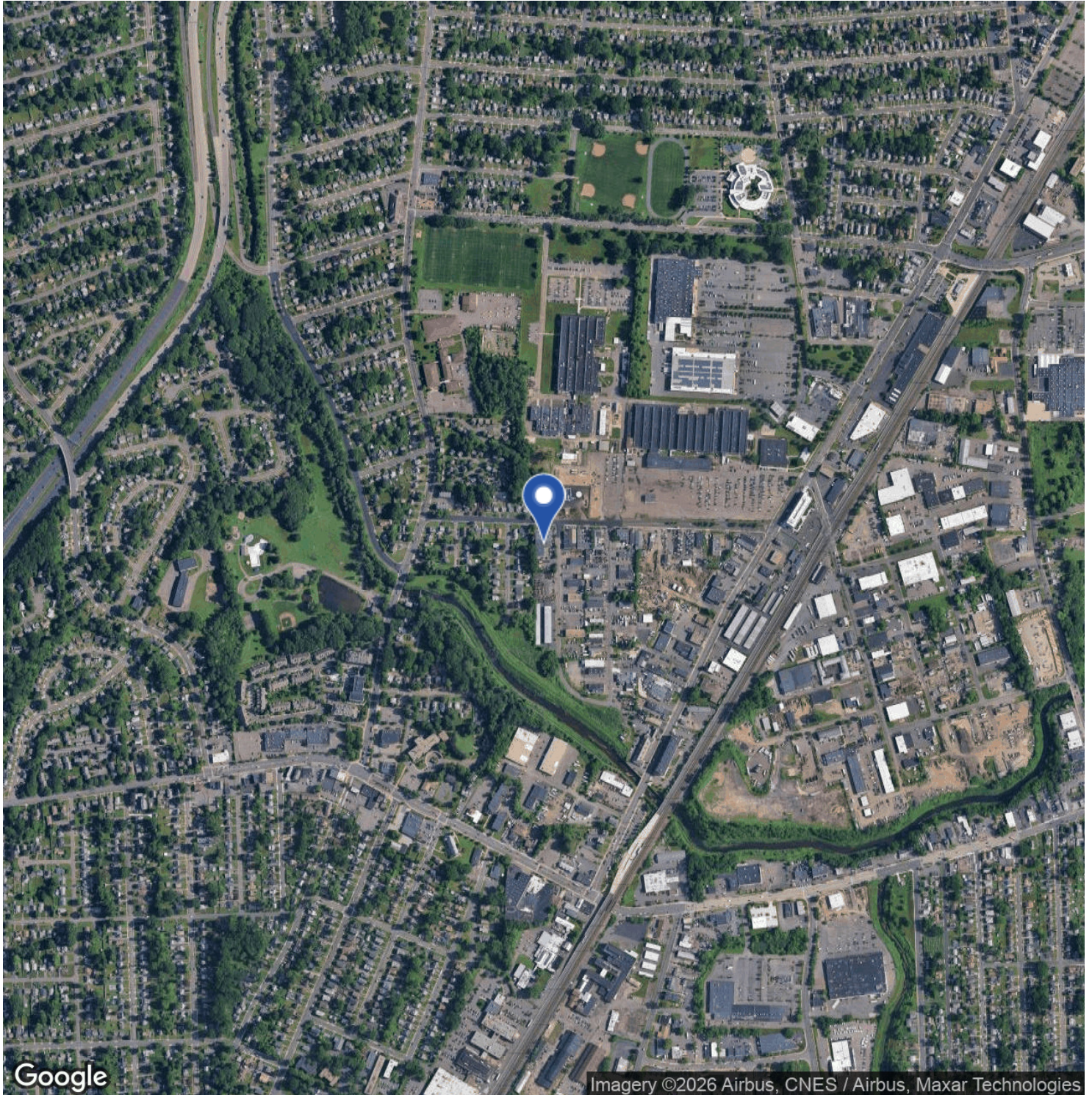
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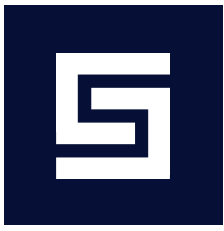


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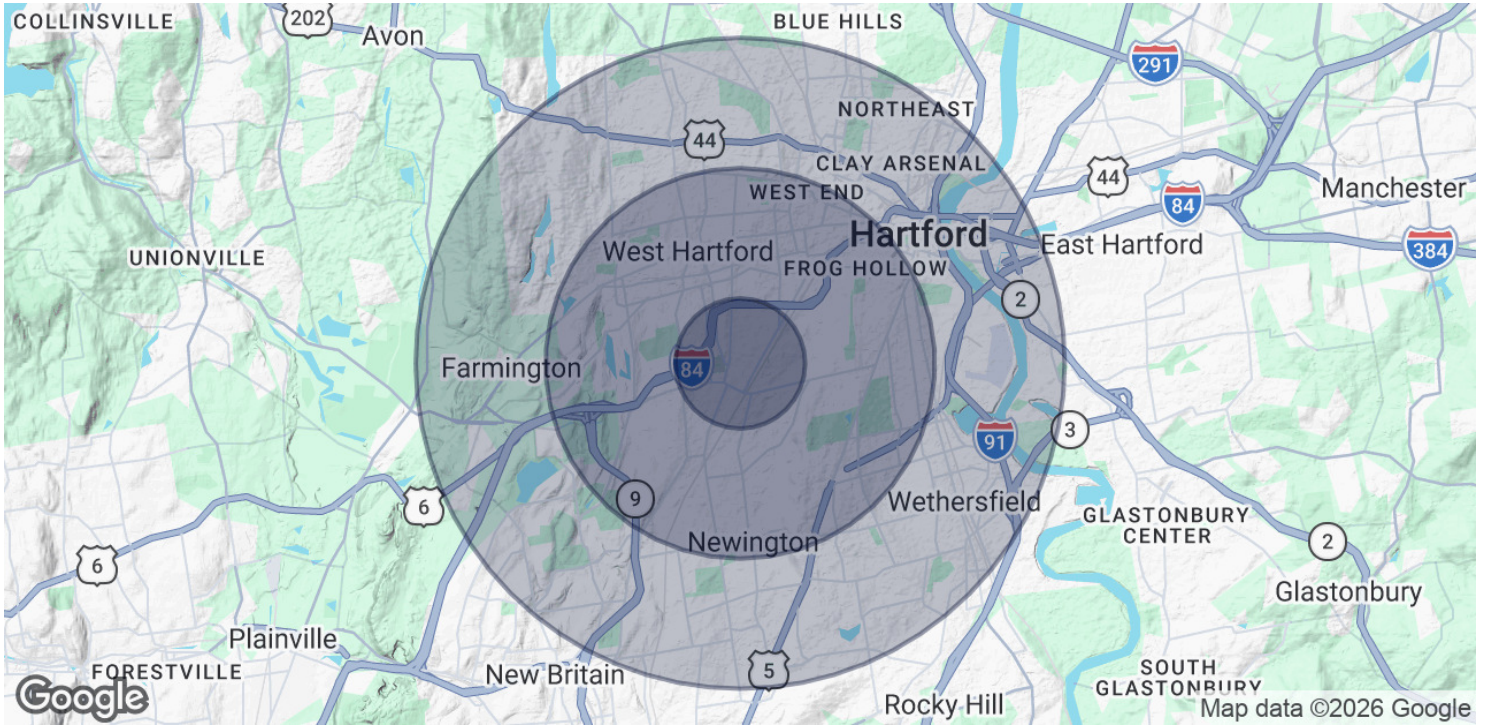
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	12,239	139,079	320,075
Average Age	36.3	37.3	36.4
Average Age (Male)	34.5	35.3	34.6
Average Age (Female)	38.1	38.7	37.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,639	55,415	123,420
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$70,732	\$68,989	\$68,607
Average House Value	\$214,892	\$287,250	\$313,515

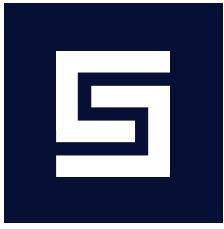
2020 American Community Survey (ACS)

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