



NOW AVAILABLE FOR SALE



Current Occupants Relocating
POTENTIAL RESIDENTIAL CONVERSION

CONTACT

New England Retail Properties, Inc.

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www.newenglandretail.com

1.06 Acres with a 2,306 SF Office Building

8 West High St. (Rte. 66), East Hampton, CT 06424

8 WEST HIGH ST | EAST HAMPTON



PROPERTY DETAILS | For Sale

Address	8 West High St, East Hampton, CT 06424
Living Area	2,306 SF
Basement Area	1,230 SF
Two(2) Car Garage	630 SF
Year Built	1885
Lot Size	1.06 Acres
Use Type	Office or Single family/Duplex conversion (Subject to zoning change)

Sale Details

Taxes (Annual)	\$11,288.36
Sale Price	\$685,000.00

Highlights

- Current occupants relocating – business continuity maintained**
- Turnkey office – ideal for owner-user
- Potential residential conversion (Contingent upon zoning approval)
- Office building with modern updates and historic charm
- Located on the corner of West High St. (Rte. 66) & North Main St.
- 4.5 miles, 7 minutes to Route-2
- 16.5 miles, 20 minutes to Hartford, CT
- Location services neighboring towns such as East Haddam, Marlborough, Glastonbury, Colchester, Portland and Middletown.



CENTRAL LOCATION

Approximately 16.5 miles,
20 minutes to Hartford, CT



STRONG DEMOGRAPHICS

Average household income
over 150,000 within 5-miles



TRAFFIC COUNTS

Strong Traffic counts with
over 12,439 VPD on Rte. 66



New England Retail Properties, Inc. | 150 Hartford Ave, Wethersfield, CT 06109 | 860.529.9000



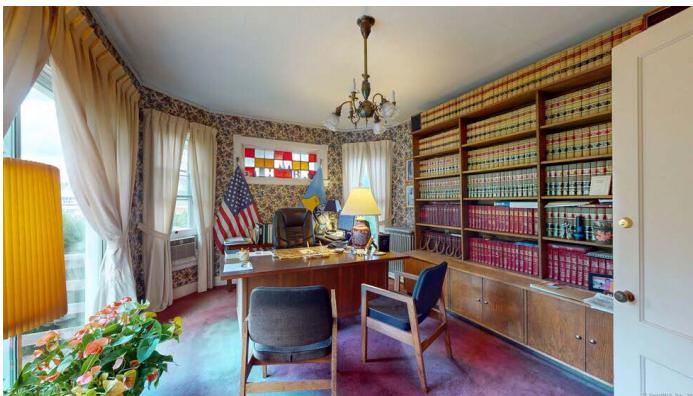
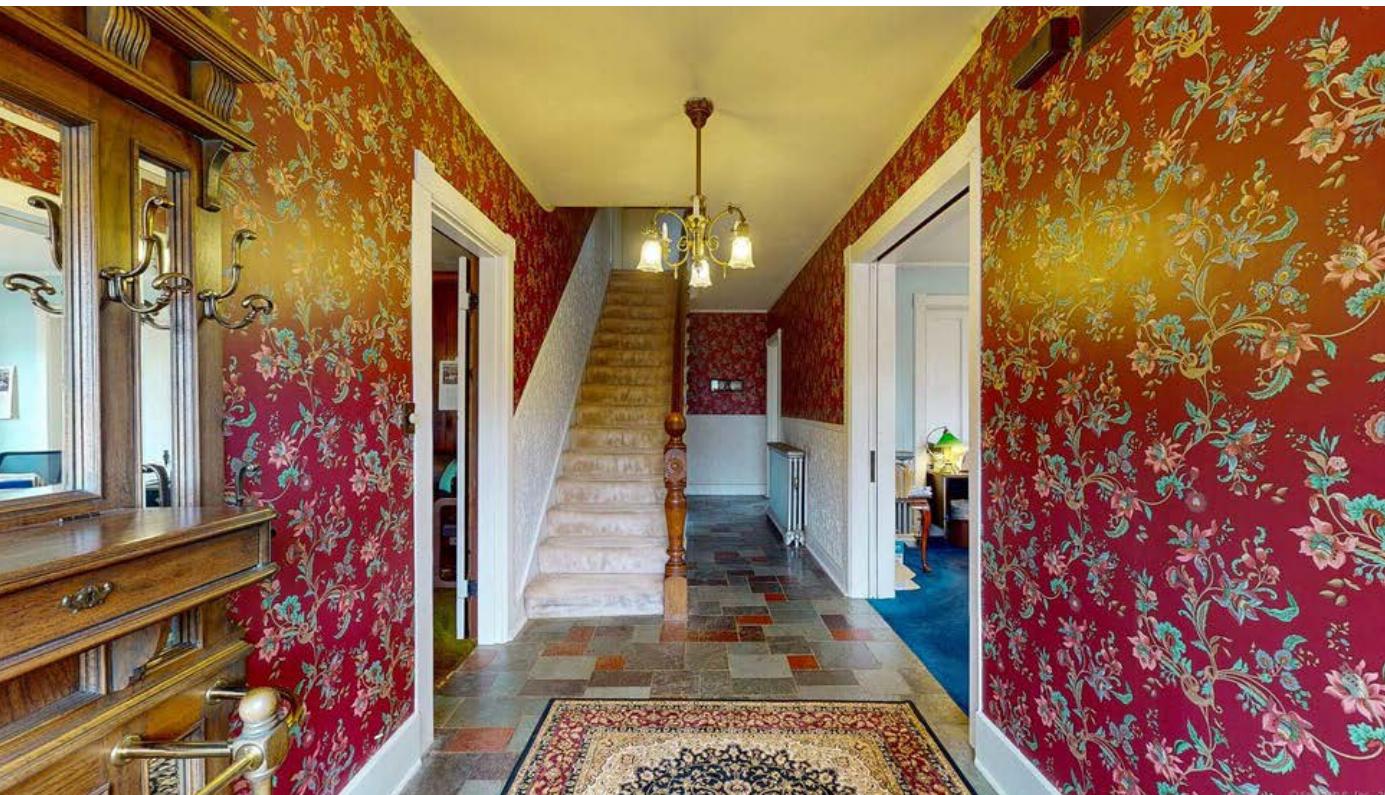
PROPERTY PHOTOS | 8 West High St, East Hampton, CT



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CLOSE AERIAL



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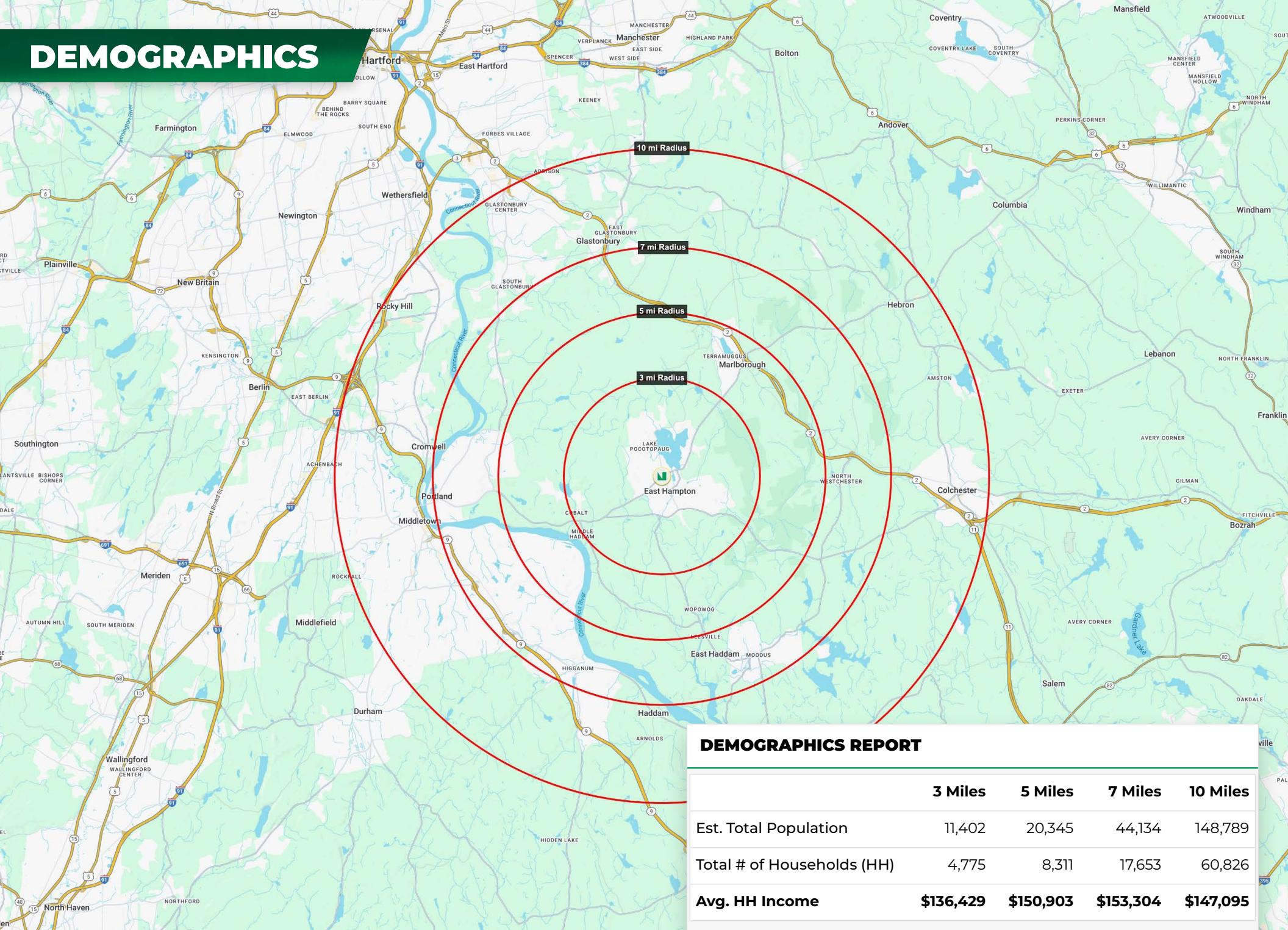


MARKET AERIAL



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DEMOCRAPHICS



DEMOCRAPHICS REPORT



8 West High Street
EAST HAMPTON CONNECTICUT

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