New England
Retail Properties,Inc.

NOW AVAILABLE FOR SALE : ~~$685,000~~

PRICE REDUCED: $575,000

CURRENT OCCUPANTS ARE RELOCATING

Office. Owner-user. Adaptive Reuse. Residential Conversion.

1.06 Acres with a 2,306 SF Office Building

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

CONTACT

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ICSC INNOVATING COMMERCE SERVING COMMUNITIES

A New Opportunity for Adaptive Reuse & Residential Conversion

More than an office building — an opportunity to reposition a historic East Hampton property.

8 West High Street offers 2,306± SF of historic office space on 1.06± acres along Route 66, with an additional unfinished attic providing potential for expanded usable space.

Beyond its current turnkey office configuration, the property presents an intriguing adaptive-reuse opportunity for an investor, developer, or residential buyer.

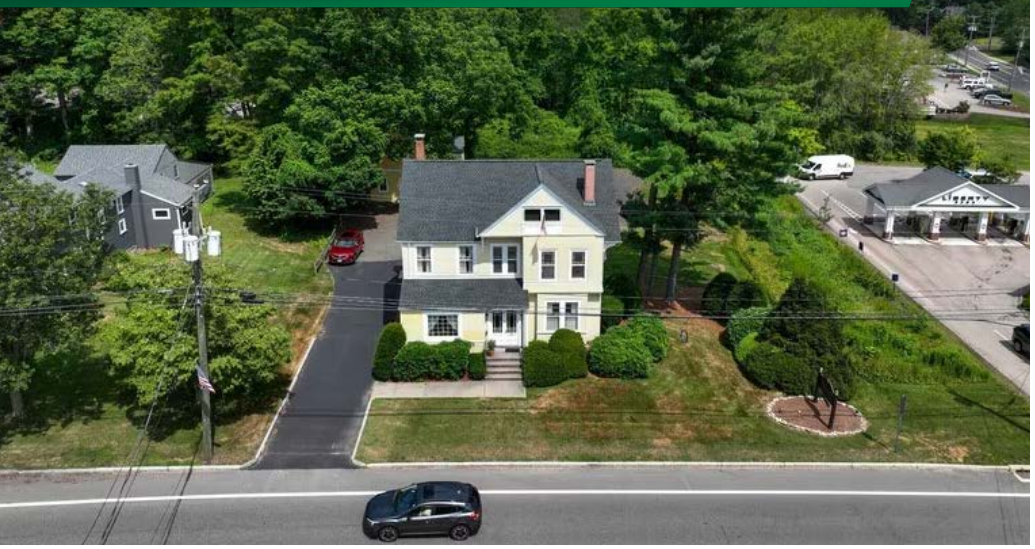
Connecticut's New Commercial-to-Residential Conversion Law

Connecticut Public Act 25-164, effective October 1, 2025, establishes a framework intended to facilitate the conversion of qualifying commercial buildings to residential use. The legislation specifically includes office buildings and provides a potential summary review process for qualifying commercial-to-residential conversions.

For a buyer evaluating 8 West High Street, this creates an additional avenue to explore: repositioning the existing commercial building for residential use, potentially as a single-family, duplex, or other residential development, subject to applicable zoning, occupancy, building, fire and life-safety requirements and municipal approval.

The property's existing characteristics — including its historic architecture, three-story layout, 1.06± acre site and unfinished attic — provide a compelling foundation for an adaptive-reuse strategy.

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 potential residential conversion

Sale Details

Taxes (Annual)	$8,222.78
Sale Price Reduced	~~$685,000~~ $575,000

Highlights

- **Current occupants relocating – business continuity maintained**
- Seller financing available
- Turnkey office configuration
- Potential for adaptive-reuse and residential conversion
- Large unfinished attic with expansion potential
- 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

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

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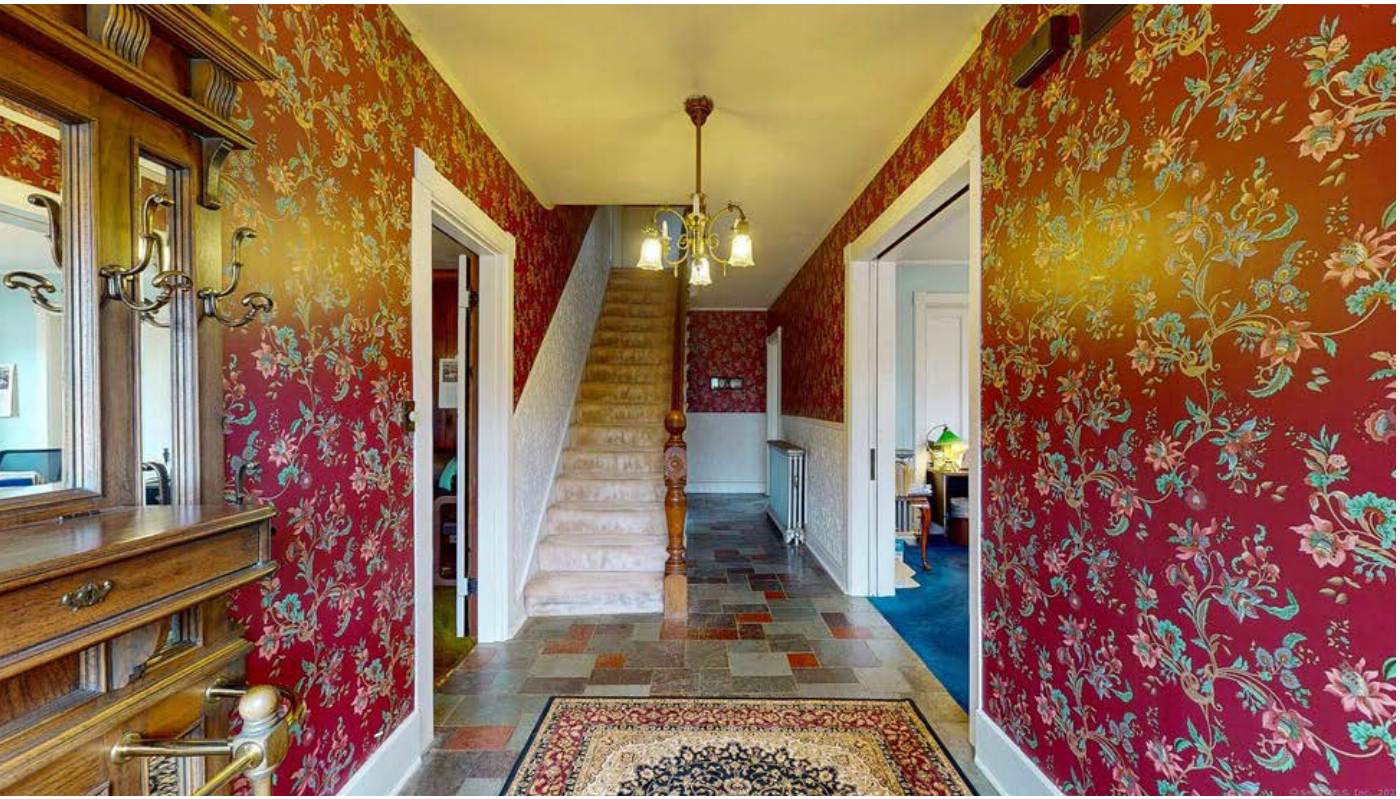

CLOSE AERIAL

PROPERTY LINES NOT DRAWN TO SCALE

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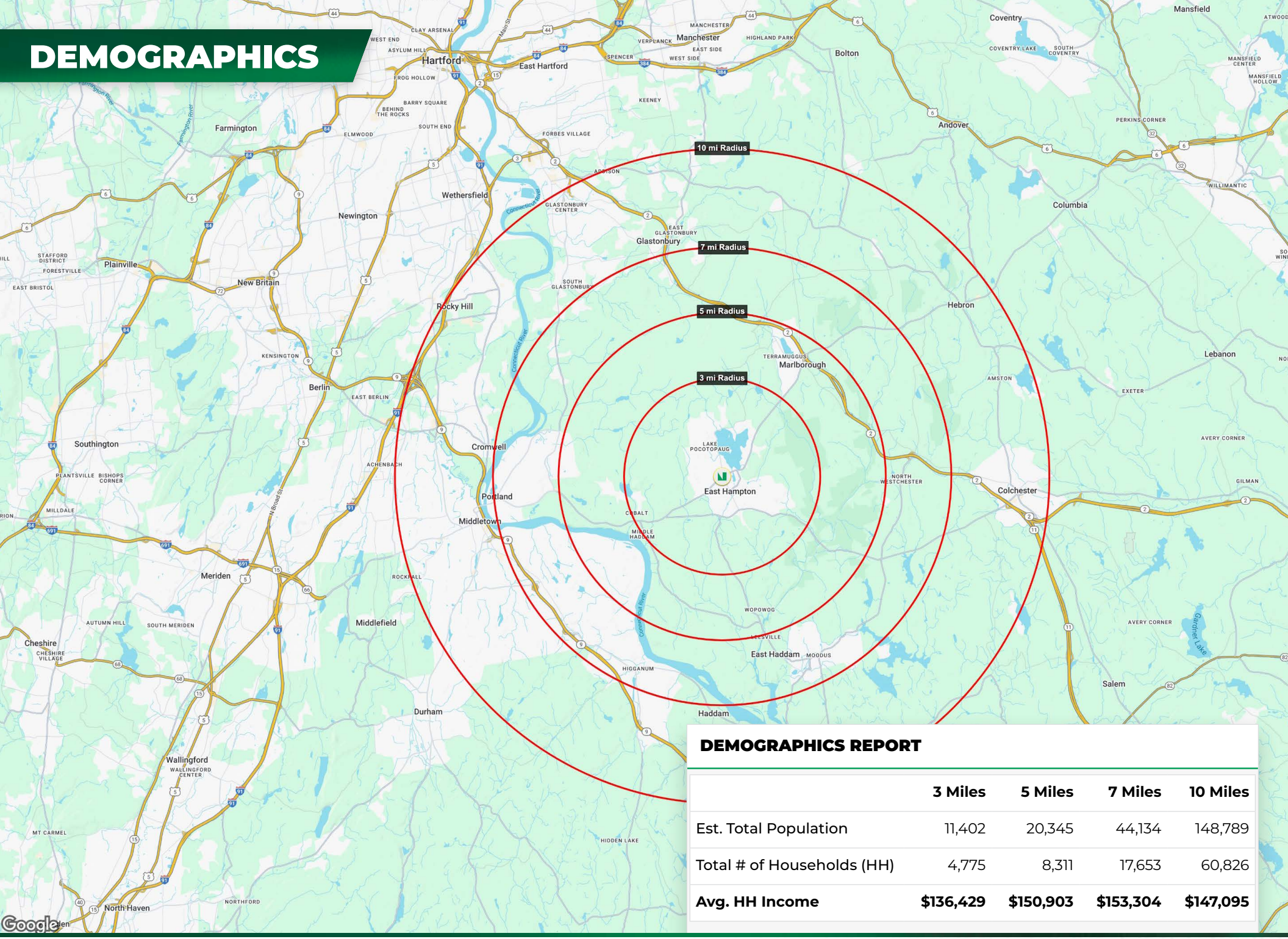
DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	11,402	20,345	44,134	148,789
Total # of Households (HH)	4,775	8,311	17,653	60,826
Avg. HH Income	**$136,429**	**$150,903**	**$153,304**	**$147,095**

8 West High Street
EAST HAMPTON CONNECTICUT

CONTACT

Exclusive Broker(s)

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