

MULTIFAMILY PROPERTY FOR SALE

138 BROADWAY

NORWICH, CT 06360



HUGH SCHNIP

Senior Director

877.327.3755 x702

hschnip@Elite-CRES.com

PROPERTY INFORMATION

SECTION 1





PROPERTY DESCRIPTION

Introducing 138 Broadway, a prime real estate opportunity for multifamily investors. This historic 2,979 SF building, originally constructed in 1910 and meticulously renovated in 2016, offers three spacious units. Elegantly combining classic charm with modern convenience, the property presents a compelling investment prospect in the vibrant NORWICH area. With its attractive size and recent renovations, this property is poised to deliver an exceptional return on investment. Don't miss out on this rare chance to add a distinguished piece of real estate to your portfolio.

PROPERTY HIGHLIGHTS

- 2,979 SF Renovated historic building
- 3 spacious units- 2 Apartments -Ground floor office space
- Ground Floor office could be approved for third apartment
- Fire Sprinkler System and Alarm Systems
- Newer Split System Heating and Cooling
- Constructed in 1910
- Renovated in 2016

OFFERING SUMMARY

Sale Price:	\$395,000
Number of Units:	3
Lot Size:	0.16 Acres
Building Size:	2,979 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	706	1,859	4,500
Total Population	1,555	4,187	10,647
Average HH Income	\$70,391	\$75,291	\$77,111

HUGH SCHNIP

Senior Director

877.327.3755 x702

hschnip@Elite-CRES.com



PROPERTY DESCRIPTION

Introducing 138 Broadway, a prime real estate opportunity for multifamily investors. This historic 2,979 SF building, originally constructed in 1910 and meticulously renovated in 2016, offers three spacious units. Elegantly combining classic charm with modern convenience, the property presents a compelling investment prospect in the vibrant NORWICH area. With its attractive size and recent renovations, this property is poised to deliver an exceptional return on investment. Don't miss out on this rare chance to add a distinguished piece of real estate to your portfolio.

LOCATION DESCRIPTION

Nestled in the heart of Norwich, the surrounding area offers a dynamic mix of urban convenience and historic charm. With its rich cultural heritage and vibrant community, the location presents an enticing investment opportunity for multifamily/high-rise investors. Nearby, the renowned Mohegan Sun casino and entertainment venue provides an exciting draw for visitors and residents alike. Additionally, the abundance of local dining, shopping, and recreational options creates a highly desirable living environment. Experience the allure of the Norwich market and seize the chance to become part of this thriving community, surrounded by an array of attractions and amenities.

HUGH SCHNIP
Senior Director
877.327.3755 x702
hschnip@Elite-CRES.com



PROPERTY HIGHLIGHTS

- 2,979 SF Renovated historic building
- 3 spacious units- 2 Apartments -Ground floor office space
- Ground Floor office could be approved for third apartment
- Fire Sprinkler System and Alarm Systems
- Newer Split System Heating and Cooling
- Constructed in 1910
- Renovated in 2016
- Prime NORWICH location
- Easy walk to Restaurants & Bars
- Near St Patrick's Cathedral
- Easy Walk to all Downtown attractions

HUGH SCHNIP
Senior Director
877.327.3755 x702
hschnip@Elite-CRES.com

LOCATION INFORMATION

SECTION 2



REGIONAL MAP

138 BROADWAY FACT SHEET



HUGH SCHNIP
Senior Director
877.327.3755 x702
hschnip@Elite-CRES.com

171 Spencer St, Suite D2B, Manchester, CT 06040 • 877.327.3755 • elite-cres.com

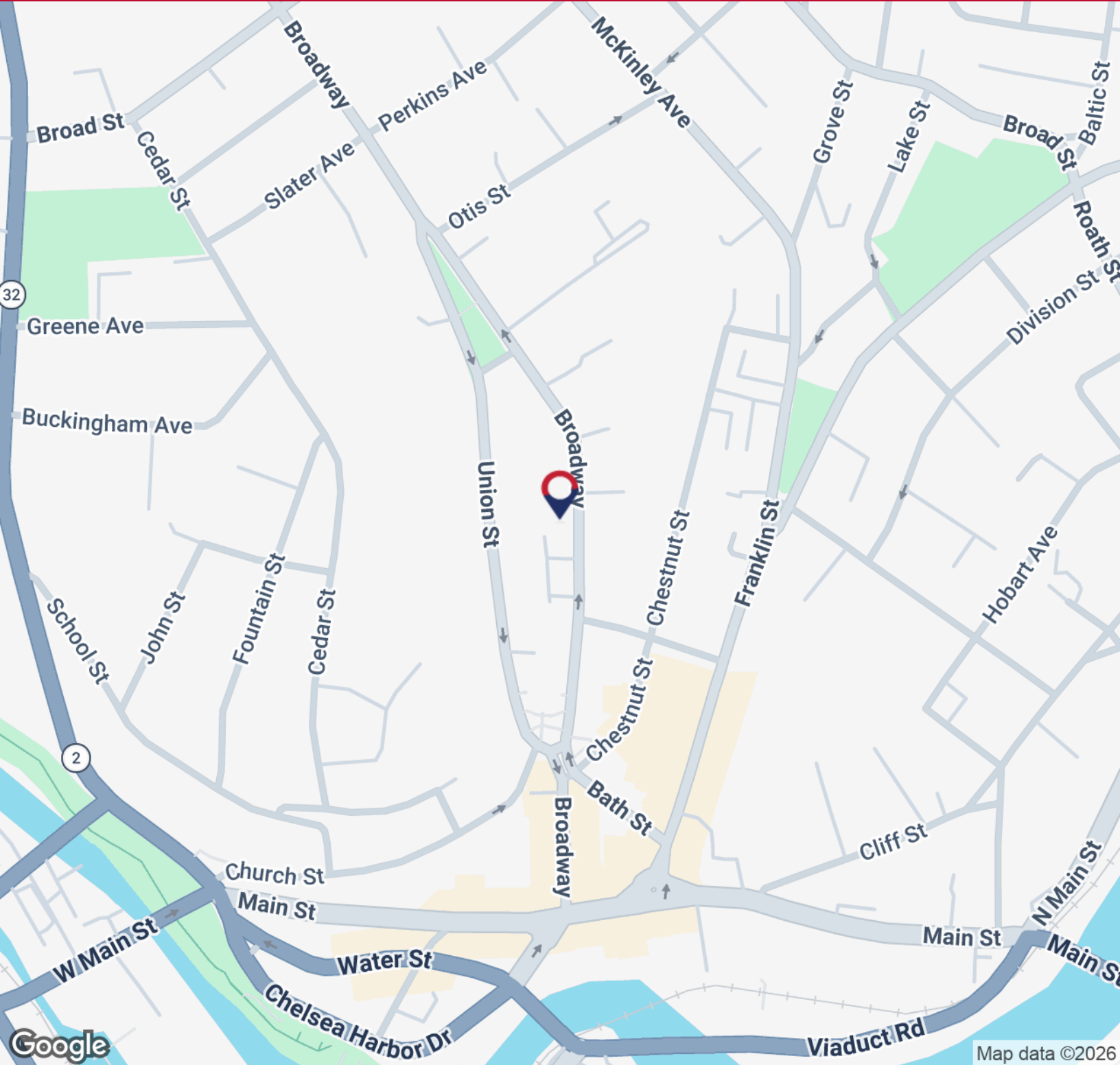
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

LOCATION MAP

138 BROADWAY FACT SHEET



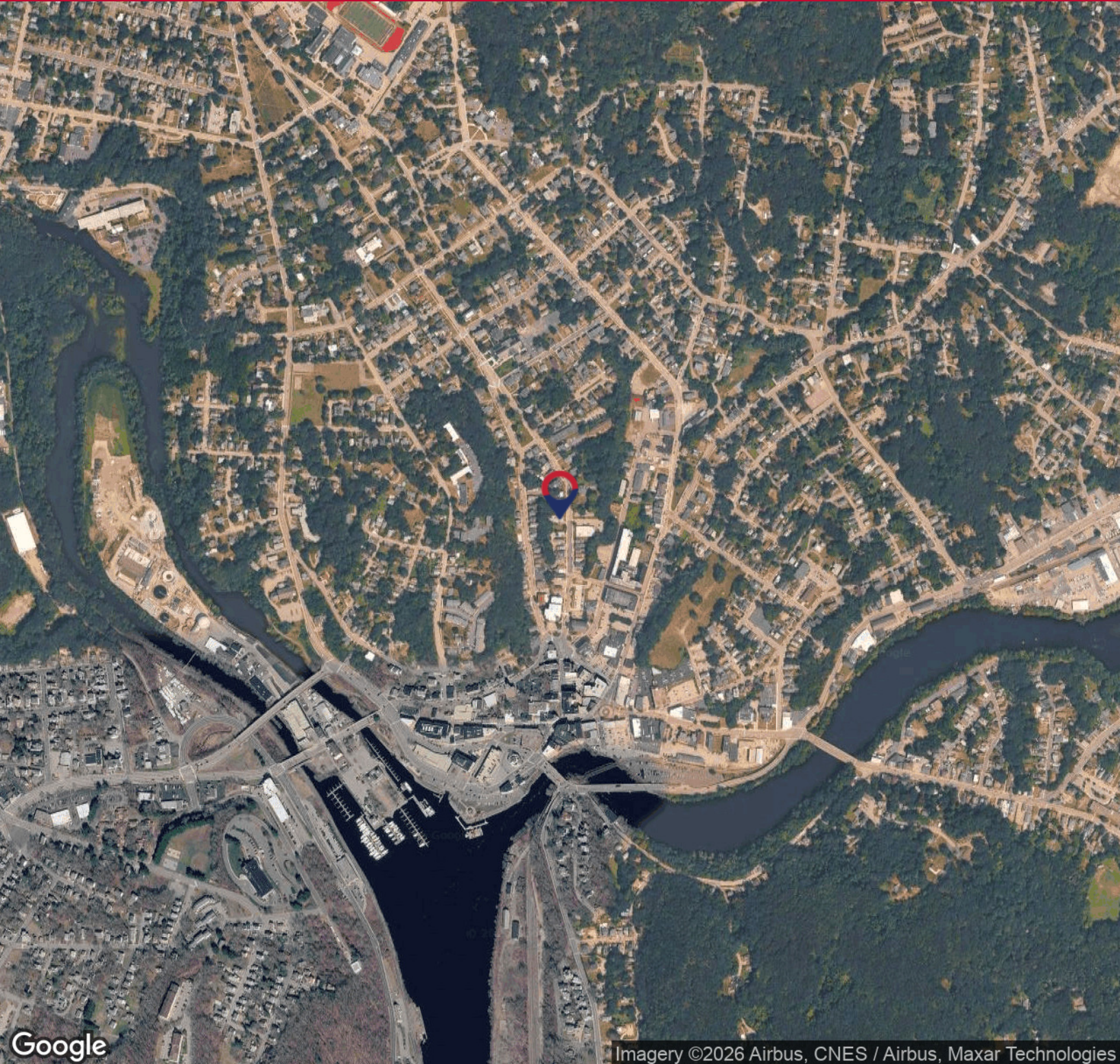
ELITE
COMMERCIAL REAL ESTATE SERVICES
A Spencer Stewart Company



HUGH SCHNIP
Senior Director
877.327.3755 x702
hschnip@Elite-CRES.com

171 Spencer St, Suite D2B, Manchester, CT 06040 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

HUGH SCHNIP
Senior Director
877.327.3755 x702
hschnip@Elite-CRES.com

171 Spencer St, Suite D2B, Manchester, CT 06040 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.