

**FOR SALE- HISTORIC CHURCH PROPERTY
REDEVELOPMENT OPPORTUNITY
4.36 ACRES IN HARTFORD'S WEST END**

235 Scarborough St

235 Scarborough St, Hartford, CT 06105

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goman + York Property Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1 + EXECUTIVE SUMMARY

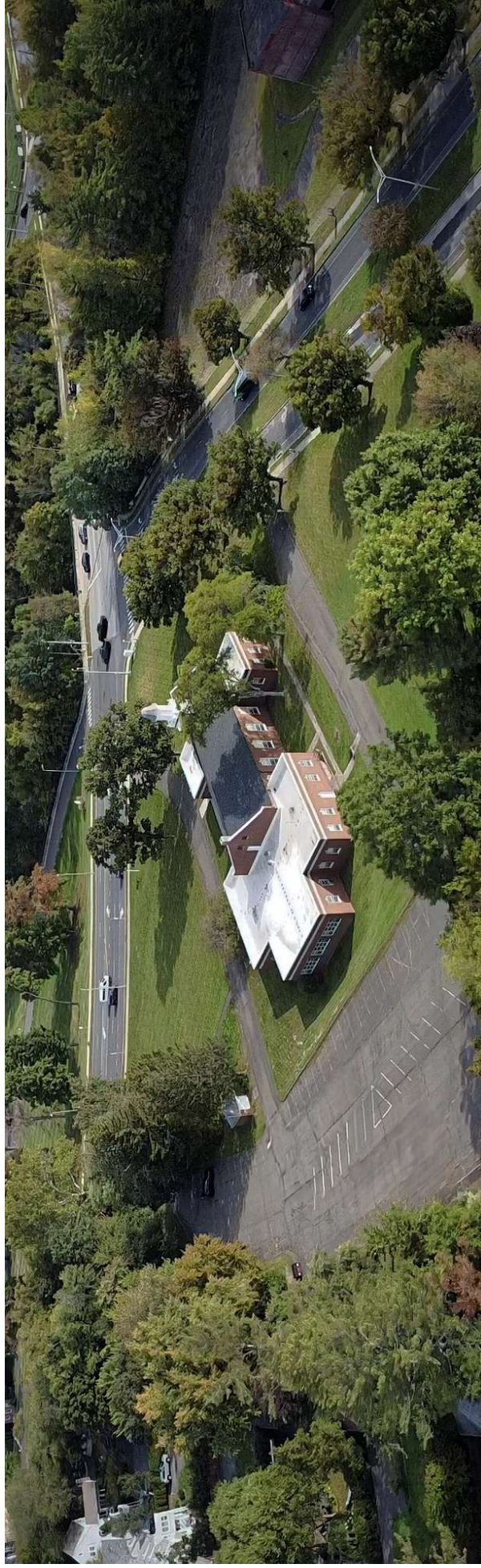
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360 VIRTUAL TOUR: [HTTPS://MY.MATTERPORT.COM/SHOW/?M=EXTWXP24EZC](https://my.matterport.com/show/?m=EXTWXP24EZC)

PROPERTY DESCRIPTION

Historic Church Property | Redevelopment Opportunity | 4.36 Acres in Hartford's West End.

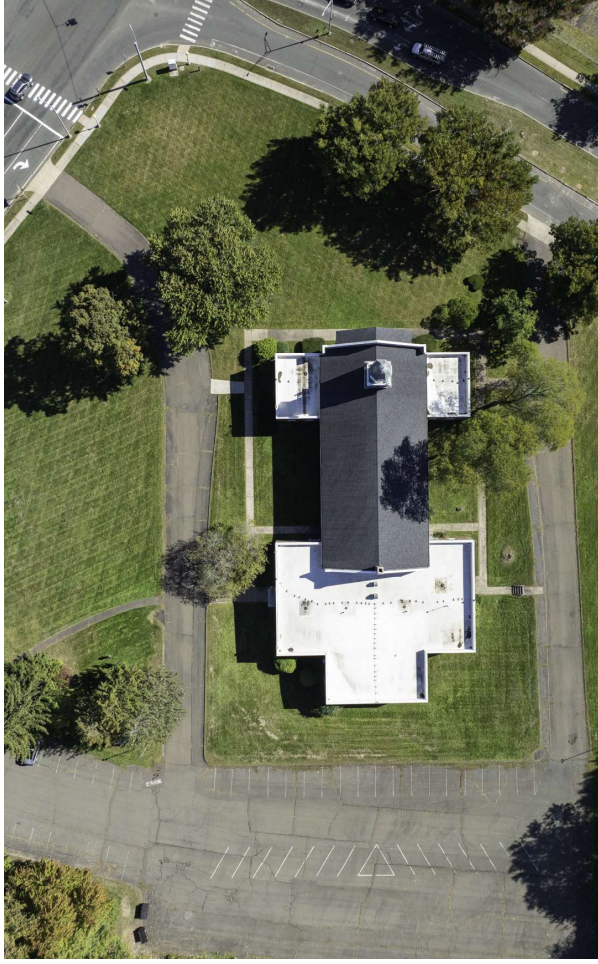
Goman+York is pleased to present a rare acquisition opportunity in one of Hartford's most prestigious residential corridors. 235 Scarborough Street offers qualified purchasers and developers the chance to secure a highly accessible, landmark property with substantial upside.

Set on a generous 4.36 acres, this Colonial Revival church building constructed in 1956 with durable steel-frame construction combines architectural charm with exceptional redevelopment potential. The site's scale, location and zoning flexibility make it ideally suited for continued religious use, adaptive reuses, ground-up residential development, or a hybrid approach that combines multiple

OFFERING FEATURES

| | |
|----------------|---|
| Sale Price: | \$1,875,000 |
| Lot Size: | 4.36 Acres |
| Building Size: | 13,000 SF |
| Parking: | 60 Surface Spaces |
| Zoning: | NX-1; Mix-use Commercial and Residential District |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 260 | 878 | 5,432 |
| Total Population | 621 | 2,282 | 15,620 |
| Average HH Income | \$101,375 | \$88,998 | \$96,715 |



PROPERTY USES

Whether preserved as a house of worship, transformed into a multipurpose community facility, or reimaged as a residential enclave, the site offers scale, location, and zoning versatility in equal measure. Its generous acreage and prime frontage make it especially attractive for multi-family housing, townhomes, or boutique residential development.

Ideal Uses:

- Continued use as a church or religious institution
- Conversion to a community center, school, or nonprofit headquarters
- Redevelopment into townhomes, apartments, or condominiums (subject to zoning and approvals)

Development Potential:

- Subdivision for townhome or single-family lots
- Adaptive reuse of existing structure into loft-style condominiums or apartments
- Full-site redevelopment for multi-unit housing with integrated green space and amenities
- Suitable for market-rate or mixed-income housing, with strong demand in the surrounding area

This is a legacy property with modern potential—perfect for visionary developers seeking a high-impact site in a coveted residential corridor.

OFFERING HIGHLIGHTS

235 SCARBOROUGH ST, HARTFORD, CT HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY



OFFERING HIGHLIGHTS

- 4.36-acre parcel in Hartford's prestigious West End, surrounded by historic estates and mature landscaping
- Colonial Revival church building (built 1956) with approx. 13,000 usable SF and steel-frame construction
- Ideal for redevelopment into townhomes, apartments, or condominiums (subject to zoning and approvals)
- Park-like setting with gently sloping terrain, multiple access points, and ample space for parking or green space
- Minutes to Downtown Hartford, Elizabeth Park, and major highways (I-84, I-91)
- Zoning flexibility supports residential, institutional, or mixed-use conversion
- Adaptive reuse potential for loft-style units, community center, or nonprofit headquarters
- Strong demand for housing in the area, with opportunity for market-rate or mixed-income development
- Legacy location with modern upside — ideal for visionary developers seeking scale and character

SECTION 2 + PROPERTY OVERVIEW

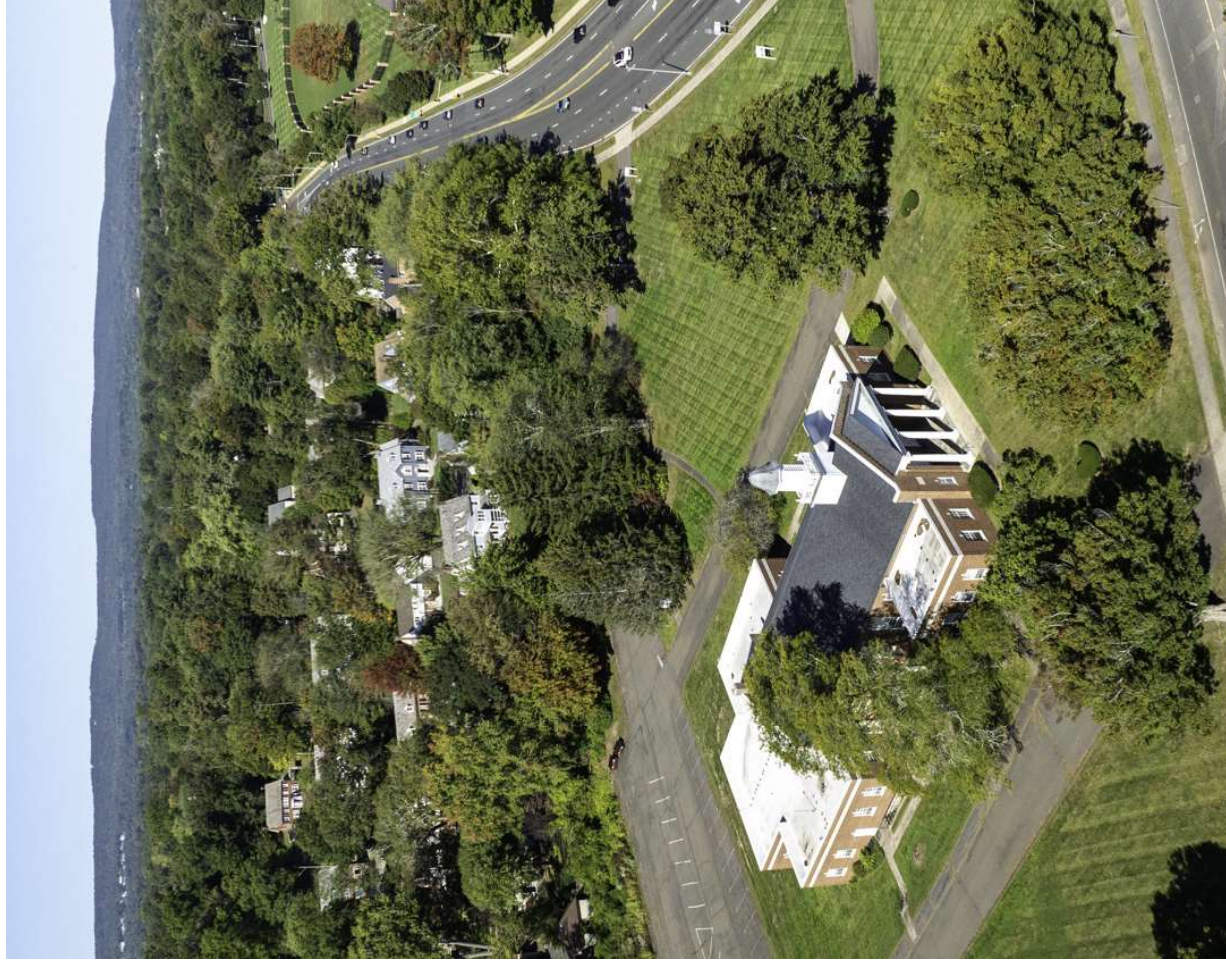
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Set on an expansive 4.36-acre parcel, 235 Scarborough Street offers a unique blend of privacy, prestige, and potential in one of Hartford's most distinguished neighborhoods. The property features gently sloping terrain, mature trees, and manicured landscaping that create a serene, park-like setting rarely found within city limits.

Site Highlights:

- Prominent frontage along Scarborough Street, a quiet, tree-lined avenue known for its stately homes and architectural heritage
- Level and usable topography, ideal for redevelopment, subdivision, or institutional use
- 3 curb cuts and ample on-site parking and circulation space, with room for expansion or reconfiguration
- Zoned for adaptive reuse, offering flexibility for residential, educational, or community-based development
- Surrounded by historic estates, cultural institutions, and green space, including nearby Elizabeth Park

Whether preserved as a landmark or reimagined for modern use, the site offers a rare canvas in a legacy location—combining scale, character, and accessibility.

EXTERIOR DESCRIPTION:

The church at 235 Scarborough Street is a striking example of Colonial Revival architecture, built in 1956 and nestled in Hartford's historic West End neighborhood.

Architectural and Construction Features:

- Symmetrical façade with classic proportions, evoking early American ecclesiastical design
- Prominent central entrance framed by columns and a pediment, offering a stately and welcoming presence
- Low-pitched gable roof with modest overhangs, reinforcing the building's traditional character
- Steel frame construction, providing structural integrity, fire resistance, and wide-span interior flexibility
- Brick masonry exterior with classic white trim and symmetrical detailing
- Low-pitched gable roof supported by steel trusses, allowing for a spacious sanctuary with minimal interior columns
- Multi-pane windows and traditional woodwork that reinforce the building's historic character and provides abundant natural light to the interior
- Concrete foundation and slab flooring, suitable for adaptive reuse or redevelopment
- Multiple access points and generous ceiling heights, enhancing circulation and layout versatility



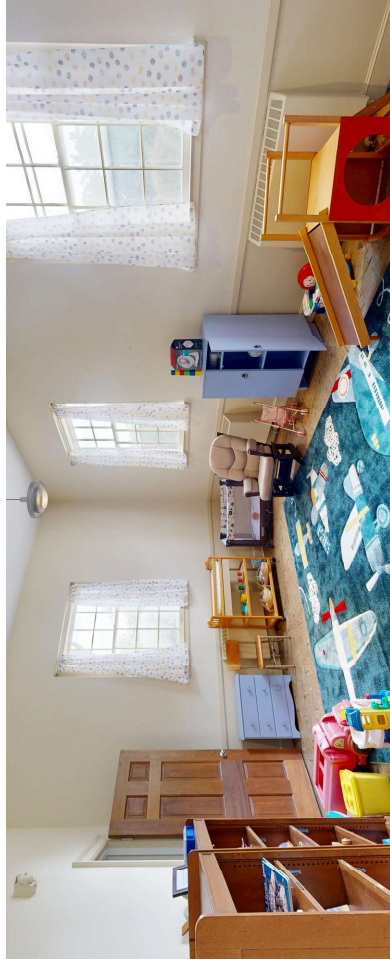
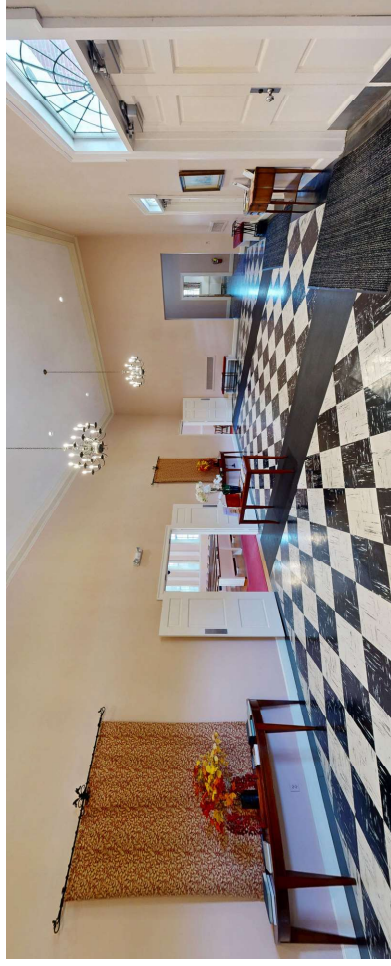
INTERIOR DESCRIPTION

Step inside this stately Colonial Revival church and discover a space that blends architectural grace with functional versatility. The interior layout is ideal for adaptive reuse, offering generous proportions, abundant natural light, and a serene atmosphere throughout. The well-constructed building is designed in the Colonial Revival style, offering both architectural elegance and long-term durability. Constructed in 1956, the property reflects the quality and craftsmanship typical of mid-century civic buildings.

Key Interior Features:

- Grand sanctuary with soaring ceilings, original woodwork, and elegant symmetry—perfect for gatherings, performances, or conversion to residential lofts
- Large fellowship hall with flexible open space, suitable for events, classrooms, or subdivided units
- Private offices and meeting rooms, ideal for administrative use or reconfiguration into bedrooms or studios
- Original architectural details including moldings, paneled doors, and hardwood accents that preserve the building's historic character
- Multiple points of entry, enhancing circulation and allowing for potential subdivision or multi-unit access

This interior offers a rare combination of scale, charm, and adaptability—whether for institutional use, creative redevelopment, or residential conversion. The building's layout and condition support a wide range of possibilities.



PROPERTY DATA SUMMARY

235 SCARBOROUGH ST, HARTFORD, CT HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY

| | |
|------------|--------------------|
| Sale Price | \$1,875,000 |
|------------|--------------------|

LOCATION INFORMATION

| | |
|---------------------|-------------------------------|
| Street Address | 235 Scarborough St |
| City, State, Zip | Hartford, CT 06105 |
| County | Hartford |
| Cross-Streets | Albany Avenue |
| Signal Intersection | Yes |
| Nearest Highway | Interstate 84 |
| Nearest Airport | Bradley International Airport |

BUILDING INFORMATION

| | |
|---------------------|---|
| Number of Floors | 1 |
| Year Built | 1956 |
| Gross Leasable Area | 13,000 SF |
| Framing | Masonry with steel framing which provides durability, fire resistance, and allows for large open interior spans. |
| Roof | Flat roof replaced in 2021 Warranty through 2041 |
| Walls | Painted plaster throughout |
| Ceilings | Painted plaster throughout |
| Floor Coverings | Combination of commercial grade vinyl tiles, carpeting, and ceramic tiles (bathrooms) and common areas floor cover over subflooring throughout. |
| Foundation | Combination of full basement and crawl space |
| Exterior Walls | Brick veneer exterior |

PROPERTY INFORMATION

| | |
|---------------------------------|--|
| Zoning | NX-1; Mix -use Commercial and Residential District |
| Lot Size | 4.36 Acres |
| APN # | 09003064-129180045 |
| Lot Frontage | 532 ft |
| Lot Depth | 599 ft |
| Hard Corner Property Signalized | Yes |
| Traffic Count (Albany Avenue) | 24000 |

PARKING & TRANSPORTATION

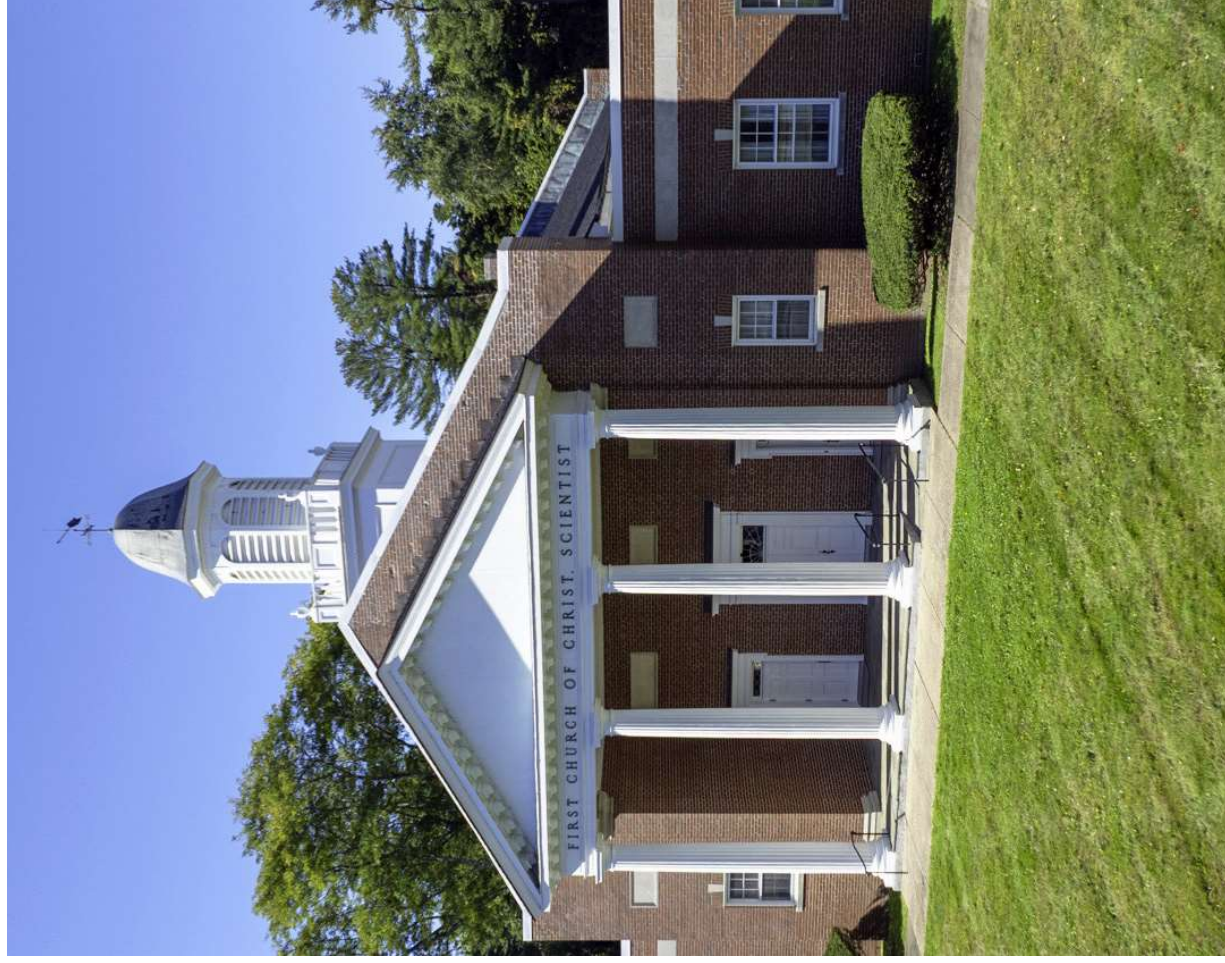
| | |
|------------------------|-------------------------------------|
| Street Parking | No |
| Parking | 60 Surface |
| Parking Ratio | 4.6 |
| Public Transportation: | CT Transit Bus Stop at the Property |

UTILITIES & AMENITIES

| | |
|-------------|--|
| HVAC | Gas-fired hot steam (radiator) type heating system. There are four (4) zones with a central system |
| Natural Gas | CT Natural Gas- Connected |
| Sewer | Municipal Sewers Connected |
| Water | Metropolitan District Commission |
| Electricity | 400 Amp main electrical service, with several 200-amp subservices distribution panels throughout the building |
| Broadband | ATT- wireless hotspot |
| Restrooms | There are a total of four with six to ten-fixture each in the ladies' and men's bathrooms, and a janitor's sink. Two of the bathrooms are handicap accessible. |

PROPERTY EXPENSES (2024)

235 SCARBOROUGH ST, HARTFORD, CT
HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY



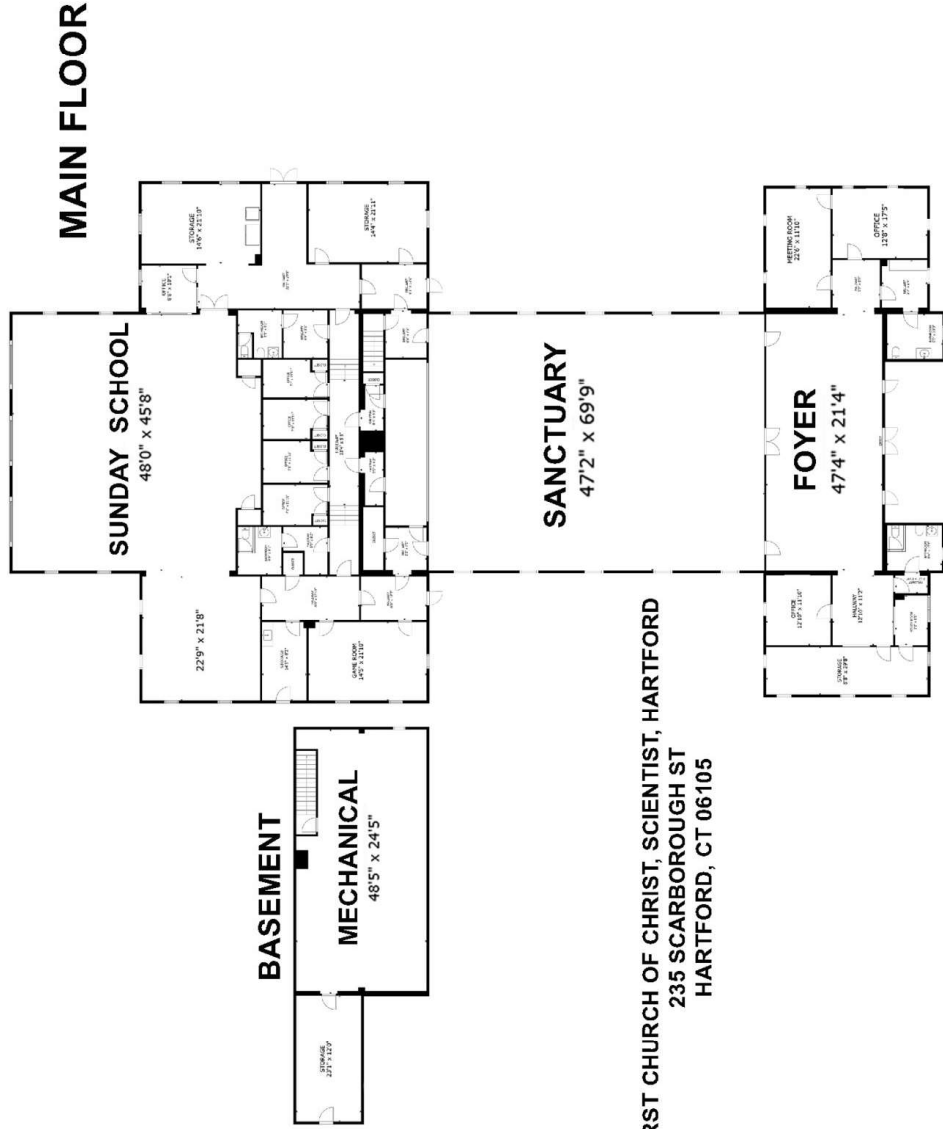
EXPENSES SUMMARY

| | |
|---|-----------------|
| Cleaning | \$3,740 |
| Insurance | \$10,083 |
| Landscaping/ Snow Removal | \$14,630 |
| Repairs and Maintenance | \$19,418 |
| Utilities (Gas, Water, Electric, Sewer, Internet) | \$12,469 |
| Real Estate Taxes | \$0 |
| OPERATING EXPENSES | \$60,340 |

FLOOR PLAN

235 SCARBOROUGH ST, HARTFORD, CT
HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY

(Not to Scale)



FIRST CHURCH OF CHRIST, SCIENTIST, HARTFORD
235 SCARBOROUGH ST
HARTFORD, CT 06105

GROSS INTERNAL AREA
BASEMENT : 1,448 sq. ft, FLOOR 1: 11,581 sq. ft
TOTAL: 13,029 sq. ft

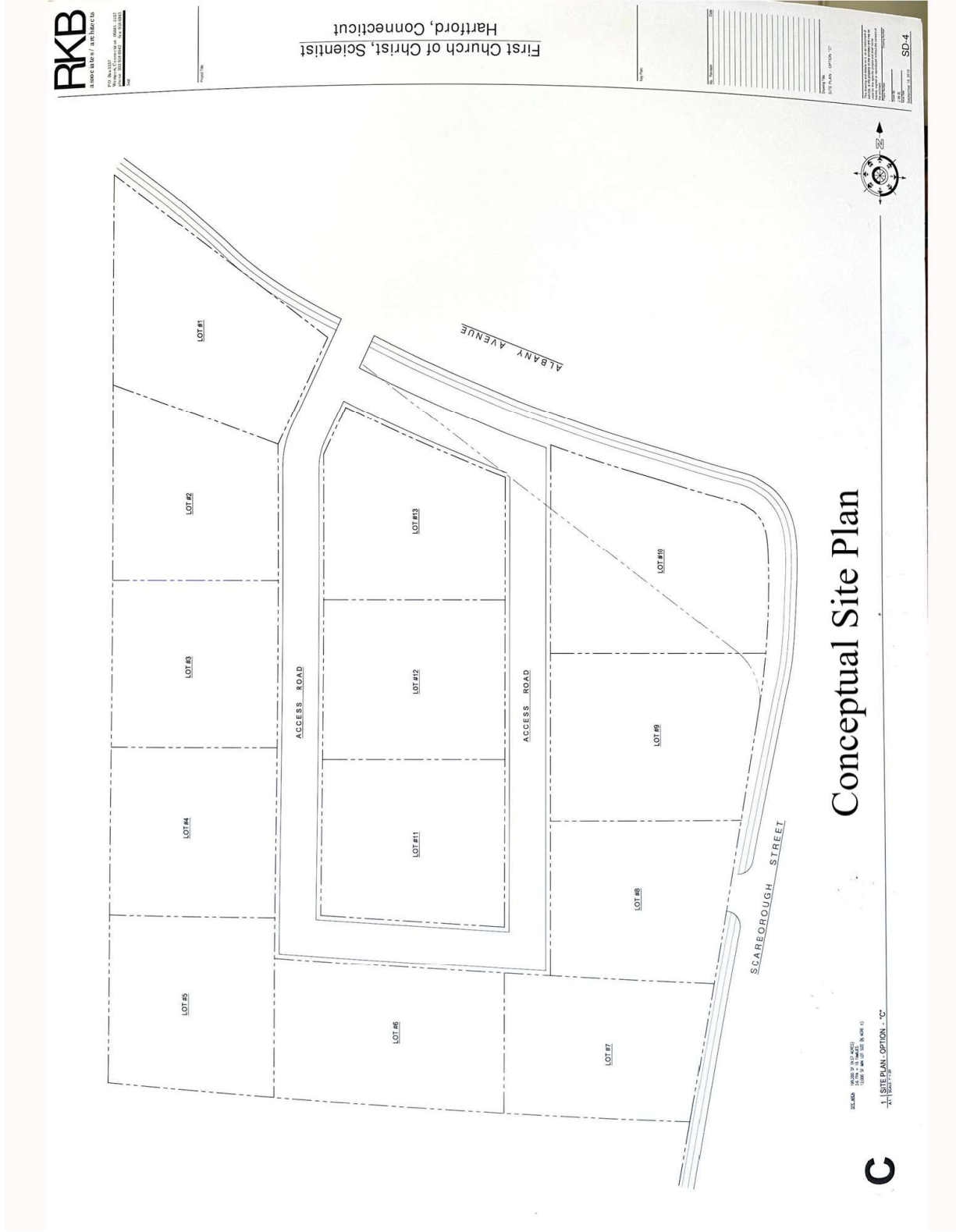
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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CONCEPTUAL DEVELOPMENT PLAN

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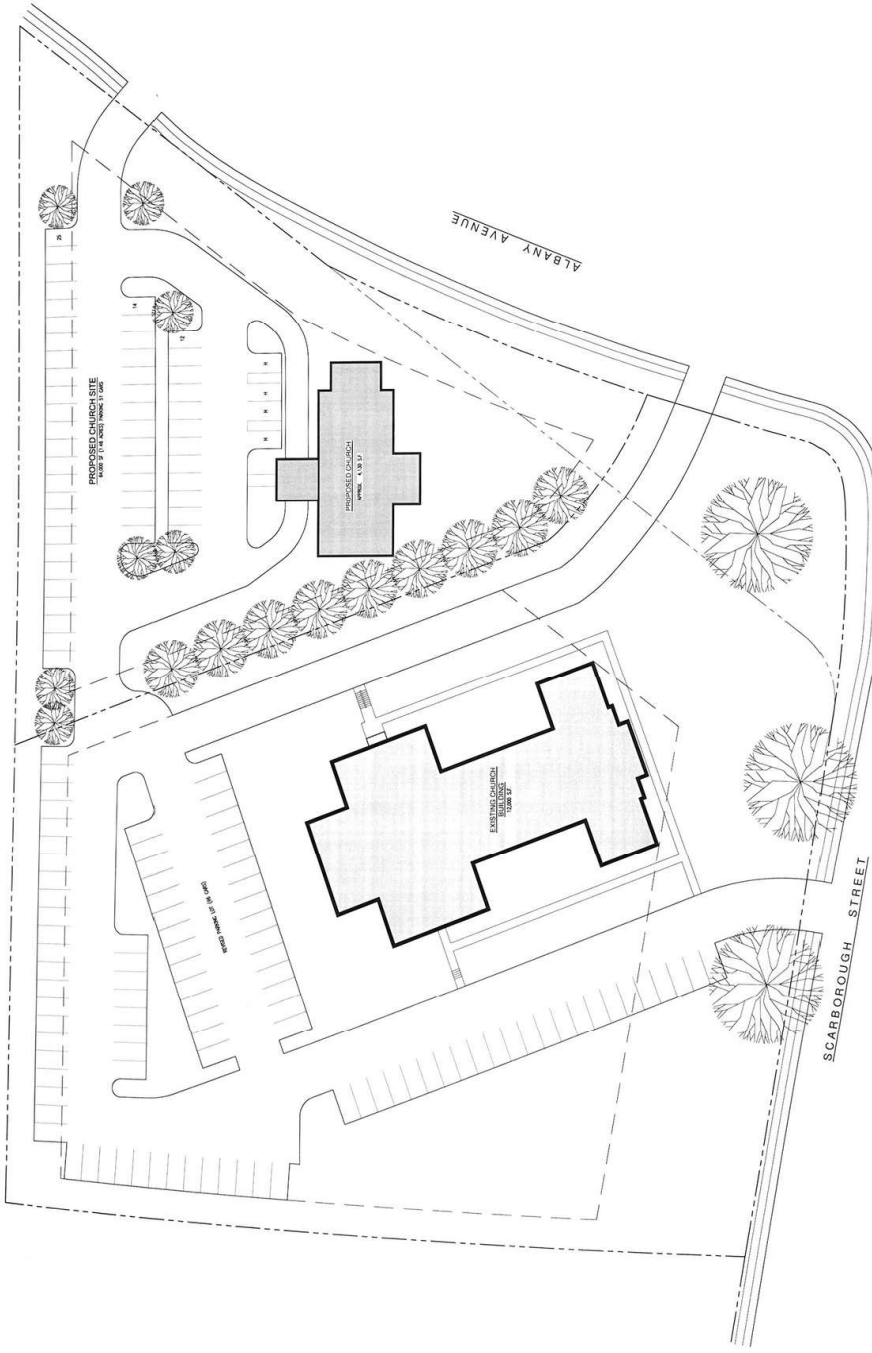
CONCEPTUAL DEVELOPMENT PLAN

235 SCARBOROUGH ST, HARTFORD, CT
HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY

(Not to Scale)

RKB

ARCHITECTS / ARTISTS
1000 MAIN STREET, SUITE 100
HARTFORD, CT 06105
TEL: 860.234.1234
WWW.RKBARCHITECTS.COM



First Church of Christ, Scientist
Hartford, Connecticut

Conceptual Floor Plan

SCALE: 1/8" = 1'-0"
DATE: 10/15/2023
PROJECT: 235 SCARBOROUGH ST, HARTFORD, CT
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
DATE PLOTTED: 10/15/2023 10:00 AM
PLOTTER: HP DesignJet T1300

B

SD-3

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SECTION 3 + LOCATION INFORMATION

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LOCATION DESCRIPTION

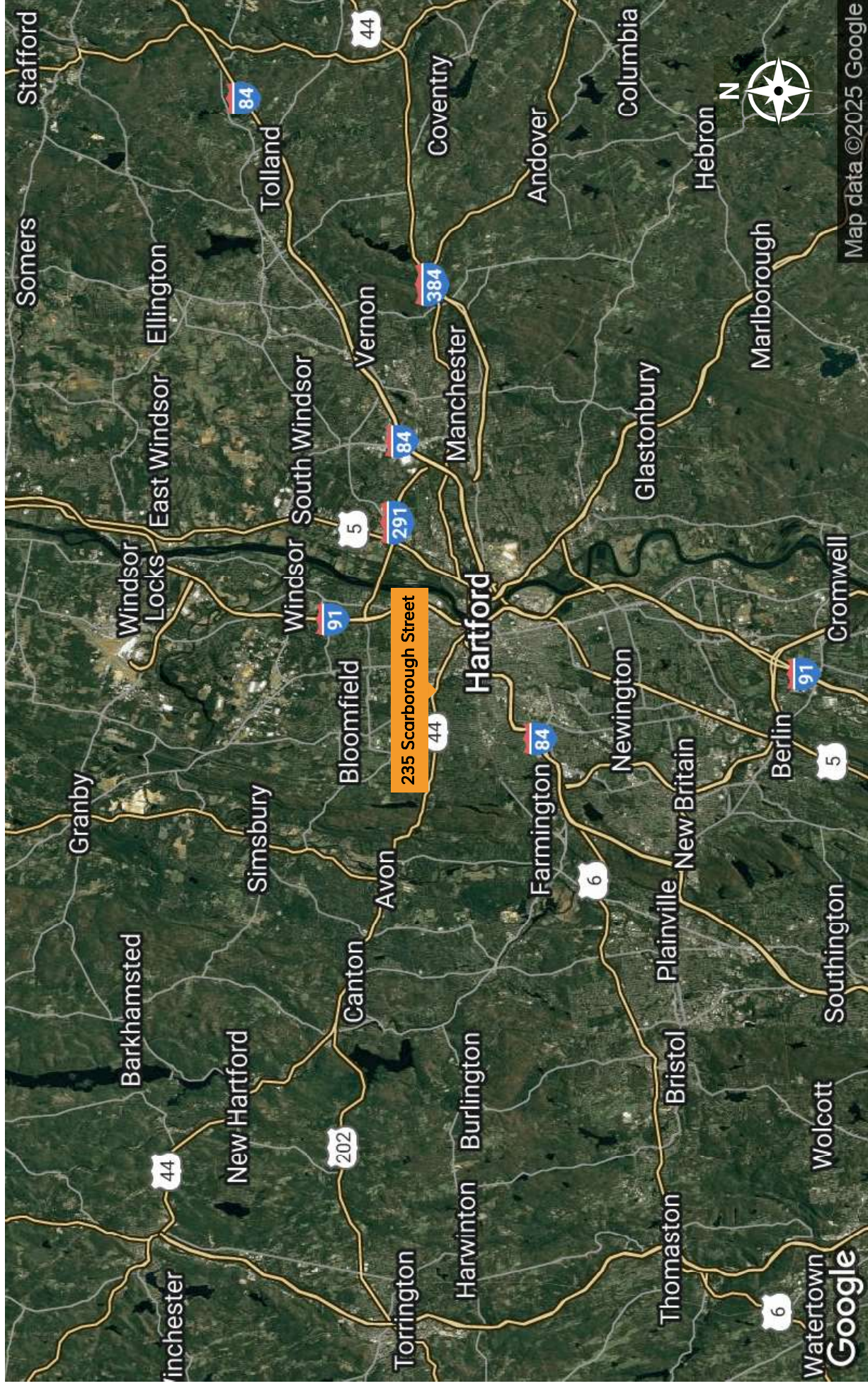
Strategically positioned in Hartford's prestigious West End, 235 Scarborough Street offers a rare blend of tranquility, accessibility, and proximity to key regional assets. The property sits just minutes from Downtown Hartford, providing direct access to the city's business district, cultural institutions, and government centers.

Located within the Greater Hartford metropolitan area, the site benefits from excellent connectivity to major highways, including I-84 and I-91, offering seamless access to Bradley International Airport (20 minutes north) and regional hubs such as New Haven, Springfield, and Boston. The surrounding neighborhood is known for its historic architecture, tree-lined streets, and proximity to Elizabeth Park, one of the oldest and most celebrated municipal rose gardens in the country. This central location places the property within reach of leading universities (Trinity College, University of Hartford, UConn Law), healthcare institutions, and a growing base of residential and commercial development, making it an ideal site for adaptive reuse or residential redevelopment.

The property is well-served by CTtransit, Hartford's regional bus system. The nearest bus stop is located at Asylum Avenue and Scarborough Street, just a short walk from the site. This stop connects to multiple bus routes offering direct service to Downtown Hartford, Union Station, and surrounding neighborhoods. Additional transit options—including express routes and commuter connections—are available nearby, supporting both residential and institutional uses.

REGIONAL MAP

235 SCARBOROUGH ST, HARTFORD, CT HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY

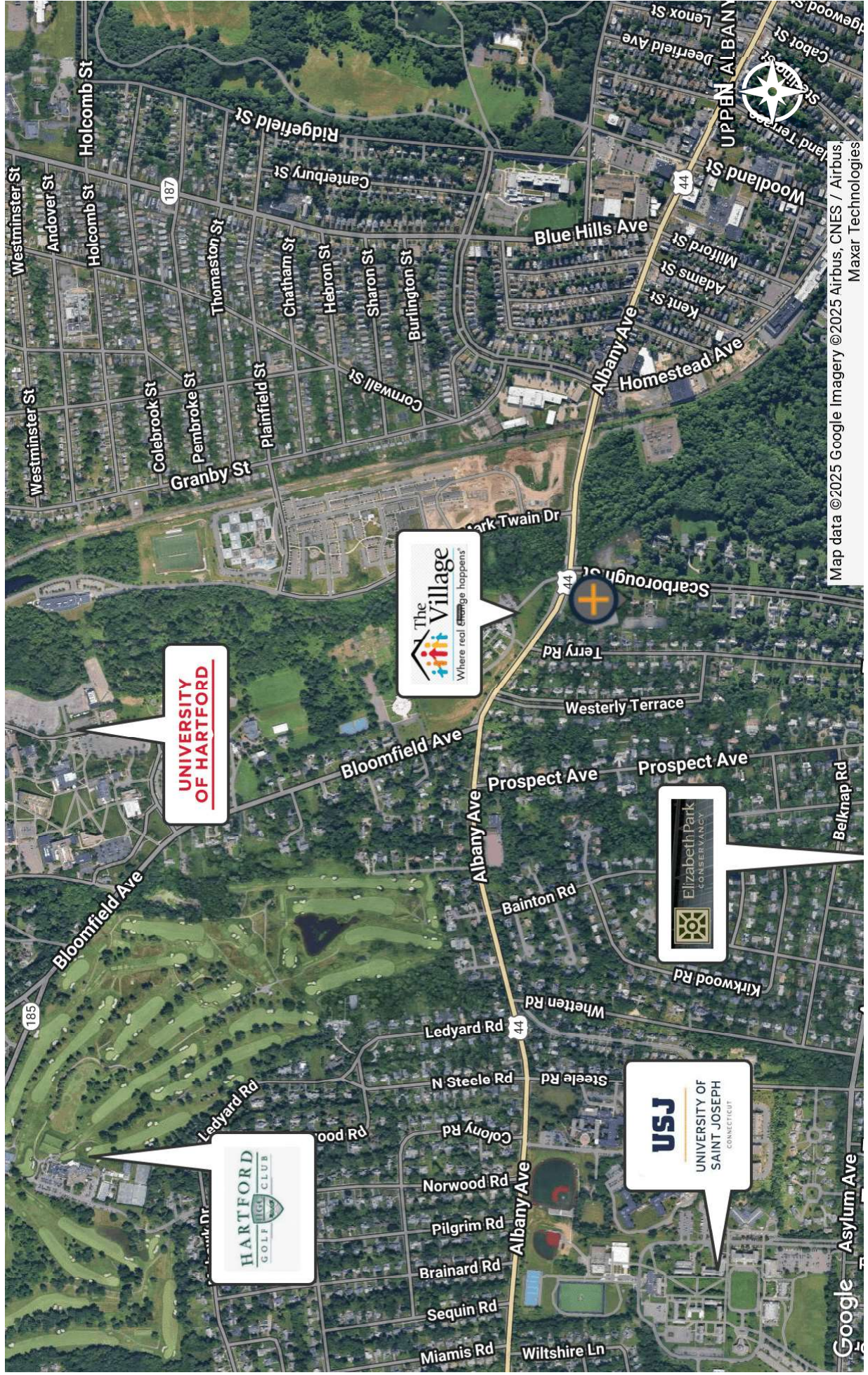




Map data © 2025 Google Imagery © 2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

NEIGHBORHOOD MAP

235 SCARBOROUGH ST, HARTFORD, CT HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY



DEMOGRAPHICS MAP & REPORT

235 SCARBOROUGH ST, HARTFORD, CT
 HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY

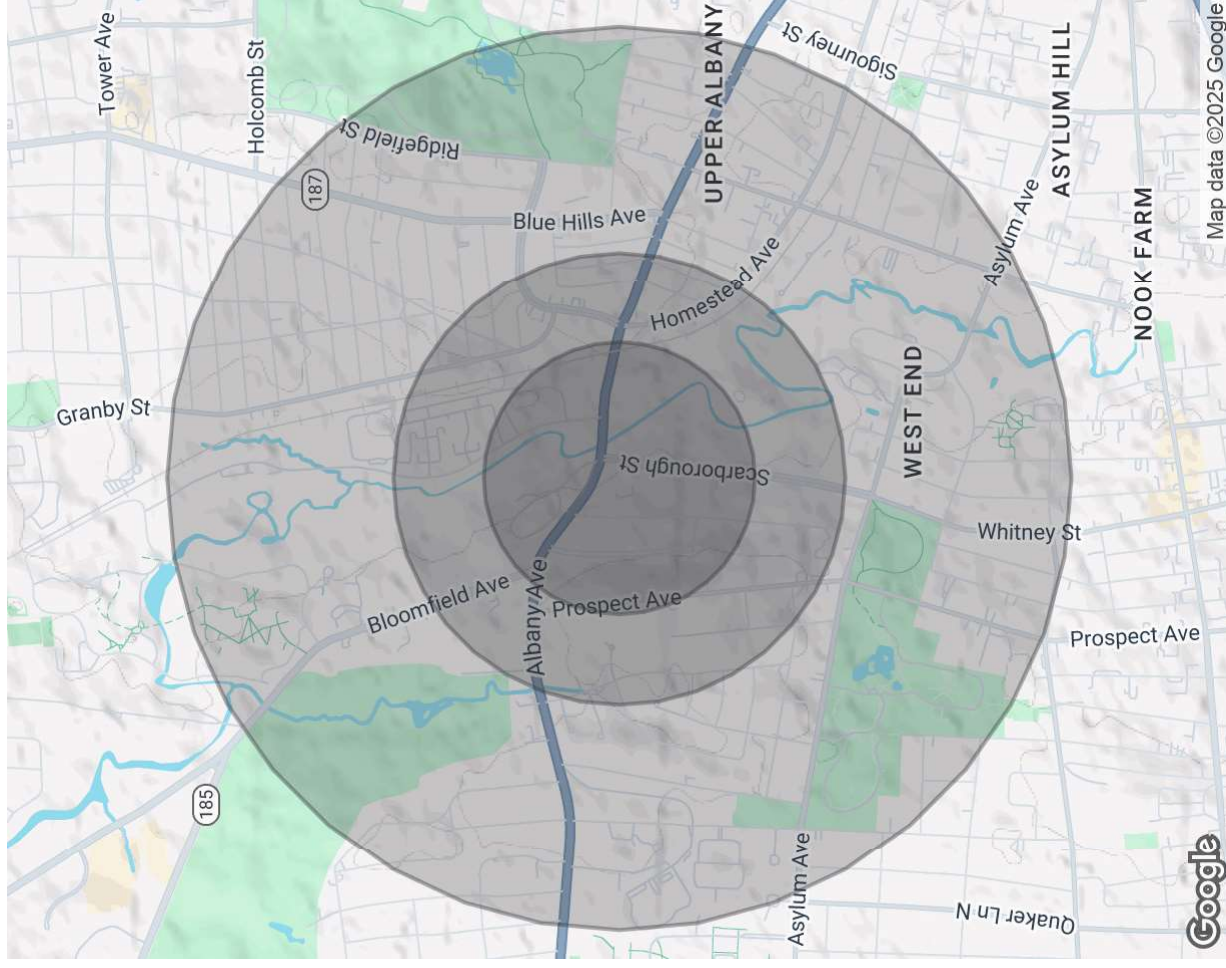
| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 621 | 2,282 | 15,620 |
| Average Age | 43 | 41 | 40 |
| Average Age (Male) | 43 | 40 | 39 |
| Average Age (Female) | 44 | 43 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 260 | 878 | 5,432 |
| # of Persons per HH | 2.4 | 2.6 | 2.9 |
| Average HH Income | \$101,375 | \$88,998 | \$96,715 |
| Average House Value | \$537,549 | \$446,739 | \$425,130 |

TRAFFIC COUNTS

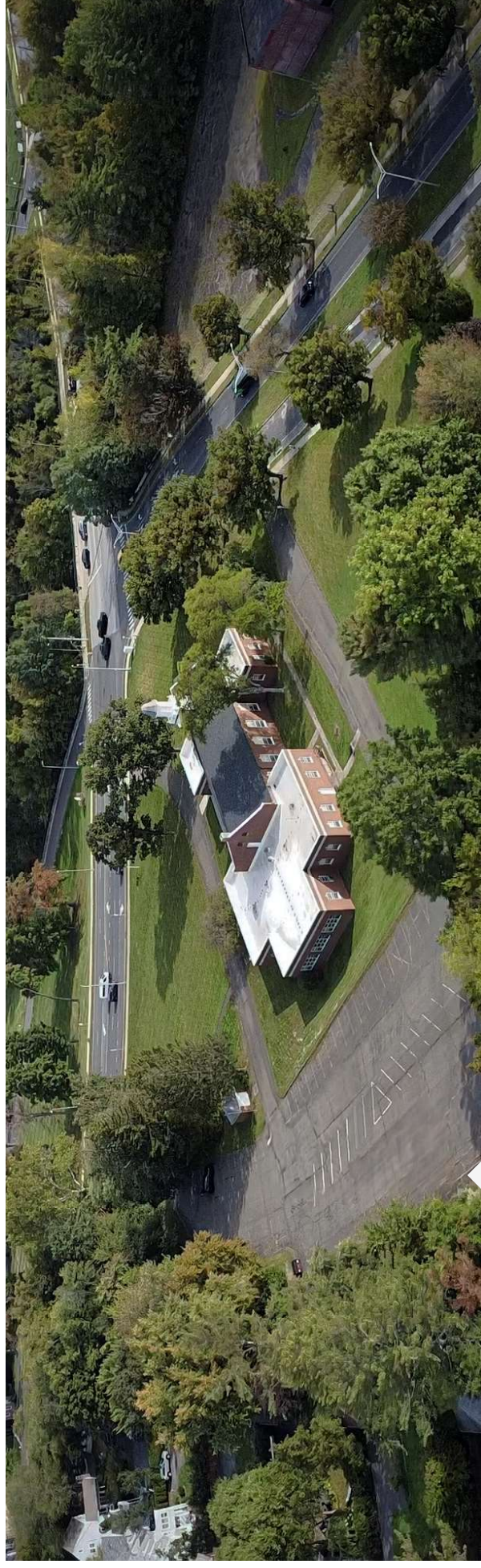
Albany Avenue 24,000/day

Demographics data derived from AlphaMap



LOCATION HIGHLIGHTS

235 SCARBOROUGH ST, HARTFORD, CT HISTORIC CHURCH PROPERTY | REDEVELOPMENT OPPORTUNITY



- Located in Hartford's prestigious West End, surrounded by historic estates and tree-lined streets
- Just minutes from Downtown Hartford, offering access to government centers, cultural institutions, and employment hubs
- Excellent highway connectivity via I-84 and I-91, with direct routes to Bradley International Airport, New Haven, and Springfield
- Adjacent to Elizabeth Park, one of the nation's oldest and most celebrated municipal rose gardens
- Close to major academic institutions including Trinity College, University of Hartford, and UConn School of Law Near leading healthcare facilities and growing residential and commercial development zones
- Public Transportation Access Nearest bus stop located at Asylum Avenue & Scarborough Street, just a short walk from the property
- Served by CTtransit, with direct routes to Downtown Hartford, Union Station, and surrounding neighborhoods
- Additional express and commuter connections available nearby, supporting residential and institutional uses
- Walkable access to transit, parks, and amenities enhances site appeal for future residents or users

SECTION 4 + PROPERTY PHOTOS

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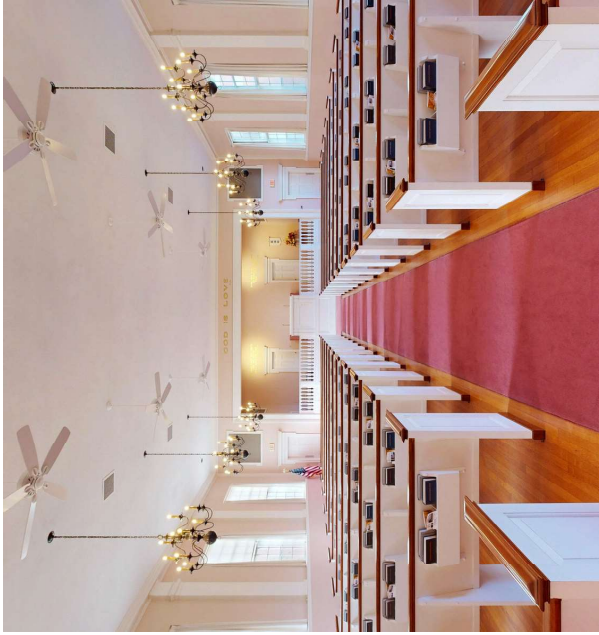
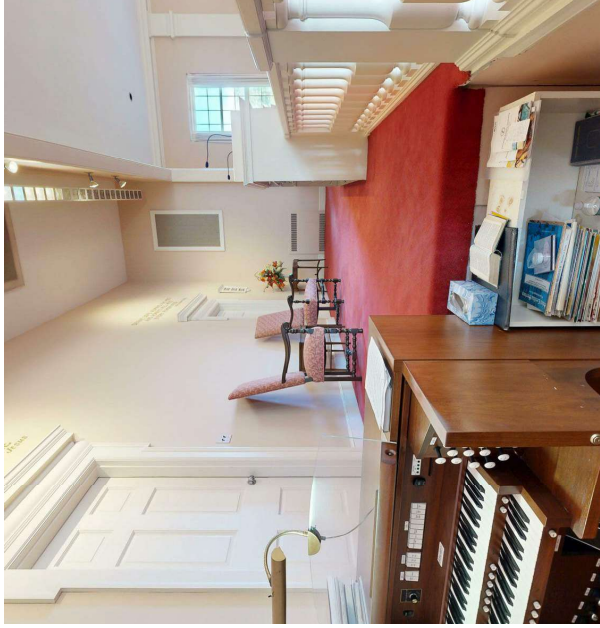
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SELECTIVE PHOTOS

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