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**FOR SALE**

**20 Clifford Street**

Hartford, CT 06114

55,050 SF Former School  
Reuse as a school or convert  
to residential, retail or office!

Located on the northwest corner of the  
intersection of Clifford St and Maple Ave in  
central southern Hartford. Close proximity to  
Trinity College, Hartford Hospital, and Goodwin Park.

**\$1,100,000**

Reduced Sale Price



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# FOR SALE

## 20 Clifford Street

### Specifications

Total SF	55,050
Floors	3
Year Built	1939
Lot Size	1.79 acres
Parking	1 acre
Foundation	Concrete
Mechanical	Gas fired boiler radiator heat
Frontage	447' on Clifford St 168' on Maple Ave
Zoning	MX -2 District; Multi-Use Mix District
Highway Access	I-91, I-84, Berlin Tpke

### 20 Clifford Street | Hartford, CT 06114

20 Clifford Street is a 55,050 square foot former school located on the northwest corner of the intersection of Clifford Street and Maple Avenue in Hartford's South End. This property is suitable for re-use as a school or conversion to multi-family.

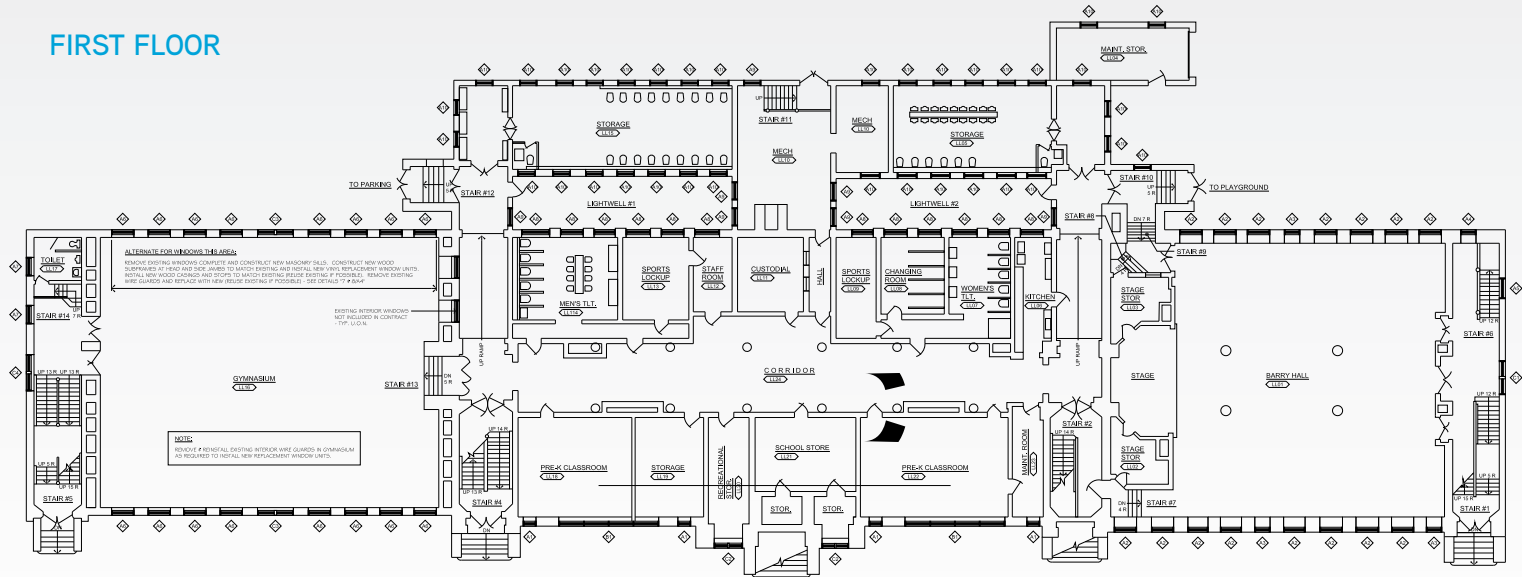
### FEATURES

- High ceilings and large windows provide extensive natural light
- Wide central hallway with classrooms along either side
- Cafeteria, gym, storage, restrooms & locker rooms
- Large paved parking area
- Outside play area with equipment
- Close proximity to Trinity College, Hartford Hospital, and Goodwin Park
- Frontage on heavily traveled Maple Avenue providing access to Hartford CBD and south to the Berlin Turnpike

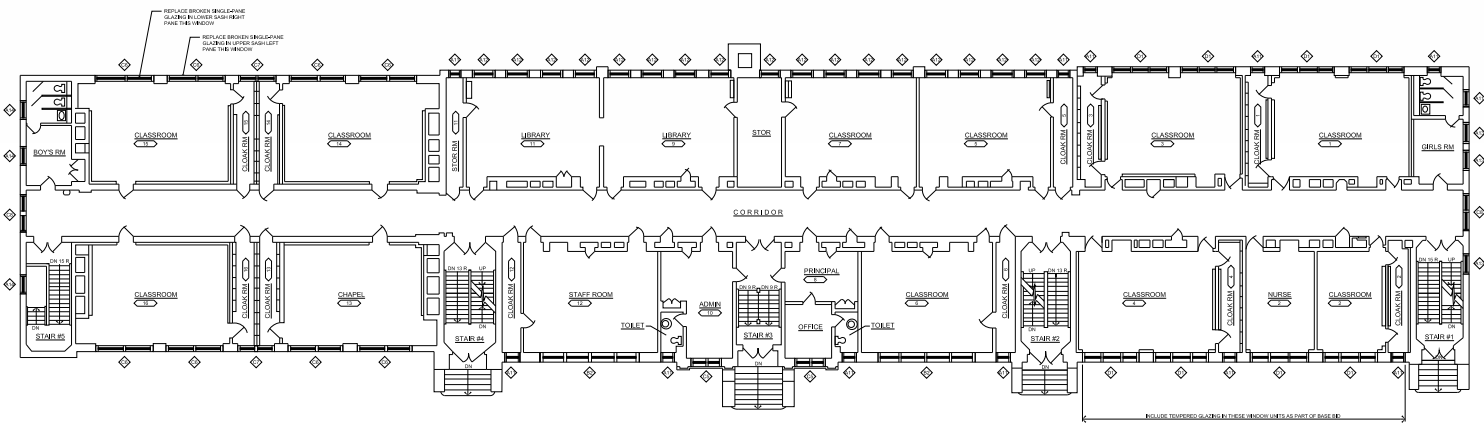


# FLOOR PLANS

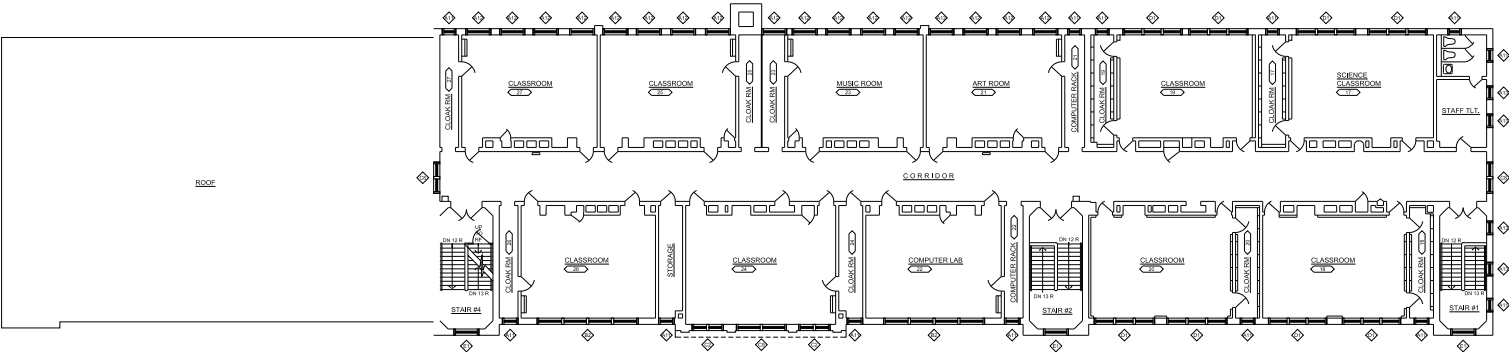
## FIRST FLOOR



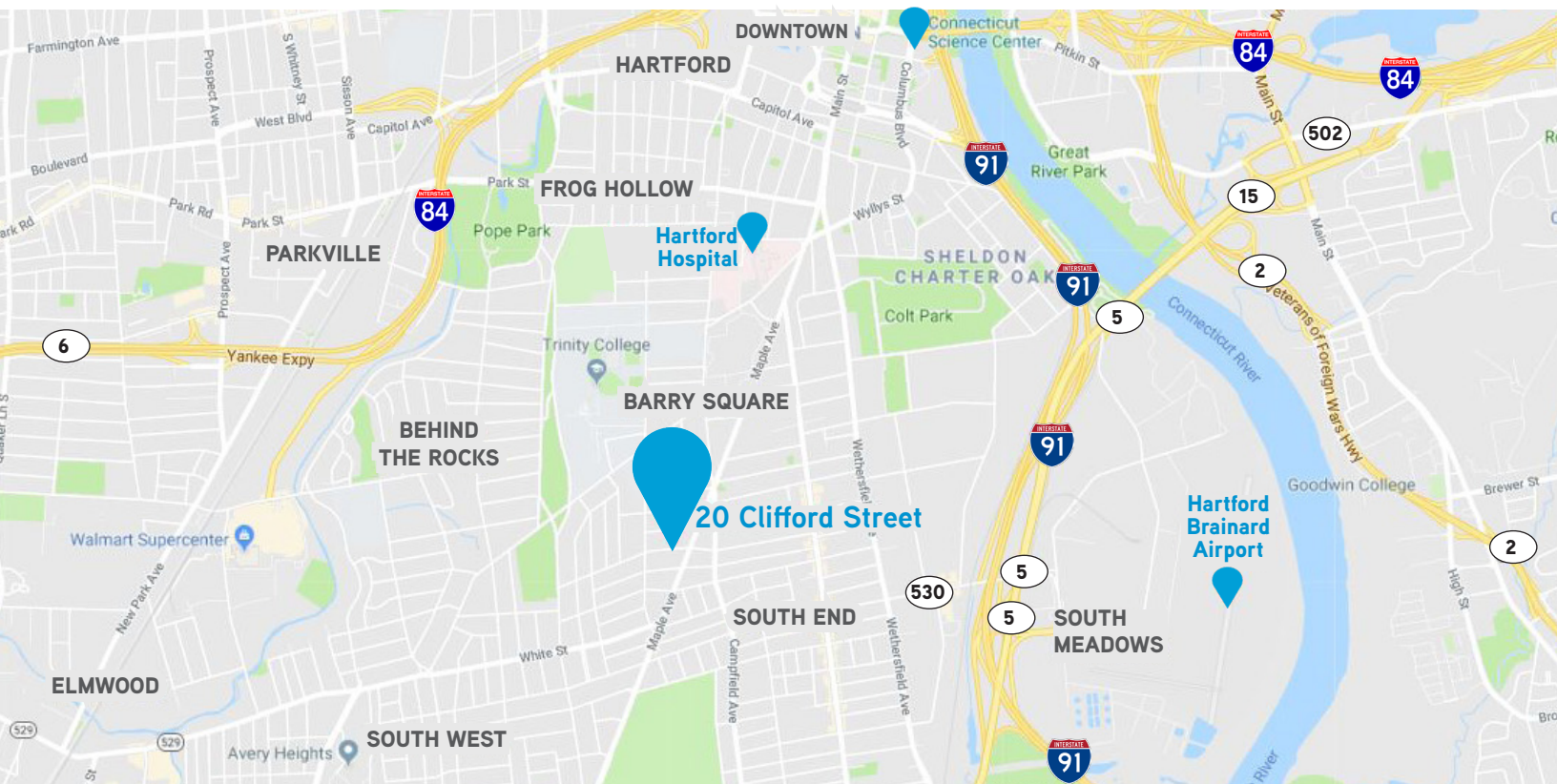
## SECOND FLOOR



## THIRD FLOOR







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