

EXCLUSIVELY LISTED · INVESTMENT OFFERING

OFFERING MEMORANDUM

14 WETHERSFIELD AVENUE

7,188 SF Mixed-Use Victorian · Offices & Residence · c.1900

HARTFORD, CONNECTICUT 06114

\$670,000

CENTURY 21 ALLPOINTS REALTY | THE LISA COZZI TEAM

A SOUTH GREEN LANDMARK.

14 Wethersfield Avenue stands inside the South Green Historic District — listed on the National Register of Historic Places in 1977 and covered by Hartford's Historic Preservation Ordinance. Five blocks of Victorian mansions running south from the green, built for the people who ran Hartford back when Hartford ran on Colt money.

Refinished oak floors, fresh interior paint, ceiling resurfacing, a marble-accented bath, kitchen improvements, and restored fixtures. Slate roof and copper Yankee gutters above; central air and gas hot-water heat within.

THE SHORT VERSION

- National Register district — South Green, listed 1977
- MX-1 zoning — a three-unit dwelling is permitted, subject to City review
- Ample paved off-street parking
- Ten-foot ceilings, some in original pressed tin
- Hand-carved staircase with inlaid detail
- Mahogany pocket doors, inlaid parquet, multiple fireplaces
- Corner turret, curved bay, and a stone balcony
- Colt Park, Coltsville, and downtown Hartford on foot

7,188

GROSS SF

3

FULL FLOORS

.37

ACRE LOT

7 / 3

BEDS / BATHS

10 FT+

CEILING HEIGHT

c.1900

YEAR BUILT

THREE FLOORS. THREE-UNIT CONVERSION OPPORTUNITY.

According to written correspondence from the City of Hartford Planning Division, the property is zoned **MX-1**, which permits a **three-unit dwelling**, subject to Planning & Zoning review. The last established use is Office, so that use remains available as well. The building's floor-through layout is well suited to a three-unit residential conversion.

7,188 square feet across three full floors is roughly 2,400 square feet per floor. Each floor offers a functional layout with generous ceiling heights, original woodwork, and distinctive architectural details.

Seven bedrooms and three full baths are distributed across the three floors. Central air, gas hot-water heat, a slate roof, and copper Yankee gutters are already in place — major capital components are addressed, allowing a future owner to focus primarily on design, permitting, and interior improvements.

THE TAX CREDIT ANGLE

A three-unit dwelling may qualify for Connecticut's **Historic Rehabilitation Tax Credit**, subject to SHPO eligibility and certification.

±2,400 SF per floor

Three full floors, each large enough to stand on its own. The City confirms MX-1 permits a three-unit dwelling — and the scale and character suit a wide range of other uses. A detailed room-by-room walkthrough follows.

ALREADY IN PLACE

- MX-1 mixed-use zoning
- Ample paved off-street parking
- Central air & gas hot-water heat
- Slate roof & copper Yankee gutters
- Seven bedrooms, three full baths
- Written zoning correspondence from the City

THE CURVED ROOM

A curved wall of bay windows, crown molding, and a carved mantel with an overmantel mirror, over inlaid parquet floors.



THE LIVING ROOM

A marble mantel, oversized windows, and parquet floors.



THE BAR ROOM

A curved bay and a rich wood bar over parquet floors.



THE KITCHEN

Tile floors, stainless range, and a carved stand set with a white farmhouse sink.



CLAWFOOT BATH

Cast iron clawfoot tub, tile floor, original radiator, and an ornate mirror.

ROOM BY ROOM.

FIRST FLOOR

A tiled foyer with 10-foot ceilings opens onto the grand carved staircase — inlaid, in natural woodwork. The **grand living room** carries massive pocket doors, parquet floors, crown molding, a fireplace, and rich natural woodwork.

The **library** curves along one wall — crown molding, a fireplace, mahogany pocket doors, and hardwood floors. The **formal dining room** pulls in light through oversized windows, with natural woodwork and two chandeliers that convey.

The **kitchen** is finished in tile, with a stainless refrigerator, stainless electric range, and a carved stand set with a white farmhouse sink. Off it, a **sitting room** with an exposed ceiling, hardwood floors, and a fireplace opens to a tiled **garden room**. Two further rooms — hardwood, windowless — suit a self-contained suite.

SECOND FLOOR

At the top of the stairs, the first room on the right: a **curved wall of three windows**, full of light, with crown molding, a ceiling fan, a fireplace, and parquet floors. A tiled passage — a natural spot for a bath — leads to a massive **front bedroom**: wood floors, tin ceilings, molding, closet, and solid doors, with its own small balcony off the window.

The main **front balcony** opens through the tall windows over the entry. Across the hall, a side bedroom with three large windows, wood floors, crown molding, and a built-in walk-in closet. Ten-foot ceilings throughout.

A **remodeled bath** in full tile — floor and walls — with a statement sink, glass shower, and chandelier. A sitting room opens to the **primary bedroom**, which keeps its own full bath: tile floors and walls and a clawfoot tub.

THIRD FLOOR

A self-contained level. To one side, a **bedroom** with wood floors and a walk-in closet, plus three large hall closets. The **primary suite** features wood floors, window benches, a skylight, and leaded glass.

The unfinished bathroom — with the shower already in place — offers an opportunity for customization to suit the future owner's design vision. A further room reads easily as a **sitting room, office, or artist's studio**.

And a **third-floor kitchen** with a breakfast area, ready to be updated. With its own footprint and services, this level makes a compelling standalone short-term-rental floor — subject to applicable zoning, licensing, and approvals.

THE FACTS.

ADDRESS	14 Wethersfield Ave, Hartford, CT 06114
BUILDING SIZE	7,188 SF
LOT	0.37 acre
PARKING	Ample paved off-street
STORIES	3
YEAR BUILT	c. 1900
CONSTRUCTION	Brick — Queen Anne Victorian
ZONING	MX-1 — Mixed-Use
LAST ESTABLISHED USE	Office
HISTORIC DISTRICT	South Green — NRHP listed 1977
LOCAL DESIGNATION	Hartford Historic Preservation Ordinance
ASKING PRICE	\$670,000

BEDS / BATHS	7 / 3 full
PROPERTY TYPE	Mixed use — commercial / residential
CEILINGS	10 ft+, some original pressed tin
FIREPLACES	Multiple — first and second floors
HEAT	Natural gas, hot water
COOLING	Central air
ROOF	Slate
GUTTERS	Copper Yankee
REAL ESTATE TAX	\$17,260 / yr
NEIGHBORHOOD	Sheldon—Charter Oak / South Green
HISTORY	Originally commissioned by the Borden family

PROVENANCE

The City of Hartford's preservation ordinance covers 2–80 Wethersfield Avenue as part of the South Green Historic District — Armsmear at No. 80 and this one among them. As a contributing property in a National Register district, an income-producing rehabilitation here **may qualify for Connecticut's Historic Rehabilitation Tax Credit**; eligibility and certification to be confirmed with SHPO. Note that external work triggers Historic Review under Sec. 28-219.

POTENTIAL USE SCENARIOS.

OWNER-USER

PROFESSIONAL OFFICE HEADQUARTERS

Suited to legal, design, architecture, or wealth-management firms. The first two floors accommodate private offices with fireplaces and a conference room in the curved bay. Owner-occupancy can offer a cost advantage over comparable downtown lease space across a typical hold period.

LIVE / WORK

LIVE / WORK OPPORTUNITY

Operate a business on the first two floors and occupy the third-floor residence above — combining commercial use and owner housing in a single asset.

INCOME

POTENTIAL THREE-UNIT CONVERSION

Per written correspondence from Hartford's Planning Division, MX-1 permits a **three-unit dwelling**, subject to Planning & Zoning review. Building permits and licensed plans showing code compliance are required. The last established use is Office, so professional suites remain on the table if you would rather lease than convert.

WILDCARD

FUTURE REDEVELOPMENT POTENTIAL

Potential redevelopment concepts include a boutique inn, short-term rental, event venue, gallery, or similar use, subject to all applicable zoning, licensing, and municipal approvals. Proximity to Coltsville National Historical Park supports demand for visitor-serving and hospitality uses in the area.

Confirmed with the City: Hartford's Planning Division advises that the property is zoned **MX-1** and sits in the South Green Historic District; the last established use is **Office**; and MX-1 **does permit a three-unit dwelling**, subject to Planning and Zoning review. Building permits are required for the conversion, and plans should be prepared by a licensed professional to demonstrate building code compliance. Any external work or changes trigger Historic Review under Sec. 28-219 of the Code of Ordinances, and potentially a public hearing before the Historic Preservation Commission. The inn, club, and gallery scenarios above remain unverified and would require confirmation with the City.



THE ADDRESS

YOU'RE ON COLT'S OLD ORCHARD.

Wethersfield Avenue was Hartford's boulevard of consequence. Samuel Colt built Armsmear three blocks south at No. 80; his widow Elizabeth carved the estate's orchard into lots and sold them to the men who ran the arms works. The mansions that went up still stand shoulder to shoulder — and this is one of them.

Colt Park — 106 acres, gifted to the city by Elizabeth Colt in 1905 — is a short walk down the avenue. The district is now Coltsville National Historical Park, and the Colt factory complex has been reborn as apartments and offices. The dome is blue. It is impossible to miss.

WHAT'S CLOSE

- Armsmear and the Coltsville district — 3 blocks
- Colt Park and Dillon Stadium — a walk
- Downtown Hartford and the State Capitol — minutes
- I-91 — essentially at the end of the street
- Bradley International Airport — approx. 20 miles

NEXT STEPS

INQUIRIES & SHOWINGS.

Lisa Cozzi

REALTOR®

860.508.2102

lisacozzi@lisacozziteam.com

Kiki Puszczynski

REALTOR®

860.377.1532

kiki.cozziteam@gmail.com

OFFICE

CENTURY 21 AllPoints Realty

ASKING PRICE

\$670,000

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