

Collinsville Axe Factory

MIXED-USE DEVELOPMENT INVESTMENT SITE FOR SALE



REDUCED SALE PRICE: \$3,950,000



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Collinsville Axe Factory | 10 Depot Street | Collinsville, CT 06019

Overview



This property consists of 25 historic buildings on 19 acres, perched on the east bank of the Farmington River at Collinsville, in Canton, Connecticut. In addition to 150,000 square feet of existing buildings, un-built land on the site can accommodate +/-70 units of new residential construction.

The 19th- and early 20th-century mills and warehouses are constructed of handsome steel, brick and stone. They were erected by the former Collins Company and are the core of the attractive village it created. Stone-lined canals and raceways, built to power the Company's production of axes and machetes, weave gracefully through the complex.

Development

- › 19.3 riverfront acres with site plan approval for 70+ residential units, plus other development
- › Multi-use zoning allows residential, retail, office, hotel and light manufacturing
- › Historic property allows for historic rehabilitation tax credits
- › Existing commercial tenants provide income
- › Reduced Sale Price: \$3,950,000
- › Property specific zoning regulations:
 - [Click here](#) for Industrial Heritage 1 Zoning Regulations - Canton
 - [Click here](#) for Industrial Heritage 1 Zoning Regulations - Exhibits



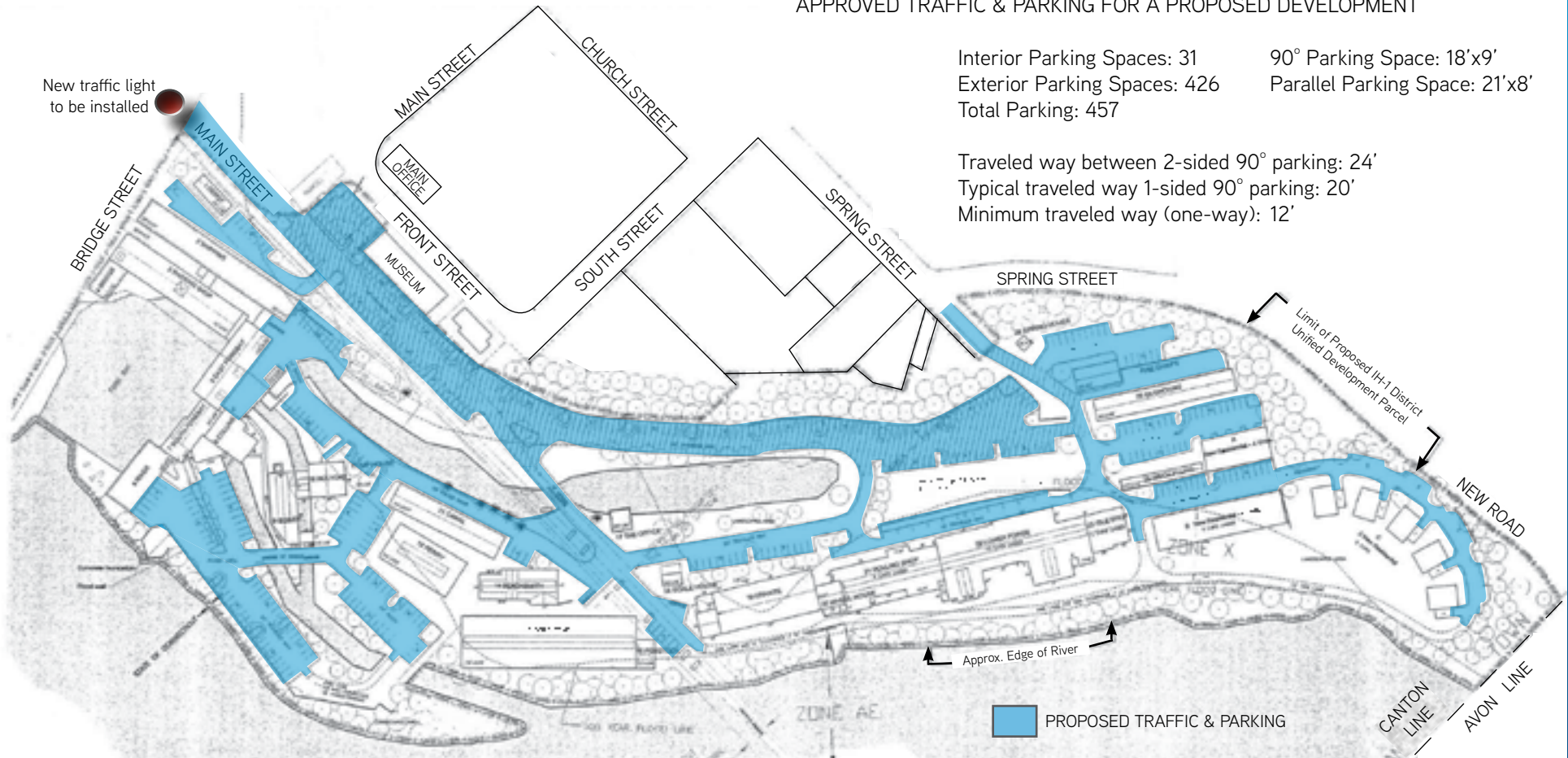
Development

APPROVED TRAFFIC & PARKING FOR A PROPOSED DEVELOPMENT

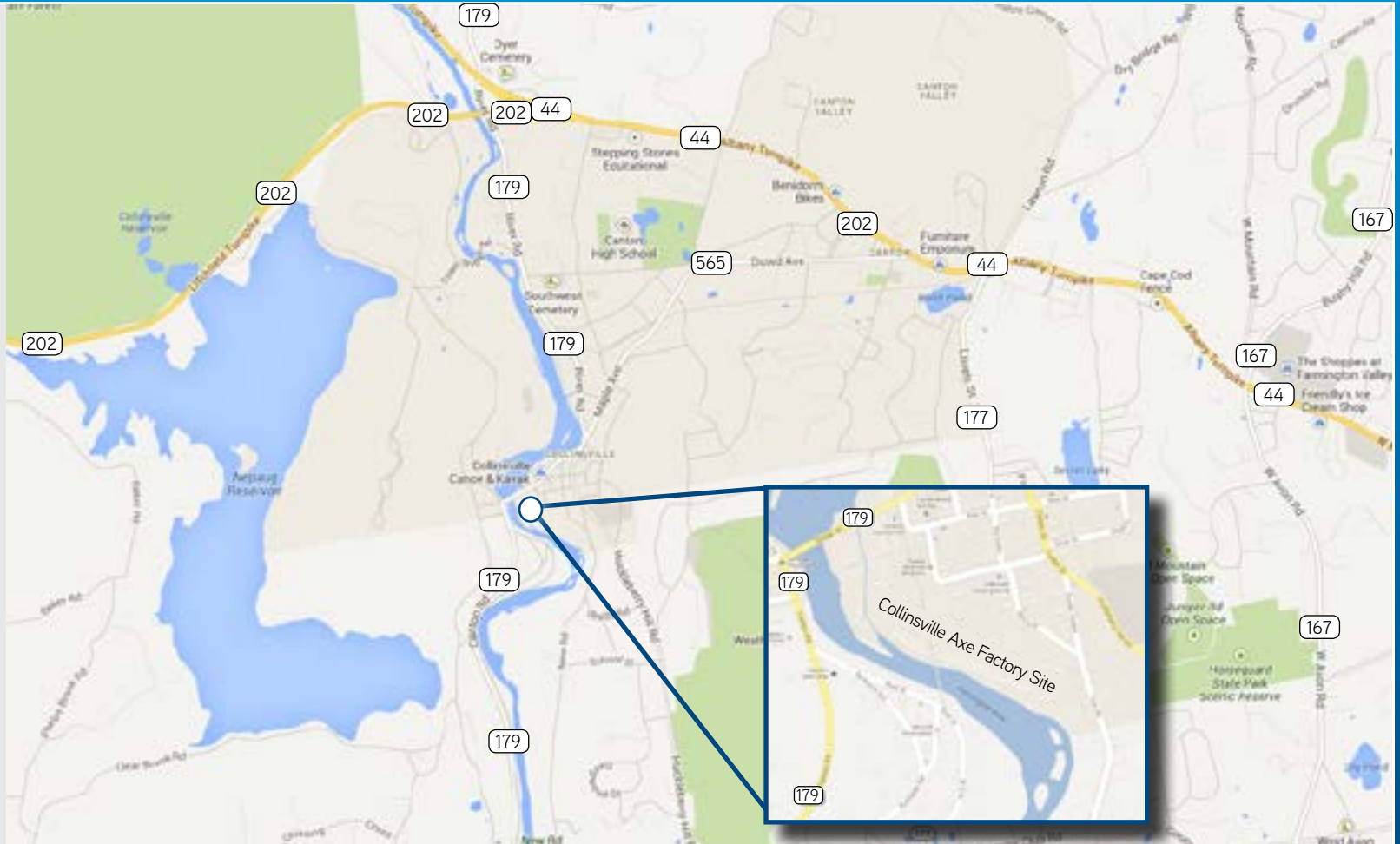
Interior Parking Spaces: 31
Exterior Parking Spaces: 426
Total Parking: 457

90° Parking Space: 18'x9'
Parallel Parking Space: 21'x8'

Traveled way between 2-sided 90° parking: 24'
Typical traveled way 1-sided 90° parking: 20'
Minimum traveled way (one-way): 12'



Location



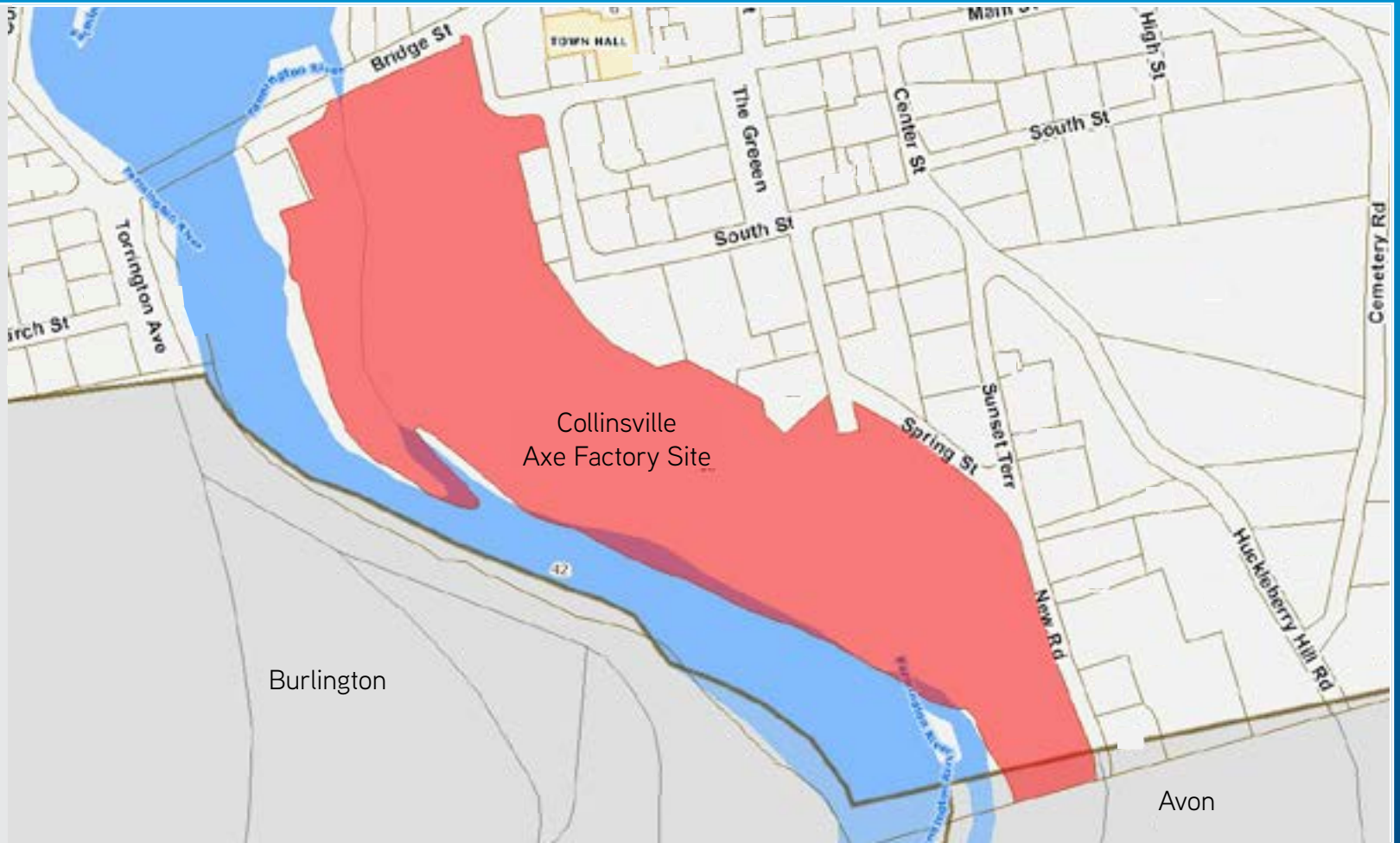
DIRECTIONS

From I-84 take Route 4 through Farmington & Burlington. Continue straight on Route 179 and take a right on Bridge Street. The property is on the right.

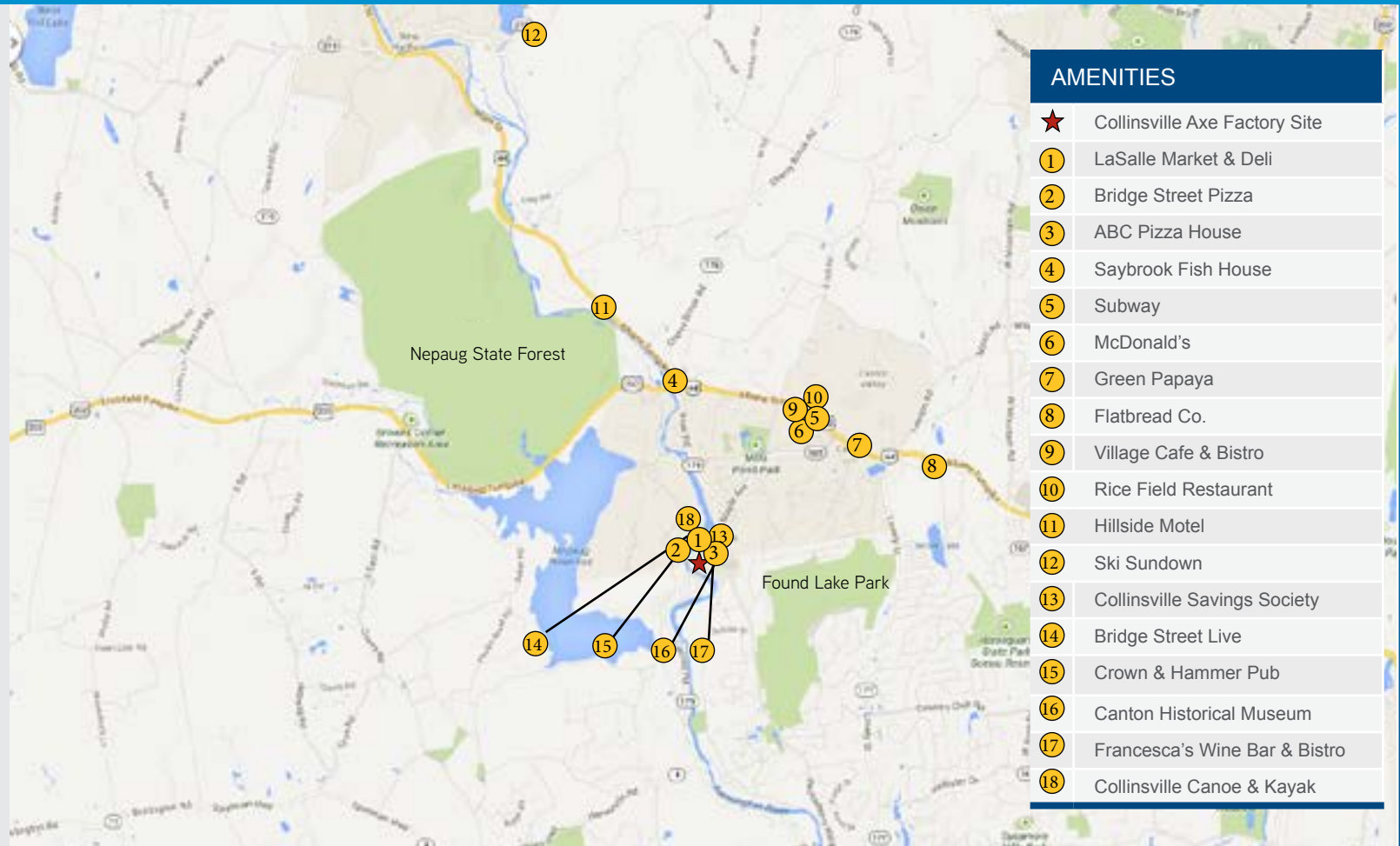
Location



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Collinsville was named one of
Connecticut's 10 Coolest Small Towns
in Budget Travel Magazine Sept 2007 Issue

Country Living Magazine featured
Reasons to Visit Collinsville
in their October 2012 Edition

Yankee Magazine featured
Collinsville's Annual Halloween Festival
as a reason to visit Collinsville in the Fall



Collinsville, CT has all the charm and nostalgia of a typical New England factory town, and is conveniently situated just 14 miles west of Hartford, in the Farmington Valley. The town is surrounded with beautiful rivers, reservoirs, forests, and hills; perfect for outdoor enthusiasts who enjoy walking, running, cycling, canoeing, kayaking, and is even not far from a handful of ski and snowboarding destinations.

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Collinsville

Tucked away in the beautiful Northwest region of Connecticut, lies the quaint town of Collinsville. Once world-famous for its axe and farm equipment production, its rich heritage and history has faded over the years, becoming one of Connecticut's best kept secrets.

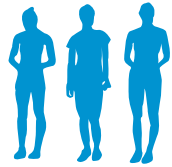
It is literally surrounded with beautiful rivers, reservoirs, forests, and hills; perfect for outdoor enthusiasts who enjoy walking, running, cycling, canoeing, kayaking, and is even not far from a handful of ski and snowboarding destinations. Remoteness and tranquility, only two and half hours drive from modern world centers like New York City, NY and Boston, MA, and is only 25 minutes from the state capital Hartford, CT. This is why Collinsville is attracting a lot of attention lately.

In its September 2007 issue, Budget Travel placed Collinsville within its top 10 Coolest Small Towns. It isn't hard to see why it made it there. The classic New England architecture and history, matched with it's natural beauty, is becoming the perfect backdrop for a new generation of artists and musicians. Local celebrations, shops, restaurants, and galleries provide opportunities for many to showcase their work and talents, while providing an environment for wholesome local entertainment.

Very few small towns celebrate holidays and events like Collinsville. It's a town that just loves to be together and celebrate together. From the traditions of Christmas like Santa Claus and town sleigh rides, to the unique, eccentric and extremely popular Halloween Party, to the numerous sidewalk art shows throughout the year, it's true that there are few small towns that celebrate occasions like this one.



Demographics



2012 TOTAL POPULATION

1-Mile	2,572
3-Mile	16,646
5-Mile	42,902



2012 TOTAL HOUSEHOLDS

1-Mile	1,026
3-Mile	6,179
5-Mile	16,388



2012 MEDIAN HOUSEHOLD INCOME

1-Mile	\$81,182
3-Mile	\$102,160
5-Mile	\$103,309



2012 AVERAGE HOUSEHOLD SIZE

1-Mile	2.49
3-Mile	2.67
5-Mile	2.59

DEMOGRAPHICS			
	<i>data provided by costar</i>		
	1-Mile	3-Mile	5-Mile
Median Age	42	42.8	43.8
Average Age	39.7	39.5	40.7
2012 Average HH Income	\$106,209	\$126,936	\$125,888
2012 Occupied Housing	1,026	6,179	16,388
Owner Occupied	77.68%	86.37%	85.65%
Renter Occupied	22.32%	13.63%	14.35%
2012 Median Home Value	\$268,887	\$313,410	\$298,375
Household by HH Income			
Under \$49,999	25.54%	28.27%	22.52%
\$50,000 - \$74,999	15.58%	17.84%	14.59%
\$75,000 - \$99,999	15.32%	12.87%	16.36%
\$100,000 - \$149,000	17.98%	19.69%	21.74%
\$150,000 - \$199,999	11.13%	10.53%	13.03%
\$200,000+	14.20%	10.82%	11.75%

DISTANCE TO MAJOR CITIES	MILES
Hartford	14
Boston	102
New York City	99
Providence	77

Photo Gallery



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Contact Us

FOR MORE INFORMATION ABOUT THIS PROPERTY



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