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Colliers completes \$22.237 million sale of 1700 Asylum Ave. in West Hartford

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West Hartford, CT Colliers has completed the sale of 1700 Asylum Ave. John Cafasso from the local office represented the seller, Domenic Carpionato of West Hartford 1, LLC and was the sole broker involved in the transaction. The transaction, for \$22.237 million, closed on August 19, 2024, and was the culmination of a multi-year process.

The property was once part of the University of Connecticut's former West Hartford campus. It currently consists of a parking lot and playing fields for the West Hartford Little League and Miracle League teams. The ballfields on 8.9 acres of the site will remain intact while the remaining 14.86 acres of the property will be transformed into "The Residences at Heritage Park," a living community with 322 units of market-rate and workforce-rate housing. It is the first phase of the Heritage Park mixed-use village development project being led by Domenic Carpionato of West Hartford 1 LLC. The second phase, across Trout Brook Dr. at 1800 Asylum Ave., is currently under review by the town.

"The people who live and work in this area have waited a long time for the empty campus to re-emerge in a way that befits the size, scale and natural features of this iconic property and its surrounding neighborhood," said Cafasso. "This is a project that will connect new residences for West Hartford with the existing neighborhood, Trout Brook Trail and ballfields. This will be an iconic, first-class rental community that West Hartford can be proud of."

Present plans call for the creation of 322 apartment homes on the property in four buildings – 115 one-bedroom and 207 two-bedroom units. The Residences at Heritage Park will also feature a

community green, public sidewalks along Trout Brook Dr. and outdoor amenities for residents and neighbors.

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