

# Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

## Atherton & Assoc. brokers three sale transactions totaling \$1.975 milion



27 Main Street - Monroe, CT

According to Bryan Atherton, CCIM, principal of Atherton & Associates Commercial Properties, 25 Church Hill Rd. has been sold to Young Eyes LLC. The 4,000 s/f building is currently occupied by medical and professional offices. The sale value of the transaction was \$820,000. The new owner, Young Properties LLC, will expand the building and move its optometry practice Young Eyes to the new facility. Atherton represented the buyer, and John Klophenstein of Coldwell Banker represented the seller, Paul Braughtinham of Braughtinham Land Surveyors.

In another transaction, 27 Main St., Monroe has been sold to Management Strategies, Inc. The 2.6 acre site is improved with a 2,800 s/f warehouse with an attached 1,250 s/f residence. The commercial building was formerly used as a retail furniture store and warehouse with the residence being owner occupied. The sale value of the transaction was \$750,000. The new owner, an area engineering and management services company, will relocate its offices to the building and occupy a portion of the same with the remainder being leased. Jo-Ann Pavone of Atherton & Associates represented the buyer, and David Soares of Re-Max Right Choice represented the seller, Louise Curri.

Atherton also sold 131 Oxford Rd., Oxford to A1 Pools Inc. The 3,600 s/f building was occupied by Auto Motion LLC. The sale value of the transaction was \$405,000. The new owner, A1 Pools will expand the building and move its pool business with a new showroom and offices to the new expanded facility. Atherton represented both the seller and the buyer.



Bryan Atherton