



CELEBRATING
55 YEARS

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Press/Cuozzo brokers three deals totaling 13,809 s/f

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According to Press/Cuozzo Commercial Services, Albert Scafati, senior commercial advisor, has sold 1056 South Colony Rd., a 4,280 s/f mixed-use building comprised of three retail stores and second floor apartments. Scafati was the exclusive listing agent for the property, representing the seller, Mary Galati, and the buyer.

In another transaction, John Cuozzo, principal of Press/Cuozzo Realtors, sold 95-99 East Pearl St., New Haven to The Pentecostal Church of God IM. The property, formerly East Pearl Street United Methodist Church, is an historic 7,929 s/f church structure built in the heart of Fair Haven in 1873. The architectural gem is comprised of a beamed ceiling sanctuary, original stained glass windows, a raised alter with organ, and a choir loft with 200 plus seating. The building also includes a kitchen and dining area plus side ante room and second floor recreation space. There is a total of .55 acre, .16 of which is restricted for parking only. The sale value of the transaction was \$350,000.

Cuozzo was the sole broker in the transaction, representing the seller, East Pearl Street United Methodist Church, and the buyer, The Pentecostal Church of God IM.

Joel Nesson, senior commercial advisor at Press/Cuozzo, leased 1,600 s/f of office space at 2911 Dixwell Ave., Suite 201, Hamden. The tenant, EMDR Humanitarian Assistance Programs, Inc., is a national not-for-profit organization whose mission it is to build capacity for effective treatment of traumatic stress disorders in underserved communities. EMDR HAP provides training in EMDR to public and private sector non-profit clinicians in the U.S. and abroad. EMDR (Eye Movement Desensitization and Reprocessing) is a psychotherapy that has been proven effective for post-traumatic stress disorders.

Nesson was the sole broker in the transaction, representing the landlord, Joseph Moruzzi, and the tenant.