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## **Chozick and Perkoski of Chozick Realty arrange \$7.05 million sale of Wedgewood Apartments**

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Rick Chozick and Ryan Perkoski of Hartford-based Chozick Realty, Inc. have arranged the sale of Wedgewood Apartments for \$7.05 million. Wedgewood Apartments is a 112-unit complex built in 1966. The garden community is set on 10.8 acres and offers a residential unit mix of 48 one-bedroom, 29 garden style and 28 townhouse style two-bedroom apartments, and 7 three-bedroom apartments. With apartment square footages ranging from 825 s/f to 1,385 s/f, the units are among the largest in the Bloomfield market. The total square footage of the one bedrooms is comparable to most two bedrooms in this market, according to Perkoski, keeping the units in high demand and the property at or close to 100% occupancy on a consistent basis. All units have large fully applianced kitchens, private balconies and with the exception of the one bedrooms, all have one and one-half baths. Amenities include a clubhouse and swimming pool.

Located at the junction of Rtes. 178 and 187, the property is in a quiet residential setting, while being in close proximity to employment centers in Bloomfield, Hartford and Windsor. The property is less than a ten-minute drive to downtown Hartford, the Day Hill Rd. corporate area of Windsor, West Hartford and Bloomfield Center, providing a highly centralized location.

Chozick Realty marketed the property on behalf of Monumental Properties LP which had owned Wedgewood Apartments for approximately 40 years. The purchaser, Four Sisters LLC, plans cosmetic improvements and updates to the property over the next year.

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