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Witten and Nolletti of Marcus & Millichap broker \$4.25 million sale

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Steve Witten and Victor Nolletti of Marcus & Millichap Real Estate Investment Services were the sole brokers in the sale of 72 units in the Westville section of the city, for \$4.25 million (\$59,028 per unit).

Located at 492 Fountain St., Imperial Apartments is improved with seven detached buildings constructed in 1960. Imperial Apartments consists of 24 one-bedroom/one bath units and 48 two-bedroom/one bath units. Each unit contains a galley-style kitchen equipped with four-burner stove and refrigerator. Each bathroom contains three fixtures including tub with shower, fiberglass or tile walls, water closet, sink with vanity and exhaust fan. The property has access to shopping, restaurants, hospitals, schools and universities, and is 1/4 mile from the Merritt Parkway (Rte. 15). The property is a five-minute drive into the city's central business district, Yale University and train stations.

The seller was Emerald City Construction LLC, 1776 Cheshire Street Associates LLC and Rochella Blocher 2000 Irrevocable Trust; represented in the transaction by Daniel Hoffnung of Winnick, Ruben, Chambers, Hoffnung and Peabody, LLC and the buyer was 492 Fountain Street LLC; represented by Larry Levinson of Lawrence Levinson, P.C.

Witten and Nolletti also recently closed 300 units in Meriden for \$16.25 million, 192 units in Danbury for \$27.65 million, 70 units in Manchester for \$4.1 million and 107 units in West Haven, for \$10.2 million.

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