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## **Montesi and Inglese of New Haven Group negotiate \$1.6 million sale of 20,600 s/f building**

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The New Haven Group's Rob Montesi and Steve Inglese represented the seller, Phoenix Dale Road, LLC, in the sale of 40 Dale Rd., a 20,600 s/f medical office building. The building sold for \$1.6 million or \$78 per s/f. There was approximately 3,000 s/f vacant at the time of sale. The buyer was MJF Properties, a local investor/developer who was procured by the New Haven Group.

40 Dale Rd. is a two story building built in 1988. It is occupied by predominantly medical office tenants. Avon, located in the Farmington Valley, is an affluent suburb about 12 miles from Hartford. The site is located just off Rte. 44.

The New Haven Group is an investment sales brokerage firm focused on the sale of income producing property throughout Connecticut.

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