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Angel of Angel Commercial, LLC brokers \$1.15 million sale to Dr. Afshar

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Jon Angel, president of Angel Commercial LLC, completed the sale of a 10,515 s/f, two building complex on 1.84 acres at 33 Church Hill Rd. to Dr. Alex Afshar for \$1.15 million.

The two building complex comprises of one building that is 4,215 s/f, built in 1900 and one that is 6,300 s/f, built in 2008.

Dr. Afshar is a family physician practicing with the Family Health Care Center. He plans on opening a new medical care facility in the 6,300 s/f building located at the rear of the property and will be offering the front building for lease.

"The property is ideal for medical use. There is ample parking, elevator access, located on one of Newtown's major roads, and directly across from the recently approved Lexington Gardens project," said Angel who was retained by Customer Bank to handle the sale of this foreclosed property.

Atherton & Associates represented the purchaser in the sale.

Scott Gerard Esquire, Murtha Cullina LLP was the corporate counsel representing the purchaser in the transaction.

The Villages at Lexington Gardens is a major commercial redevelopment project for a 6.3 acre site at 30-32 Church Hill Rd. The approved plans call for adding 60,500 s/f of new commercial space in the form of 4 two-story buildings - one at 28,000 s/f, two at 13,000 s/f and one at 6,500 s/f. Each building will have retail space at the ground level and office space on the second story. Newtown Savings Bank will occupy the 6,500 s/f building located at the rear of the site.

Angel Commercial, L.L.C. is a full-service real estate brokerage firm headquartered in Fairfield County, Connecticut specializing in the acquisition, disposition and leasing of office, industrial, multi-family and retail properties on a local and national level. www.angelcommercial.com.

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