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## **Atherton & Associates brokers two properties totaling 12,045 s/f**

February 14, 2013 - Connecticut

Bryan Atherton, CCIM and owner of Atherton & Associates represented Buyer 33 Church Hill Rd. LLC in the acquisition of approximately 10,500 s/f located at 33 Church Hill Rd. The property consists of a 6,500 s/f building and a 4,000 s/f building. The buyer is a user for the majority of the 6,500 s/f building for a medical practice and is currently leasing office space within the 4,000 s/f building. Atherton utilized his CCIM skills to perform a buy vs. lease analysis for the client to show how his occupancy costs are less to own than to lease.

In December, Atherton represented 27 Church Hill Road, LLC in the \$425,000 sale of 27 Church Hill Rd. The 1,545 s/f structure on the 1.04 acre lot, zoned P-1 will be razed to make room for a new dental practice. Construction is planned to begin in 2013. Atherton was able to assist the client in finding the perfect space for his growing business as well as the perfect buyer for his old property by his extensive market knowledge.

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