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## **Drinkwater and Richard of Marcus & Millichap broker \$1.51 million sale**

March 31, 2017 - Front Section

Laurie Ann Drinkwater, Marcus & Millichap Seth Richard, Marcus & Millichap

New Britain, CT Marcus & Millichap completed the sale of AFC Urgent Care, a 3,200 s/f net-leased property, according to John Krueger, regional manager of the firm's Manhattan office. The asset sold for \$1.51 million.

Laurie Ann (L.A.) Drinkwater and Seth Richard, both first vice president investments in Marcus & Millichap's Boston and Manhattan offices respectively, had the exclusive listing to market the property on behalf of the seller, a Connecticut development group. The buyer, a private investor in a 1031 exchange, was secured and represented by Willie Jalboux and Gary Beydoun, investment specialists in Marcus & Millichap's Manhattan office.

AFC Urgent Care, 135 East Main Street - New Britain, CT

"The AFC Urgent Care is located at 135 East Main St. in New Britain, Connecticut and was the newest location for the expanding medical practice group. It has already proven to be a very successful location after less than six months of operations" said Richard. "Based on the strong location and ease of access, we knew this was going to be a very productive use for this property and the buyers should do very well with it."

With over 1,600 investment sales and financing professionals located throughout the United States and Canada, Marcus & Millichap is a leading specialist in commercial real estate investment sales, financing, research and advisory services. Founded in 1971, the firm closed over 8,700 transactions in 2015 with a value of approximately \$37.8 billion. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540