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## **Angel of Angel Commercial brokers \$1.2 million building sale**

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Fairfield, CT The former Stratfield Market building at 1280 Stratfield Rd., has a new owner according to Jon Angel, president of Southport-based Angel Commercial, LLC. A private investment group has purchased the property for \$1.2 million from Urstadt-Biddle of Greenwich, who acquired the property a few months ago. The retail property is a 9,612 s/f two-story commercial building on 0.90 acre in the Stratfield section of town.

Jon Angel,  
Angel Commercial

The building has been vacant for over a decade. The Stratfield Market was open for over 50 years and closed in 2006 after lease negotiations with the landlord failed. Walgreens attempted to open a store at this location but drew strong opposition from neighbors.

"The new property owners are focused on securing an appropriate tenant for the neighborhood," said Angel who was the sole broker in this transaction. "While a new food market is certainly a possibility, there are many potential uses for this property, and it remains available."

Located at a four-way signalized intersection at the corner of Stratfield Rd. and Fairfield Woods Rd. with four curb cuts, the property is easily accessible and in the hub of a neighborhood shopping area. The property provides 35 parking space, 214 linear ft. of frontage on Stratfield Rd., and prominent pole signage.

Angel Commercial is a full-service real estate brokerage firm headquartered in Fairfield County, Connecticut. The company specializes in the acquisition, disposition, and leasing of office, industrial, multi-family and retail properties on a local and national level.

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