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Angel of Angel Commercial, LLC handles \$4.875 million building sale

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72 Camp Avenue, Stamford, CT

Jon Angel

Stamford, CT According to Jon Angel, president of Angel Commercial, LLC, 132 Jamaica Ave. Realty Corp. has purchased an industrial flex building located at 72 Camp Ave., for \$4.875 million.

“The building was substantially leased,” said Angel who represented both parties in this transaction. “This was an investment deal that utilized the tax-benefits of a 1031 Exchange.”

Several complexities of the deal were handled by Scott Gerard of Shipman & Goodwin LLP who practices in the areas of commercial finance, corporate law, and real estate. The seller was 72 Camp Avenue LLC.

The building is a 33,822 s/f two-story industrial flex building on one acre in a light industrial zone. Located in the Springdale section of town near the Darien border, the property is close to restaurants, banks, and the post office. It is steps away from the CTtransit Bus line and within

walking distance to the Springdale Metro-North Train Station.

The two tenants in the building are Building Blocks Learning Center, and Upper Deck Fitness, who recently took over additional space in the building.

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