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Horvath & Tremblay sells four properties in New England for \$8.28 million - including \$4.875m of The Goddard School

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The Goddard School, 1280 Stratfield Road - Fairfield, CT

Fairfield, CT Horvath & Tremblay has completed the sale of four properties for a total of \$8.28 million.

Robert Horvath, Todd Tremblay and Matt Nadler of Horvath & Tremblay have completed the sale of the Goddard School. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$4.875 million. The Goddard School is located at 1280 Stratfield Rd. The stand-alone building, completely gut-renovated in 2019, was a custom

build-to-suit for the Goddard School, and consists of 10,000 s/f on 0.90 acres of land.

Nadler has completed the sale of the Phase 10 Building in Rindge, N.H. Nadler represented both the seller and procured the buyer to complete the transaction at a sale price of \$1.25 million. The Phase 10 Professional Building is located at 31 Sonja Dr. The building, constructed in 2005, consists of 10,400 total s/f and 9,907 s/f of rentable space on a 3.17 acre lot.

Brian Ahrens of Horvath & Tremblay has completed the sale of Pizza Hut in Littleton, N.H. Ahrens represented the 1031 exchange buyer to complete the transaction at a sale price of \$674,069. Pizza Hut is located at 238 Meadow St. The stand-alone building consists of 2,464 s/f and sits on a 0.74-acre lot. Pizza Hut signed a new 5-year absolute triple net lease at the close of escrow that has four, 5-year renewal options. The lease calls for 1% annual rent increases throughout the base term and renewal options.

Hobart Hare of Horvath & Tremblay has completed the sale of a Dollar General in Pembroke, ME. Hare procured the buyer to complete the transaction at a sale price of \$1.479 million, which translates to a 7% Cap Rate. Dollar General is located at 481 U.S. Rte. 1. The stand-alone, build-to-suit Dollar General, constructed in 2017, consists of 9,002 s/f on 2.10 acres. Dollar General has years 12 years remaining on a 15-year absolute triple-net corporate lease.

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