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## **Angel Commercial brokers \$3.905m sale of former Joe's American**

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Fairfield, CT The former site of Joe's American Bar & Grill Restaurant has sold for \$3.905 million, according to Jon Angel, president of Angel Commercial, LLC. The deal included the adjacent land at 42 Eliot St., where Colonial Haircutters continues to operate. Collectively, the properties have 305 linear feet of frontage on the Post Rd.

"The purchaser was 750 Associates, LLC, an out-of-state investor, who plans to offer the site for lease via a land lease or a build-to-suit opportunity," said Angel, who represented both parties in this transaction.

"The site consists of approximately two acres of land in a DCD zone that permits greater density than the existing structure formerly occupied by Joe's American Bar & Grill Restaurant. The seller was SERRE Limited Liability Company who held the property for decades and elected to offer the premises for sale when the tenant chose to shutter their business at this location."

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