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## **R. Calabrese Agency brokers two land sales and one lease**

June 18, 2021 - Connecticut

341 West Street - Southington, CT

Southington, CT The R. Calabrese Agency, LLC recently completed a lease of 2,150 s/f of office space located at 341 West St. The building is owned by 341 West, LLC and was leased to Tide of Mind Counselling. With several other existing locations in Connecticut, Tide of Mind Counselling Southington's location will serve as their central Connecticut office.

Following a thorough and protracted search, the tenant was attracted to the building because of its location, parking, and physical layout of the space which exceeded their requirements. The R. Calabrese Agency represented the property owner and Michael Grieder of Godin Property Brokers represented the tenant.

Ralph Calabrese of R. Calabrese Agency brokered the sale of a 1.8 acre commercial parcel at the corner of Straits Tpke. and Park Rd. in Middlebury. The purchase price was \$1.32 million. The site is located on the corner of a signalized four-way intersection of a heavily traveled traffic corridor.

Construction has begun on the property purchased by Cumberland Farms, Inc. and is being developed as a 5,275 s/f convenience store with eight gas pumps.

The seller was Route 63 Middlebury, LLC who was represented by R. Calabrese Agency, and the purchaser was represented by Robert Trigg of NRT Realty, LLC.

Ralph Calabrese was the sole broker in the sale of 815 Hamilton Ave., Waterbury. The two-acre parcel was formerly Tony's Used Car Sales located at the signalized on and off ramps at Exit 23 of I-84 offering visibility from I-84 with highway traffic counts of 62,400 ADT westbound and 64,400 ADT eastbound plus approximately 17,000 +/- ADT directly in front of the property on Hamilton Ave. It is an ideal location for its future use as a 7-Eleven gas station and convenience store.

The seller was CAB Properties, LLC and the purchaser is Waterbury Retail, LLC.

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