



nerej

Chozick and Pappas of Chozick Realty close \$1.05 million sale

March 18, 2022 - Front Section



Hartford, CT Steve Pappas and Rick Chozick of Chozick Realty have marketed and closed on 19-33 Main St. in downtown for a price of \$1.05 million.

This 20,000 s/f office building is located on the southern edge of the downtown Hartford CBD and surrounded on three sides by the Hartford Hospital campus. The property is not only well located according to Pappas, but it also has onsite parking for 96 cars, which is a rarity for the downtown market, making this a unique asset. This feature sets the property apart and makes for an ideal professional office building within the city.

Chozick Realty represented the seller of the property, who had been a long-term owner/occupant

since Rick Chozick sold it to them approximately 15 years ago. Having outgrown their existing space, the property was placed on the market with the seller leasing back 50% of the building on a short-term basis, post-sale. The remaining 50% of the building is vacant, with Chozick Realty being sourced as the leasing agent for the space.

Chozick Realty represented the seller as well as procuring the purchaser, a regional investor.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540