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## Colonial Properties completes two sales totaling \$1.8 million

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773 Bridgeport Avenue - Milford, CT

Milford, CT Michael Richetelli, president and designated broker of Colonial Properties, Inc., said that the firm recently completed two sales transactions totaling \$1.8 million.

Richetelli represented the sellers, Joshua and Julie Luria, trustees and Luria Family 2, LLC in the sale of 773 Bridgeport Ave. a 4,800 s/f commercial/showroom building for \$1.05 million. The buyer, 354 Woodmont Road, LLC was represented by Wayne Chmura of Keller Williams Trumbull. The former location of PPG Paints will now be the new home of Duct Diagnostics, who specialize in residential and commercial air duct cleaning. The seller was represented by attorney David Glassman and the buyer was represented by attorney Mark Valentine.

240 Naugatuck Avenue - Milford, CT

Tony Vitti, Realtor, represented the buyer, 4 for 4 Properties, LLC in the purchase of 240 Naugatuck Ave. a 7,500 s/f banquet/restaurant facility for \$780,000. The seller, MKC Club, LLC was

represented by Tom Cavaliere of Coldwell Banker Realty. The buyer was represented by attorney Brian Lema with Berchem Moses P.C. and the seller was represented by attorney Ted Shumaker with Harlow, Adams, Friedman, P.C.

“These two sales demonstrate the continued strong demand for owner/user properties that we are seeing in the commercial marketplace, especially in the industrial, service and restaurant sectors. Additionally, Milford continues to thrive as a desirable city to work and live due to its close proximity to Fairfield County, favorable tax structure and shoreline accessibility,” said Richetelli.

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