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## Messore and Bellard of Colonial Properties broker three land sales in Conn. totaling \$3.25 million

September 30, 2022 - Front Section



320 South Colony Road - Wallingford, Conn.

Ansonia, CT According to Michael Richetelli, president and designated broker of Colonial Properties, Inc., the firm completed the following transactions.

- Fred Messore, senior vice president, was the sole broker in the sale of 64 & 78 Pulaski Hwy. in Ansonia. The 27-acre lot of raw land was purchased by Fortitude Capital, LLC for \$1.15 million. The seller, Peter Overchuk and Family, was represented by attorney's Kevin Curseaden and Joy Topazian Moore with Curseaden & Moore, LLC. The buyer was represented by attorney Michael Hanna with Day Pitney, LLP.

64 & 78 Pulaski Highway - Ansonia, Conn.

235 Boston Post Road - Orange, Conn.

- Messore, also represented the seller, Estate of Mary Furs c/o Kimberly Formica, Executrix in the sale of 320 S. Colony Rd. in Wallingford, Conn. This one-acre lot was purchased by O'Reilly Auto Enterprises, LLC for \$750,000. O'Reilly Auto Parts first started in 1957 with one store and now have 5,873 stores in 47 U.S. states. They plan to redevelop the land and open a new retail location in the coming year. The seller was represented by attorney Paul Kaplan from New Haven.
- Gary Bellard, Realtor, was the sole broker in the sale of 235 Boston Post Rd. in Orange, Conn; a 1.6-acre lot formerly used as a trailer park was purchased by Racebrook Medical Center, LLC for \$1.35 million. The buyer will be building a two-story medical office building. The seller was Larsens Landing, LLC.

"These sales demonstrate the demand for raw land. With the scarcity of inventory for buildings, users and developers are actively seeking sites to build on," said Richetelli.