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## **Edwards and Wright of Northeast Private Client Group broker \$1.345 million sale**

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Rich Edwards

Jeff Wright

Milford, CT Northeast Private Client Group (NEPCG) has completed the sale of a medical building located at 2080 Bridgeport Ave.

The property was presented by senior associates, Rich Edwards and Jeff Wright, who represented the seller and procured the buyer.

The medical office building, constructed in 1947, offers 6,860 s/f of rentable space. The property was sold for \$1.345 million, showcasing the strong local demand for medical office space.

“2080 Bridgeport Ave. is a 6,860 s/f medical building ideally located at the end of the green in downtown Milford, and positioned directly across from the Yale New Haven Health owned Bridgeport Hospital – Milford Campus. This corridor is highly sought-after by medical tenants, including Hartford Healthcare, who is one of five tenants located at 2080 Bridgeport Ave. The property has been under the same ownership since 2007; while the property has been very well maintained, the buyer plans to upgrade the property through numerous CapEx projects that will benefit tenants, create more curb appeal, and increase rental revenue. This was a competitive off-market transaction with multiple bids,” said Edwards.

Located near the Milford Metro-North Railroad Station, the property offers regional access to

transportation for both patients and medical professionals.

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