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## Filippidis and Connor of Horvath & Tremblay broker \$5 million sale

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Bethel, CT Stavros Filippidis and Tom Connor of Horvath & Tremblay have completed the sale of Volpintesta Crossing, a 26-unit mixed-use property. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$5 million.

Volpintesta Crossing is a new construction mixed-use property comprised of five in-line mixed-use buildings with 26 total units including nine commercial units on the first floors and 17 residential units on the upper floors. The residential units consist of 14 one-bedroom/one-bathroom units, two one-bedroom/one-bathroom plus loft units, and one three-bedroom/two bathroom unit.

The property contains 21,763 s/f of living area in 23,411 s/f of total gross area and sits on a 0.6-acre parcel. Four of the five buildings were constructed in 2022 and the fifth building was originally

constructed in 1880 and was renovated in 2022.

The property is located in the center of town in the Greenwood Historic District. The property is located along Greenwood Ave. adjacent to the village center, providing convenient, walkable access to area shopping (Caraluzzi's - the area's primary grocery store, Ace Hardware, CVS, Snap Fitness, and several liquor stores), numerous dining options, municipal offices, and the Bethel Train Station with service to New Haven or New York's Grand Central Station (0.5-miles away).

The property is close to CT Rte. 53, the area's primary commuter thoroughfare and offers access to Western Connecticut State University's main campus (3-miles), Danbury Hospital (3.7-miles), and the Danbury Fair Mall and I-84/CT Rte. 7 interchange (4-miles) providing access to all areas of the state. The property is also located on the Municipal Bus Line (HART) with service throughout Bethel, Danbury and the surrounding towns. Additionally, I-84 and US Rte. 7 are close by.

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