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## Wettenstein of Vidal/Wettenstein brokers two transactions - \$4.12m

November 17, 2023 - Connecticut



14 Church Hill Road - Newtown, CT

Newtown, CT Bruce Wettenstein, SIOR and partner with Vidal/Wettenstein was the listing broker for two transactions, a retail shopping plaza and an industrial flex building, totaling \$4.12 million.

The retail shopping plaza located at 14 Church Hill Rd., has been sold. The sale price for the 17,557 s/f plaza which is on 2.17 acres, sold for \$3.37 million or just under \$192 per s/f. The property had been owned by Church Hill & Queen LLC, and the purchaser was Arrowhead Properties, LLC.

Joe Wrinn, SIOR and Garett Palmer, with Coldwell Banker Commercial in Danbury represented the buyer. Wettenstein was the listing broker.

Wettenstein said, "This retail property once it was placed on the market, had numerous offers from day one. The property is one of the finest in Newtown and very well located, directly in front of Big Y & CVS."

The industrial, flex building at 125 Masarik Ave. in Stratford has been sold. The 6,000 s/f modern single-story building sold for \$750,000 or \$125.00 per s/f.

The building had formerly housed the United Aero Group before moving to Shelton. It is presently occupied by OWI Contractors. The purchaser will continue to lease the building to OWI.

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