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## Colonial Properties arranges four sales/leases totaling 47,500 s/f

December 22, 2023 - Connecticut



678-706 Howard Avenue - Bridgeport, CT

Derby, CT Colonial Properties, Inc., has completed four transactions.

295 Front Avenue - West Haven, CT

182 & 184 Elizabeth Street - Derby, CT

33 Chestnut Street - New Haven, CT

Fred Messore, broker and vice president of Colonial Properties, Inc. represented the seller, Carmelina Properties, LLC, in the sale of 182 & 184 Elizabeth St. in Derby, a mixed-use building totaling 7,000 s/f on .14 acres. The property was purchased by an investor out of New Haven County for \$410,000. The buyer was represented by Tony Vitti, realtor, also of Colonial Properties, Inc. The seller was represented by attorney Paul Begemann of Gesmonde, Pietrosimone & Scrignari, LLC in Hamden. The buyer was represented by attorney Brian Lema of Berchem Moses P.C. in Milford.

Messore, also represented the landlord, John Candelora Revocable Living Trust, in the leasing of a 6,200 s/f freestanding industrial building located in Wooster Sq. at 33 Chestnut St., New Haven, to Geronimo Commissary, LLC for a five-year lease term.

Messore, also represented the landlord, Leo Scillia, in the leasing of a 1,300 s/f garage bay with outside storage, located at 295 Front Ave., West Haven, to a HVAC contractor for a one-year lease term.

Kosta Eliopoulos, Realtor, was the sole broker in the sale of 678-706 Howard Ave. in Bridgeport. The 33,000 s/f industrial building on 1.17 +/- acres was purchased by 706 Howard Ave., LLC for \$1.85 million. The two-tenant building is fully leased and was sold as an investment property. The seller, JAC South, LLC was represented by attorney Jon Wetmore in Shelton. The buyer was represented by attorney Thomas Lynch with Lynch, Trembicki & Boynton in Milford.

“This sale demonstrates the continued high demand for light industrial investment assets in the marketplace “ said Michael Richetelli, president and designated broker of Colonial Properties, Inc.

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