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## Angel Commercial brokers two sales totaling \$2.925m, 24,295 s/f

June 21, 2024 - Connecticut



27 Elm Street - New Haven, CT

New Haven, CT Angel Commercial, LLC has completed the sale of the historic office property located at 27 Elm St. in New Haven for \$1.525 million. The office building is 11,119 s/f and is situated on 0.31 acres. Brett Sherman, CCIM, senior vice president at Angel Commercial, LLC, represented 27 Elm Street, LLC, the seller, and Matt Nolan represented the buyer.

27 Elm St. is a three-story office building built in 1883. It is located near the New Haven County Courthouse, the New Haven Green, Yale University, restaurants, banks, and shopping. It is within walking distance to the New Haven Union Train Station and minutes from 1-91 and 1-95.

Angel Commercial, LLC has also completed the sale of an industrial property at 135 East Washington Ave. in Bridgeport for \$1.4 million. The seller, Peter Standish Revoc Trust, transferred ownership to A Royal Flush, Inc.

“This transaction highlights the continued demand for well-located industrial properties in Bridgeport,” said Jon Angel, president of Angel Commercial and sole broker in this transaction. “The combination of its strategic location, extensive features, and outside storage opportunity made this an attractive acquisition for A Royal Flush.”

135 East Washington Avenue - Bridgeport, CT

135 East Washington Ave. is a 13,176 s/f free-standing industrial building on 2.01 acres along the Pequonnock River, minutes from the Rte. 8/25 Connector, Rte. 1, and the Bridgeport Metro-North Train Station. The building has clear-span construction with a 16.5-ft. ceiling height, skylights, three drive-in doors, 800 s/f of office space, and two restrooms. The property is fully fenced in a Mixed Use-Light Industrial (MU-LI) Zone.

A Royal Flush, the new owner of 135 East Washington Ave., is a family-owned and operated portable restroom and toilet trailer company. With a track record spanning over 30 years, they have been servicing the Northeast region, and more recently expanded into South Carolina and Florida.

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