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Richetelli of Colonial Properties, Inc. sells 49,620 s/f in two sales

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45 Connair Road - Orange, CT

Orange, CT Michael Richetelli, president and designated broker of Colonial Properties, Inc., has completed the following transactions.

Richetelli, was the sole broker in the sale of 45 Connair Rd. The 43,500 s/f freestanding commercial building on 3.4 acres was purchased by George Nassra. The sale price was undisclosed, and the buyer intends to use a majority of the building for a natural stone and granite materials business, while leasing out the remainder. The seller, KSS Associates, LLC was represented by attorney Joy

Topazian Moore with Curseaden & Moore, LLC in Milford; the buyer was represented by attorney John Bochanis with Law Offices of Daly, Weihing & Bochanis, LLC.

240 Amity Road - Woodbridge, CT

Richetelli also represented the seller, Ciancola Credit Shelter Trust and the Gloria D. Ciancola Survivor Trust, in the sale of 240 Amity Rd. in Woodbridge. This 6,120 s/f freestanding commercial building on 1.37 acres was purchased by Anthony Monaco for \$790,000. The buyer's broker was Mark Glassman with Property World. The buyer intends to continue to use the building for automotive use. The seller was represented by attorney Brian Lema with Berchem and Moss in Milford; the buyer was represented by attorney Joe Tramuta with Minnella, Tramuta & Edwards, Attorneys at Law in Milford.

"I'm pleased to be able to represent the sellers of these two commercial offerings. Both properties traded close to asking price and are representative of strong demand in the market for quality, well-located owner/user properties," said Richetelli.

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