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## Stevens of Press|Cuozzo Realtors arranges two building sales totaling \$2.45 million

March 21, 2025 - Connecticut



480 Short Beach Road - East Haven, CT

21 East Main Street - Clinton, CT

East Haven, CT Senior advisor, Renee Stevens of Press|Cuzzo Realtors arranged the sale of a 17,500 s/f industrial/automotive property at 480 Short Beach Rd.

The truck and auto body facility was constructed in 1990 with upgrades in 2021. Is set on 3.75 acres, with 12,160 s/f of industrial/shop areas and 5,326 s/f of two-story office space.

Renee Stevens

Stevens represented the seller, New Haven Truck and Auto Body Inc.

The transaction closed at \$1.8 million.

Stevens also completed the sale of 21 East Main St. in Clinton. This 3,502 s/f historic retail property sits on a .28 lot, featuring a brick façade, architectural features, and 22-ft. vaulted ceilings, closed at \$650,000, \$111,000 over the listed price of \$539,000.

The building will be re-purposed as the new home of Grand Apizza Shoreline, located a few doors away. The property benefits from municipal parking adjacent to the property.

Stevens represented the seller, RREH II, LLC of Deerfield Beach, FL, and the buyer was represented by John Campbell of Compass.

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