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## **Chozick Realty sells 38 unit 415 Prospect Ave. Apartments - \$6.315m**

April 18, 2025 - Connecticut



West Hartford, CT Chozick Realty Inc. completed the marketing and sale of 415 Prospect Ave., a multifamily investment property. Rick Chozick of Chozick Realty, exclusively represented the seller and procured the buyer during a highly competitive 30-day marketing campaign.

The purchaser closed on the property at the full offering price of \$6.315 million (\$166,184 per unit). With a unit mix of 16 one-bedroom and 22 two-bedroom apartments combined with 20 private garages along with additional surface parking.

“The property is poised for growth in rents with the new owner’s planned interior improvements,”

said Chozick. “This is the classic add value opportunity investors seek, with HVAC systems and building grounds and envelop having been completed in recent years, leaving only cosmetic unit upgrades and therefore a significant increase in NOI post renovation.”

West Hartford is a sought-after residential destination known for its vibrant restaurant scene, diverse retail options, and lively nightlife. The town’s exceptional quality of life makes it particularly attractive to young professionals, driving strong demand for well-located rental properties.

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