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Filippidis and Connor of Horvath & Tremblay sell 383 Greenwich Ave. for \$4.3 million

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Greenwich, CT Stavros Filippidis and Tom Connor of Horvath & Tremblay have completed the sale of an eight-unit mixed-use building. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$4.3 million which represents \$549 per s/f.

Stavros Filippidis

Tom Connor

383 Greenwich Ave. is a 7,827 s/f mixed-use building and contains eight total units consisting of two commercial units and six residential units in a three-story brick building located on the bottom of Greenwich Ave., a luxury roadway. St. Moritz Pastry Shop formerly occupied both the first floor and second floor commercial spaces and was at this location since the 1960s. The six residential units are comprised of two, one-bedroom/one-bathroom units, two, two-bedroom/one-bathroom units, one, one-bedroom/one-bathroom unit and one studio unit. 383 Greenwich Ave. offers upside; the opportunity exists to capture higher residential rental rates by fully renovating the current building and unit interiors. The property has a location within the primary shopping district downtown. Greenwich Ave. is a desirable and exclusive area, lined with retailers and restaurants, residents and visitors alike. The location also offers access to I-95, US Rte. 1, and the Greenwich Train Station.

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