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Scafati of Press/Cuozzo brokers sale of properties in North Haven and Wallingford totaling \$1.78 million

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According to Stephen Press, partner of Press/Cuozzo Commercial Services, 352 State St. has been sold. The 10,000 s/f retail/office facility set on 2.45 acres closed on August 3rd at \$1.23 million. Albert Scafati was the sole broker in the transaction.

The buyer, L & M Realty LLC, was attracted to the site due to its location and expansion potential which can also accommodate medical, educational use, as well as its easy access to major highways.

In another recent transaction, 428 South Cherry St., Wallingford has been sold. The 15,000 s/f industrial facility set on one acre closed on August 28th at \$550,000. Scafati was the sole broker, representing Dutko Trust as the seller and ESD Realty LLC as the buyer.

Joel Nesson was the sole broker in a lease transaction at 2691 State St., Hamden. The tenant, Shawn Grady, will use the 2,000 s/f flex space for building and repairing custom motorcycles as well as selling parts for motorcycles.

McCrary 141 Real Estate Investments LLC has purchased a 1,100 s/f commercial office condominium located on the shoreline at 168 Boston Post Rd. in Madison. The seller, United Shoreline Federal Credit Union, sold the property for \$116,000. Nesson represented the seller in this transaction, while Kevin Geenty of The Geenty Group, Realtors represented the buyer.

Ted Schaffer, Stephen Press, SIOR, and Joel Nesson of Press/Cuozzo Commercial Services have been appointed as exclusive leasing agents, representing ECP Church, LLC, in the marketing of available office space at 55 Church St., New Haven. The property is situated one block south of the city's Green and is a 105,858 s/f eight-story office building. Its location is convenient to New Haven's business center, courts and entertainment district, with access to I-91 and I-95. Renovations have recently been made at the building and additional floor-by-floor renovations are underway. The building includes an attended on-site parking lot with entrance to a spacious lobby with concierge. Building management is on the premises.

Press/Cuozzo Realtors, with offices at 2751 Dixwell Ave., Hamden, and 975 State St., New Haven, has been serving the Greater New Haven area since 1990.

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