

New England Real Estate Journal

**nererj**

**SALES AND LEASES**

**TRANSACTION**

**REPORT**

**APRIL 2019**

*As published in the New England Real Estate Journal*

# MONTHLY SALES AND LEASE REPORT

*As Reported In The New England Real Estate Journal*

## APRIL 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
225 Cedar Hill St. Marlborough, MA	\$21M	107,520 sf	New Dover Assocs.	IPG Photonics Corp.	The Stubblebine Co.
970 Fellsway Medford, MA	\$25M	287,570 sf	Burgess Properties	The Davis Cos.	
968-970 Saratoga St. East Boston, MA	\$2.2M	15,943 sf	Coldwell Banker	MG2 Group	—
313 Grand Ave. The Inn on Sound Falmouth, MA	—	11 rooms	Commercial Realty Advisors	Triple S Hospitality, LLC	—
1240 Soldiers Field Rd. Brighton, MA	\$26.25M	—	CBRE	—	—
63 Great Rd. Mill Pond Sq. Maynard, MA	—	7,256 sf	Lexvest	Dephy, Inc.	—
11 Baxter Blvd. Portland, ME	\$300,000	—	Cardente Real Estate	Stephen Kinney	—
11 Baxter Blvd. Portland, ME	—	5,400 sf	Cardente Real Estate	Catholic Charities of Maine	Cardente Real Estate
90 Northwest Blvd. Nashua, NH	\$5.1M	—	Faulker Commercial Group and KW Commercial	YMCA of Greater Nashua	Cushman & Wakefield
Aroostook Center Mill Presque Isle, ME	\$4.65M	442,882 sf	The Boulos Co.	Aroostook Mill Realty Holding LLC	CBRE
286 Brattleborough St. Sand Hill Mini Storage Hinsdale, NH	\$1.25M	17,710 sf	NAI Norwood Group	—	—
22 Manchester Rd. Derry, NH	\$529,000	7,662 sf	Stebbins Commercial Properties	Katerina Kubec	KW Commercial
116 South River Rd. Building D Bedford, NH	\$685,000	5,997 sf	NAI Norwood Group	Dow Holdings, LLC	Colliers Int'l.
2 E. Otterson St. Nashua, NH	\$400,00	3,150 sf	CBRE New England	2 East Otterson Street, LLC	Prolman Realty
117 Kendrick St. Needham, MA	—	16,000 sf	Bulfinch	Candel Therapeutics	Colliers Int'l.
305 Newburyport Tpke. Rowley, MA	—	13,500 sf	Faulker Commercial Group and KW Commercial	Northeast Educational and Development Support Center	KW Commercial
Adams House Fall River, MA	\$1.5M	23,842 sf	Southcoast Auctions & Realty	Robert Karam	—
122-130 Marshall Rd. Lowell, MA	\$11.35M	38,401 sf	Newmark Knight Frank	Catalyst Capital	Newmark Knight Frank

# MONTHLY SALES AND LEASE REPORT

*As Reported In The New England Real Estate Journal*

## APRIL 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
Apple Tree Shopping Center Londonderry, NH	—	10,000 sf	The MEG Cos.	Xtreme Craze	Landmark Real Estate Advisors
Apple Tree Shopping Center Londonderry, NH	—	—	The MEG Cos.	The Southern NH Gymnastics Academy	Berkshire Hathaway Commercial Verani Realty
11 Clay St. Carrollton House Newport, RI	\$1.02M	2,658 sf	Lila Delman Real Estate	—	Lila Delman Real Estate
636 Great Rd. Stow, MA	\$950,000	12,500 sf	Aho Properties	Koop Realty, LLC	—
10 Wagner Rd. Shelter Harbor Inn Westerly, RI	\$3.1M	24 rooms	Randall, Realtors	—	Randall, Realtors
40 Old Louisquisset Pike North Smithfield, RI	\$780,000	6,080 sf	Sweeney R.E. & Appraisal	Cavco Real Estate, LLC	—
1528 Old Louisquisset Pike Lincoln, RI	\$270,000	3,000 sf	Sweeney R.E. & Appraisal	Jenney D'Agostino	—
300 Old County Rd. Smithfield, RI	\$500,000	4 units	Conway Commercial Group	Blackstone Valley Place Assn.	Coldwell Banker
Pocasset Bay Johnston, RI	—	169 units	Cushman & Wakefield	Capital Health Group	—
Greenwich Bay East Greenwich, RI	—	104 units	Cushman & Wakefield	Capital Health Group	—
East Bay East Providence, RI	—	98 units	Cushman & Wakefield	Capital Health Group	—
20 Cabot Rd. Medford, MA	\$31.7M	116,490 sf	—	National Development and Charles River Realty Investors	Cushman & Wakefield
204 Spring Hill Rd. Trumbull, CT	—	3,976 sf	Angel Commercial	Fuji Film North America Group	—
139-143 Hollis St. Framingham, MA	\$2.825M	22 units	Mracus & Millichap	—	Marcus & Millichap
1484 Mineral Springs Ave. North Providence, RI	\$1.75M	—	—	Dunkin Donuts	Marcus & Millichap
Wickham Gardens 1267 Burnside Ave. East Hartford, CT	\$7.5M	90 units	Chozick Realty	North Point Management	—
301 Binney St. East Cambridge, MA	—	114,454 sf	BioMed Realty	Cyclerion Therapeutics	—
Mave Apartments Stoneham, MA	—	298 units	CBRE	Stoneham Mave, LLC	—

# MONTHLY SALES AND LEASE REPORT

*As Reported In The New England Real Estate Journal*

## APRIL 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
56 Building Portfolio NY & CT	\$487.5M	3.1M sf	Holliday Fenoglio Fowler	Robert Martin Co. joint venture	—
Beacon Mill Village Two North Main St. Beacon Falls, CT	\$28.4M	187 units	Institutional Property Advisors	—	—
2045 Dixwell Ave. Hamden, CT	\$5M	—	Levey Miller Maretz	Har-Zait, LLC	—
—	\$1.565M	—	Levey Miller Maretz	—	Arnold Peck Commercial
200 Elm St. Stamford, CT	—	40,000 sf	Building Land Technology	Diageo	JLL
1365 New Haven Ave. Woodmont Plaza S.C. Milford, CT	—	—	Charter Realty and Development	Kathy's Famous Cookies	Pearce Real Estate
Goodwin Square Hartford, CT	—	15,171 sf	Cushman & Wakefield	Morgan Stanley	JLL
560 Main St. Ansonia, CT	\$300,000	4,309 sf	CB Commercial - NRT	560 Main St., LLC	Fischer Commercial Real Estate
725 Park Ave. Astoria Park Nursing Home Bridgeport, CT	\$2.15M	61,344 sf	Angel Commercial	Bridgeport Rescue Mission	Baldwin Pearson & Co.
61 Industrial Park Rd. Middletown, CT	\$395,000	7,503 sf	NAI Elite	Accurate Logistics	NAI Hanson
457 Whalley Ave. Brendan Towers New Haven, CT	\$6.7M	60 units	Northeast Private Client Group	—	—
420-431 Whitney Ave. East Rock, CT	\$6.6M	33 units	Northeast Private Client Group	MOD Equities LLC	—
105 Cottage Rd. Montville, CT	—	23 acres	Lyman Real Estate	Elisa and Steven Pierce	Lyman Real Estate
Willington Oaks Storrs, CT	\$14.35M	128 units	Chozick Realty	TC NY Associates LLC	—
311 Racebrook Rd. Orange, CT	\$675,000	3,400 sf	Colonial Properties	Alfred Building LLC	—
Merritt 8 Corporate Park 99 Hawley Lane Stratford, CT	—	5,744 sf	Avison Young	Neurological Specialists PC	—
936 Silas Deane Hwy. Wethersfield, CT	—	10,000 sf	Colliers Int'l.	—	—
60 Main St. Norwich, CT	—	4,650 sf	Lyman Real Estate	Gregory Page	Joan Strickland Real Estate
293 Elm St. Manchester, NH	\$405,000	10,500 sf	Stebbins Commercial Properties	293 Elm Street LLC	—
470 Washington St. Stoughton, MA	—	2,100 sf	Summit Realty Partners	Harbor One Bank	—
865 Merriam Ave. Fitchburg, MA	—	4,200 sf	O'Brien Commercial Properties	FMAC LLC	—

# MONTHLY SALES AND LEASE REPORT

*As Reported In The New England Real Estate Journal*

## APRIL 2019

ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE
3640, 3550 and 3500 Main St. Springfield, MA	\$30.2M	120,000 sf	HK Group	MBRE Healthcare	—
6 Kimball Lane Lynnfield, MA	\$17.75M	105,270 sf	New Dover Associates	CIL Kimball LLC	New Dover Associates
333 Waterman Ave. Smithfield, RI	—	15,360 sf	Sweeney R.E. & Appraisal	Al's Real Estate Holding	—
125 Water St. Danvers, MA	\$8M	119,000 sf	Avison Young	Arris Partners	—
22 Boston Wharf Rd. Boston, MA	—	123,875 sf	Newmark Knight Frank	Invesco Real Estate	—
378 Commercial St.	—	20,000 sf	Combined Properties	Cubic	Cushman &
33 Park St. Malden, MA	\$6.25M	36 units	Horvath & Tremblay	—	—
270 Bridge St. Dedham, MA	—	10,000 sf	Babson Real Estate Advisors	Hebrew Senior Life	Castles Commercial
Doubletree Hilton Hotel Milford, MA	—	176 rooms	Holliday Fenoglio Fowler	Jamsan Hotel Mgmt.	—
Doubletree Hilton Hotel Rockland, MA	—	127 rooms	Holliday Fenoglio Fowler	Jamsan Hotel Mgmt.	—
Hilton Garden Inn Plymouth, MA	—	130 rooms	Holliday Fenoglio Fowler	Jamsan Hotel Mgmt.	—
128 Chandler St. Worcester, MA	—	31,128 sf	Marcus & Millichap	—	—
344 Franklin Worcester, MA	—	300,000 sf	Marcus & Millichap	—	—
40 Nagog Park Acton, MA	—	2,898 sf	Aho Properties	Concord River Financial	—
12 Henshaw St. Woburn, MA	—	7,500 sf	Cummings Properties	New England Flag & Banner	McCall & Almy
61-71 Central St. Wellesley, MA	\$17.6M	17,900 sf	—	Linear Retail Properties	Linear Retail Properties
Acton Woods Plaza Acton, MA	—	3,000 sf	M&J Associates	Luxe Nails & Spa	—
591 Memorial Drive Walmart Super Center Chicopee, MA	\$18.6M	223,526 sf	JLL	RK Centers	—
Main St. Hannaford Supermarket Waltham, MA	\$18.2M	45,882 sf	JLL	Grossman Cos.	Philips Edison
515 Daniel Webster Hwy. Merrimack Commons S.C. Merrimack, NH	\$3.96M	86,000 sf	Prolman Realty	GTONH, LLC	—
140-150 North St. Hingham, MA	\$2.4M	4,390 sf	Newmark Knight Frank	Cayton Capital Advisors	—