

Litchfield jeweler buys town center building

BY JOHN MCKENNA
REPUBLICAN-AMERICAN

LITCHFIELD — A three-story brick building in the heart of the town's commercial district has been sold for \$1.5 million.

The Hunt Block at 7 West St. was sold by its owner of 35 years, Priscilla Lamond of Litchfield, to Litchfield businessman Jeff Russak on Nov. 17.

Russak plans to move his Lawrence Jeffrey Estate Jewelers business, which is located at 33 West St., into the larger of the two retail spaces on the ground floor of the building next year.

"It's a particularly well-built structure with two retail spaces that are among the nicest on the street," Russak said Monday.

Both retail spaces have been vacant, the larger of the two for more than two years, leaving a noticeable gap in the commercial district. The second and third floors of the building have five offices and an apartment that are occupied.

See **BUILDING**, Page 4B



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The Hunt Block at 7 West St. in Litchfield has been sold to Jeff Russak, owner of Lawrence Jeffrey Estate Jewelers, for \$1.5 million.

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FIELD — The In-
al Mission Gift Shop
First Congregational
of Litchfield will ex-
hours for the holiday
Hours will be 10 a.m.
m. Tuesday through
until Dec. 23, and
to 4 p.m. on Dec. 24.
p will then close for
nter, reopening on
6.

information, email to
sbcglobal.net.

rbury to light e Sunday

ERBURY — The
annual tree-lighting
y will take place
on the Green.

0 p.m., Mayor Neil M.
and other public offi-
l leave City Hall. 235

BUILDING: Property had been vacant 2 years

Continued from 1B

"We're thrilled to know that some positive energy will be going into the building," said the real estate agent who handled the sale, Laurel Galloway of William Pitt Sotheby's International Realty. "It will be a huge thing for the center of town."

The property had been listed with Galloway since July. Its initial asking price was \$1.95 million, she said. Several people in addition to Russak had looked at the property, but were unable to pull the trigger on a deal, Galloway said.

The 15,348 square-foot building was built in 1890, one of a number of brick buildings that replaced wooden buildings destroyed by a fire that raced through the center of town.

The assessed value of the property is \$860,330, according to town records, and the current town tax bill is \$21,680.

Russak, who plans to find a retail tenant for the smaller ground-floor space at 7 West St., also owns a commercial building in Cobble Court in the center of town.

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