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## Windsor Locks property hosting Bobby V's restaurant and gambling venue sells for \$5.1M



COSTAR

11 Schoephoester Road, Windsor Locks

By Michael Puffer

**S**portech, a gambling company with exclusive rights to off-track betting in Connecticut, recently sold a 7-acre Windsor Locks property hosting its Bobby V's Restaurant and Sports Bar venue for \$5.1 million.

Bobby V's will continue at 11 Schoephoester Road, beside Bradley International Airport, under a lease of up to 25 years, said Sportech Chairman Richard McGuire.

"We are not a real estate company; we are predominantly a sports bar and OTB operator, dedicated to providing an exceptional live game customer experience at our locations," McGuire wrote in an email response to questions. "The net proceeds from the sale will support future investment opportunities at Bobby V's, Windsor Locks and Stamford, across our other seven Winners locations and potential expansion."

The Windsor Locks property includes a 25,698-square-foot, 1990-vintage building. Bobby V's is the only occupant. A limited liability company tied to Hartford-based real estate investment and development company Staypoint acquired the property in a deed recorded on Oct. 17.

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"We felt it was a good addition to our portfolio, in line with what we typically buy," said Staypoint founder Joseph Sullo. "The airport is a key economic driver in the state of Connecticut."

The sale was brokered by Jeff Kravet, senior broker with Stamford-based Kravet Realty. Kravet has handled Sportech's real estate needs throughout Connecticut for a decade, including a recent 10-year lease renewal at the Bobby V's location on Atlantic Street in Stamford.

The roughly 21,000-square-foot building on a third of an acre in Stamford has, coincidentally, also come up for sale within the past week. Sportech does not have an ownership interest in that location, Kravet said. The Bobby V's lease would carry over to the new owner.

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