

FOR SALE OR LEASE// 246 FEDERAL ROAD, UNIT B21, BROOKFIELD, CT



PROPERTY DESCRIPTION

Prime commercial condo in Brookfield Commons on Route 7, just north of Costco. Features private offices, a conference room, copy room, large bullpen, updated kitchenette, and two renovated bathrooms. Ideal for: office, medical, retail, lab, beauty spa, or gym use.

PROPERTY HIGHLIGHTS

- Layout: Large Bull Pen Areas, Private Office, Copy Room, Conference Room, and Kitchenette
- Zone: IRC 80/40
- Year Built: 1986
- Heating: Separately Metered With Electric Heat Pump
- Cooling: New Central A/C
- Common Charges: \$707 per Month
- Taxes: \$6,614 per Year
- City Water and Sewer

OFFERING SUMMARY

Sale Price:	\$331,800
Lease Rate:	\$10.00 SF/yr (NNN)
Estimated NETS	\$4.50 PSF
Available SF (Unit B21 & B21L):	2,765 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	426	1,324
Total Population	335	964	3,147
Average HH Income	\$142,435	\$149,696	\$157,851



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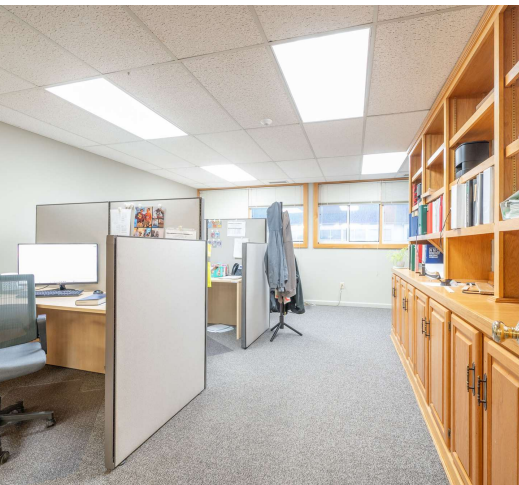
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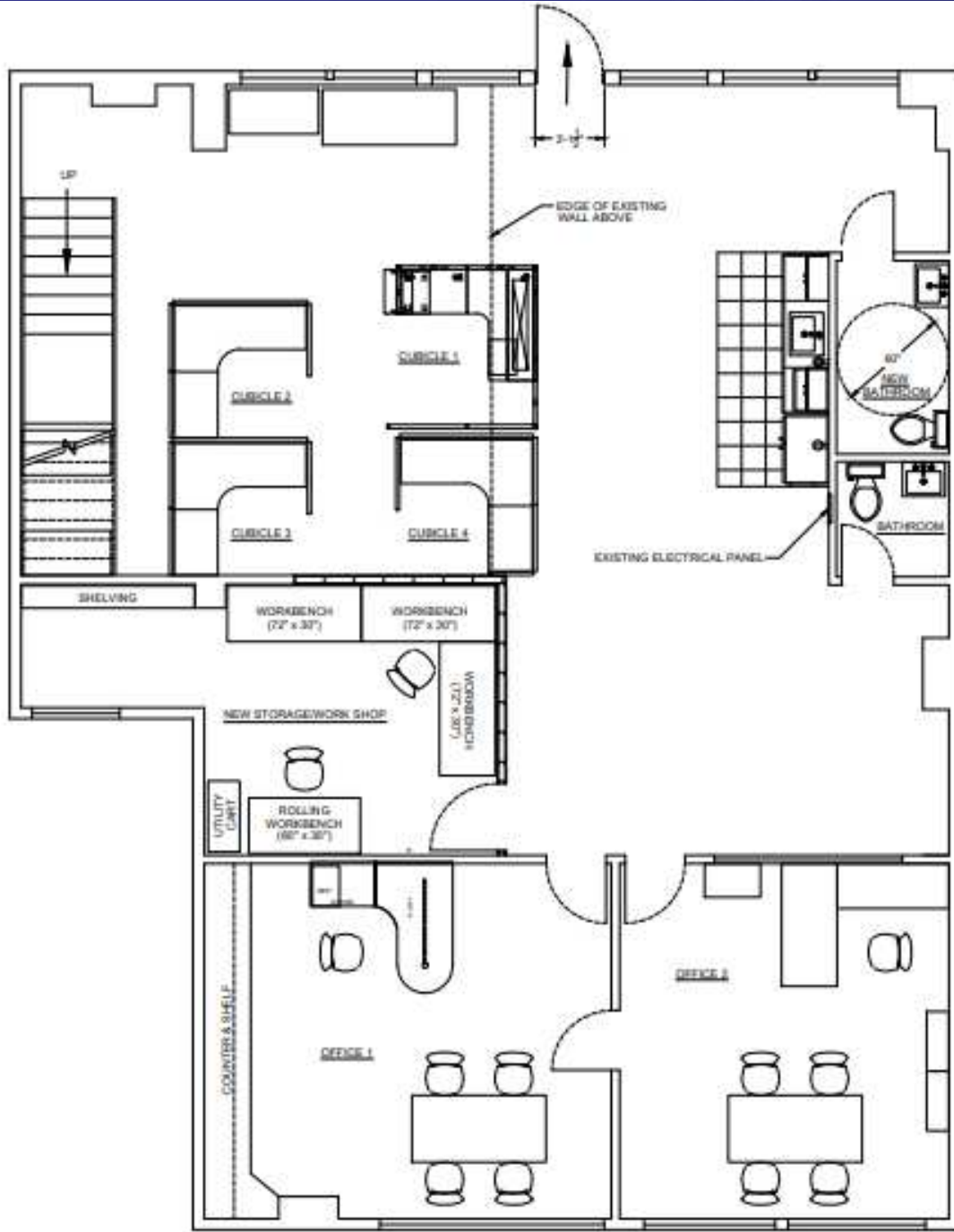


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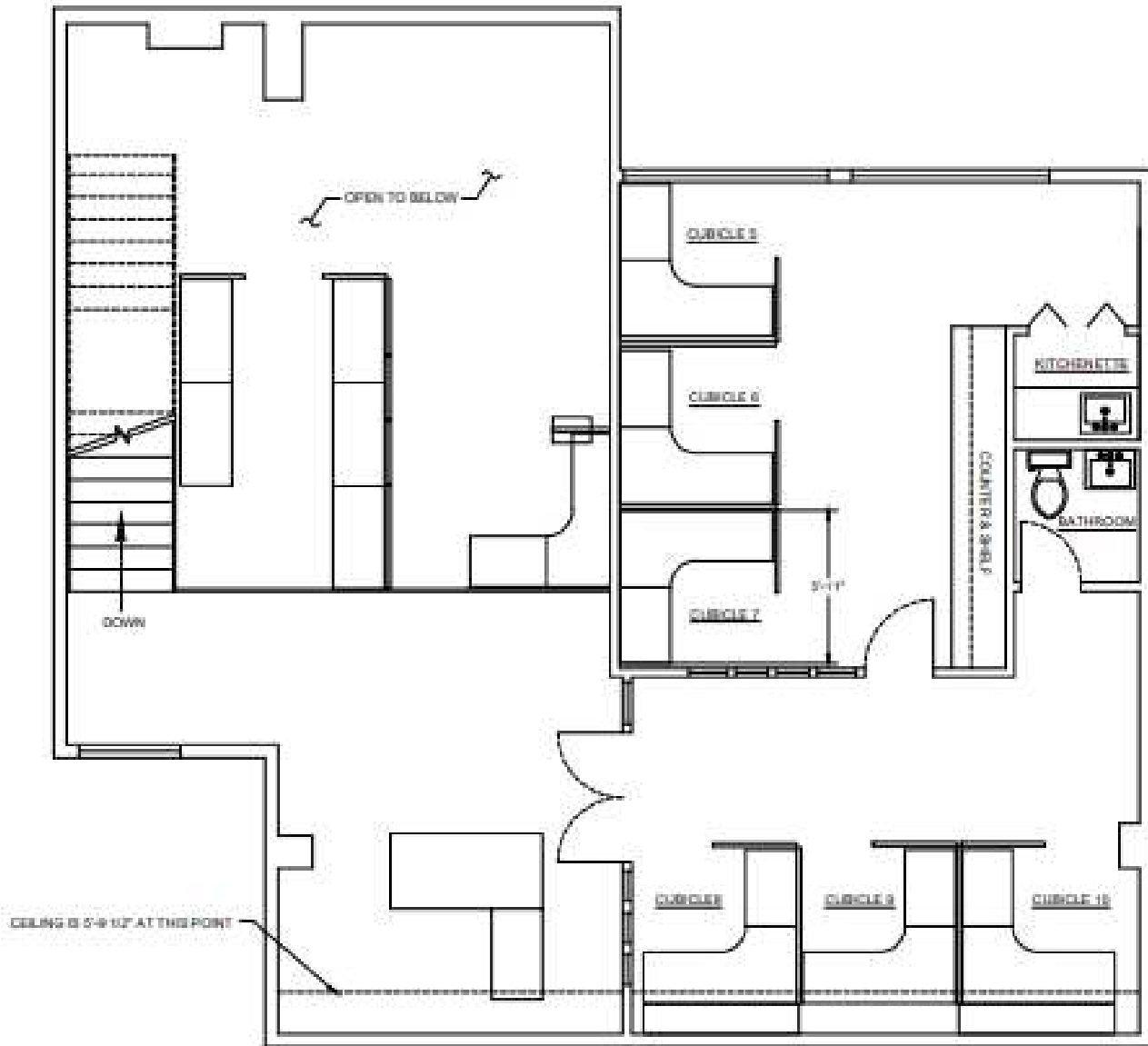
FIRST FLOOR PLAN



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SECOND FLOOR PLAN

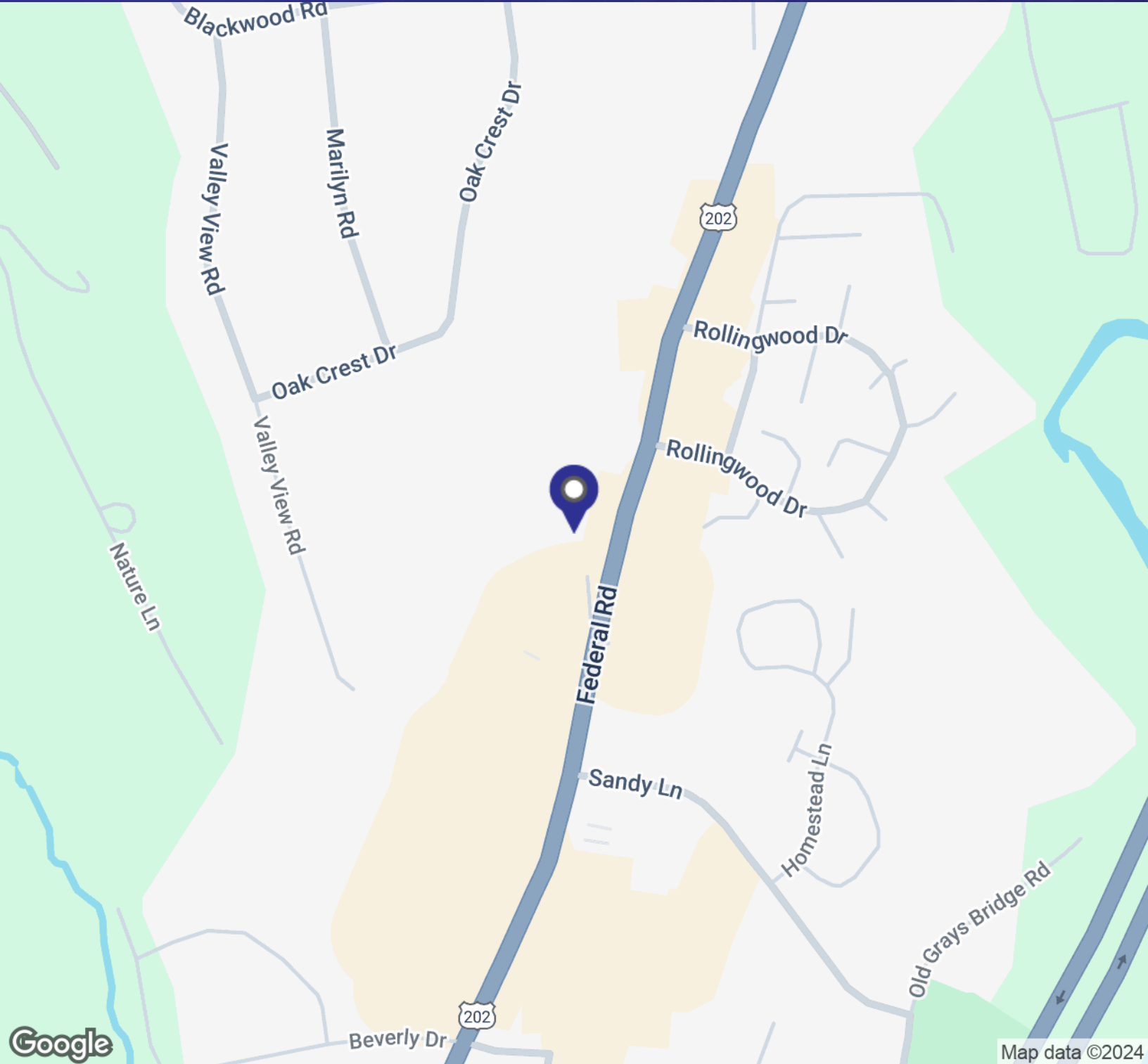


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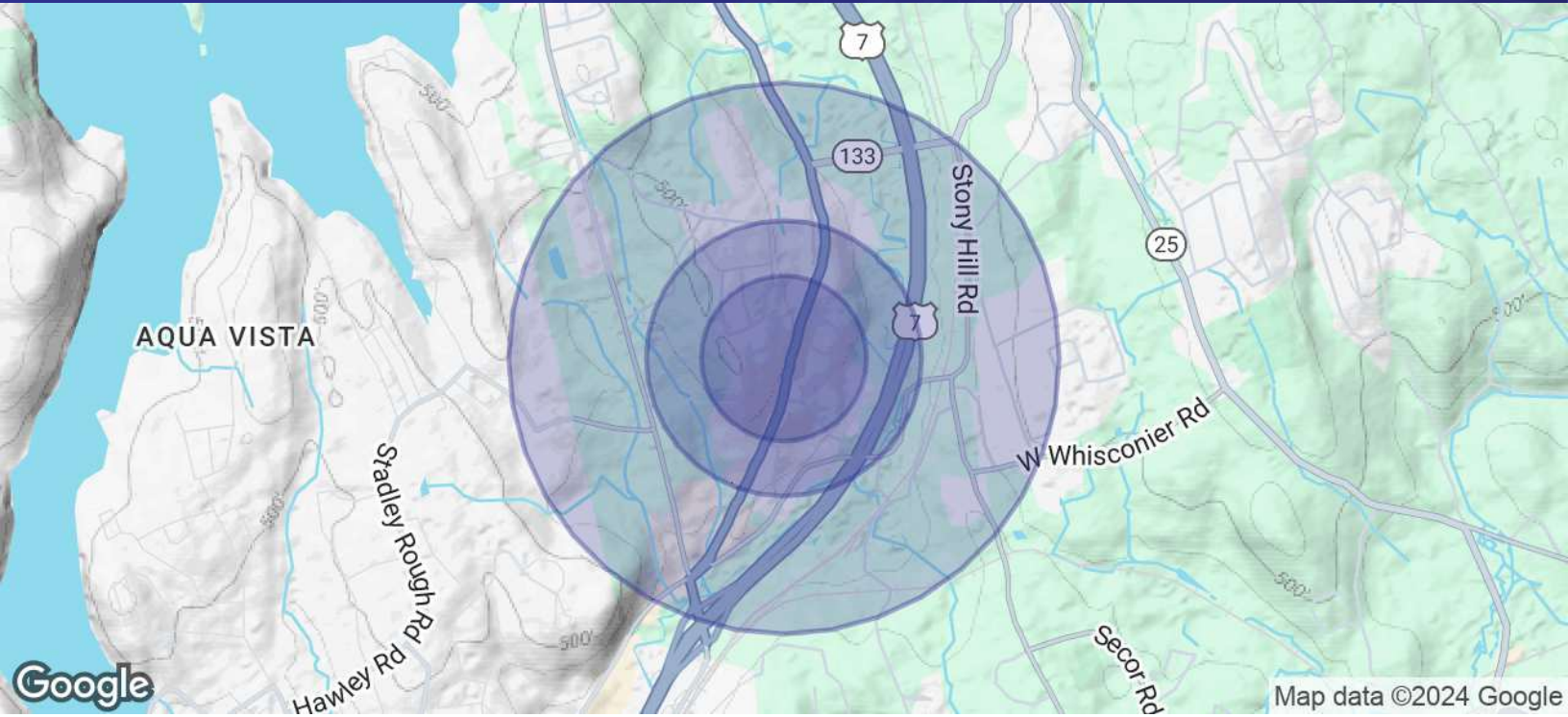
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	335	964	3,147
Average Age	45	45	45
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	426	1,324
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$142,435	\$149,696	\$157,851
Average House Value	\$422,676	\$440,266	\$468,199

Demographics data derived from AlphaMap



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