

MULTIFAMILY PROPERTY **FOR SALE**

# 1030 FEDERAL RD BROOKFIELD - NEWBURY APARTMENTS

1030 FEDERAL RD, BROOKFIELD, CT 06804



**TOMMY CONSALVO**

*Broker*

203.482.5792

tconsalvo@towercorp.com

**MICHAEL DIMYAN**

*Broker*

203.948.2891

mdimyan@towercorp.com

**JOE DIMYAN**

*Broker*

203.313.3920

jdimyan@towercorp.com

**MICK CONSALVO**

*Broker*

203.241.5188

mconsalvo@towercorp.com

**FOR SALE// 19 UNIT APARTMENT COMPLEX W/ 15 ADDITIONAL UNITS TO BE BUILT**



OFFERING SUMMARY	
Sale Price:	<b>\$8,750,000</b>
Building Size:	15,804 SF
Lot Size:	4.47 Acres
Number of Units	19
Number of Unit to be Built	15
Current NOI	\$298,711
Stabilized NOI ( w/15 New Units Built):	<b>\$568,711</b>
Stabilized Cap Rate:	<b>6.5%</b>
Year Built:	1994
Renovated:	<b>2024</b>
Zoning:	IL80N

**PROPERTY OVERVIEW**

Tower Realty Corp. is pleased to present The Newbury Apartments at 1030 Federal Road in Brookfield, Connecticut. The property consists of two buildings totaling approximately 15,804 square feet and 20 residential units, all of which were completely renovated in 2024.

The unit mix includes 17 one-bedroom and 3 two-bedroom apartments, featuring spacious layouts with new flooring, fresh paint, granite countertops, stainless steel appliances, and updated lighting throughout. The parking lot was recently paved and striped, and the property offers ample on-site parking for residents.

A major value-add component of the offering is the approved development of 15 additional one-bedroom apartments, along with plans for a pool, pool house, and fitness area. The expansion provides a significant opportunity to increase rental income and overall property value, positioning the asset as a strong long-term investment.

Ideally located along Federal Road (Route 7), the property sits near the Four Corners area of Brookfield and the New Milford line, surrounded by a wide range of retail, restaurants, and daily amenities, including the recently developed food emporium and retail corridor. This prime location provides convenient access to major shopping destinations and regional roadways.

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**PROPERTY HIGHLIGHTS**

- 17 - One Bedrooms, 2 - Two bedrooms
- 15 New Units to Be Built
- City Water, Sewer
- Fully Leased
- Brand New (2024)
- Easy Access to I-84 Highway - Danbury, shopping, and dining
- Located on the corner of Rt. 202 & Rt. 7/I-84
- Growing Area: Surrounded by new retail, restaurant, and residential development in the Brookfield/New Milford corridor
- Strong Rental Demand
- Ample On-Site Parking: Newly paved and striped
- Proximity to Retail & Dining: Located minutes from "Four Corners" Brookfield - convenient access to grocery, restaurants & shops.

**1030 FEDERAL ROAD, BROOKFIELD CT**

Sale Price:	\$8,750,000
Number of Existing Units:	19
Approved Additional Units To Be Built:	15
Lot Size:	4.47 Acres
Building Size:	15,804 SF
Current NOI:	\$298,711
Stabilized NOI (after 15 new units built)	\$568,711
Stabilized Cap Rate	6.5%

**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total Households	736	16,643	68,837
Total Population	1,883	43,317	183,395
Average HH Income	\$169,137	\$170,602	\$140,190

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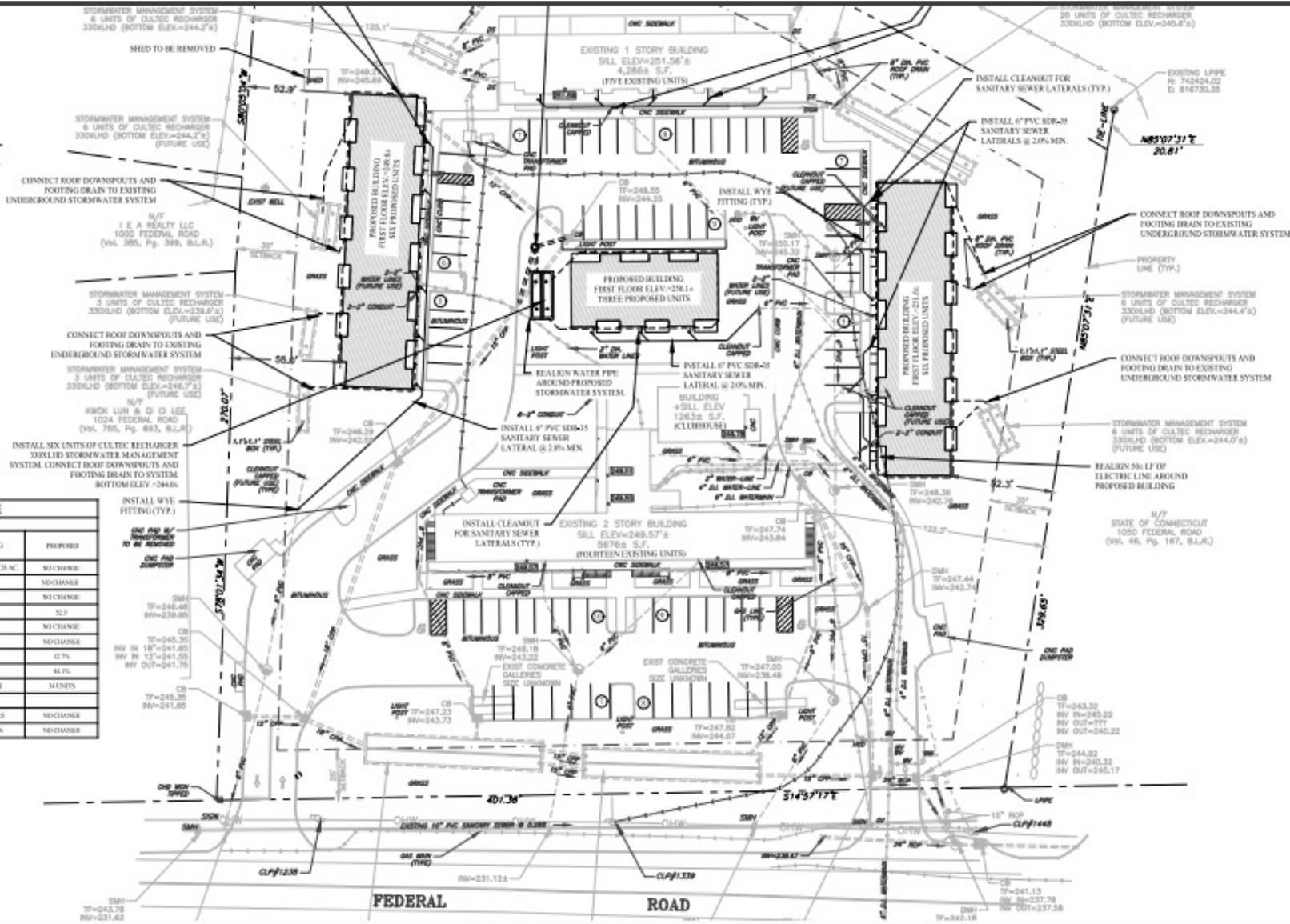
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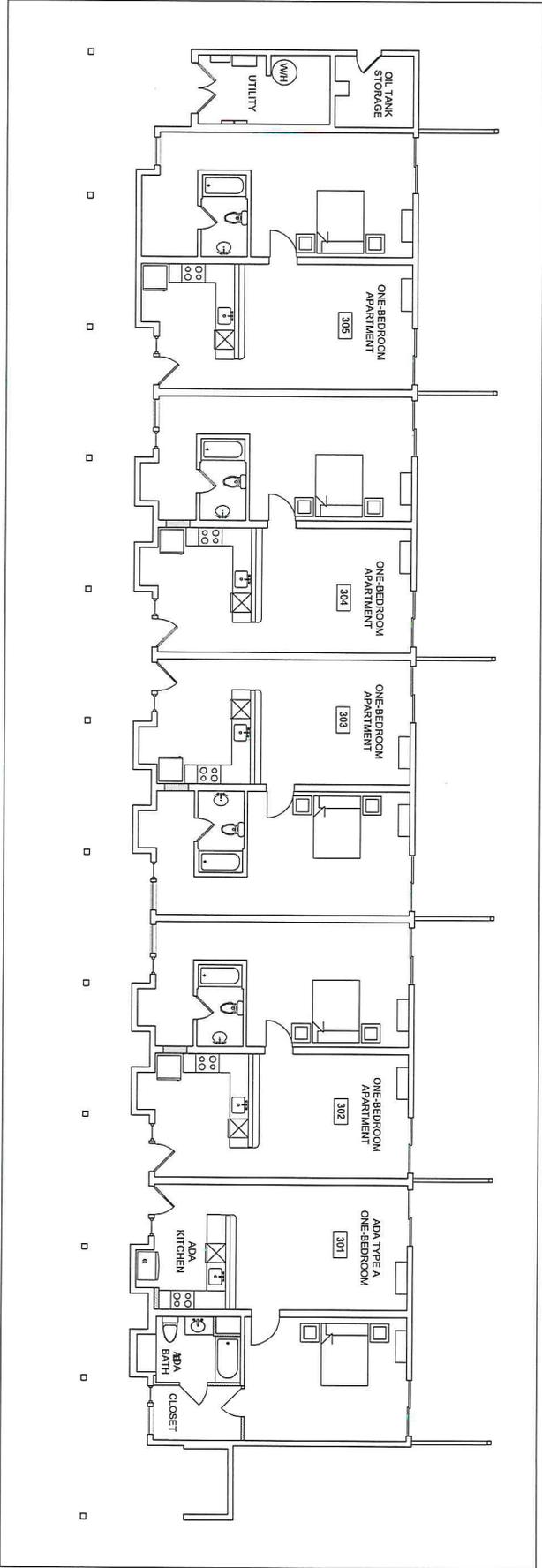
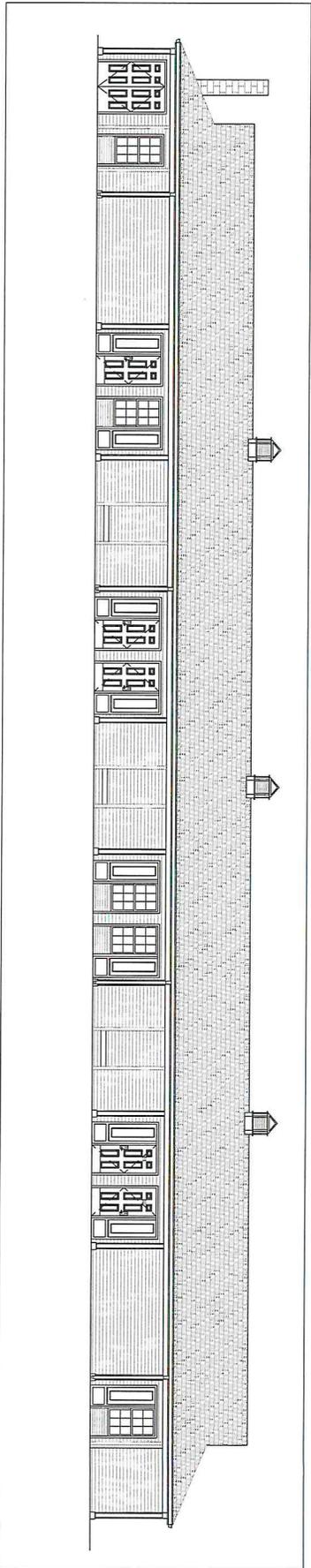
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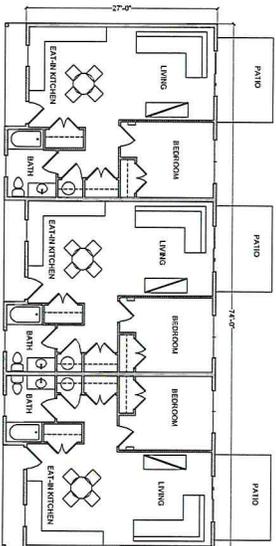
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FAÇADE MATERIALS, TYPICAL  
ARCHITECTURAL ASPHALT SHINGLE ROOF  
VINYL SIDING  
FIBERGLASS OR VINYL CLAD WINDOWS  
RECESSED LIGHTS IN CORNICES

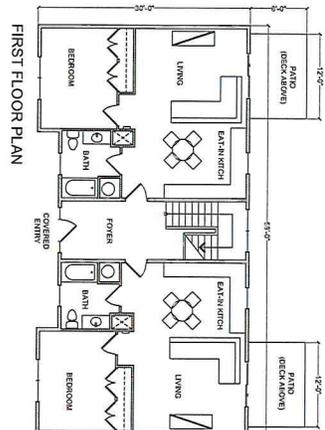
FRONT ELEVATION

RIGHT ELEVATION

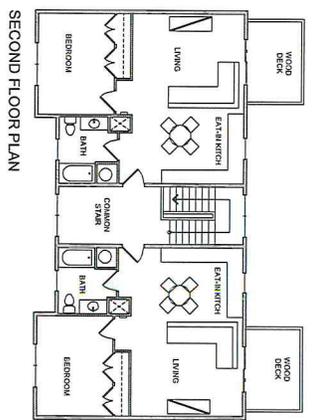
LEFT ELEVATION

REAR ELEVATION

THREE UNIT ONE-STORY BUILDING



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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ARCHITECTURAL ASPHALT SHINGLE ROOF  
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RECESSED LIGHTS IN CORNICES

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

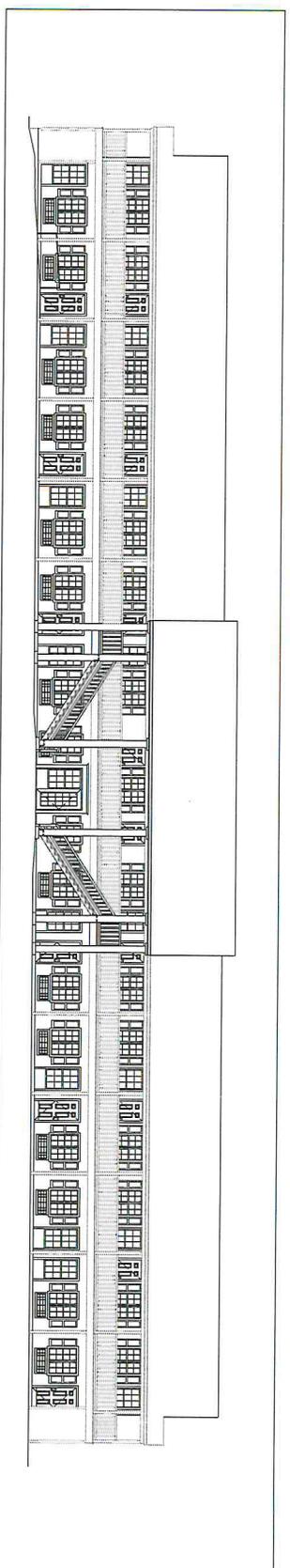
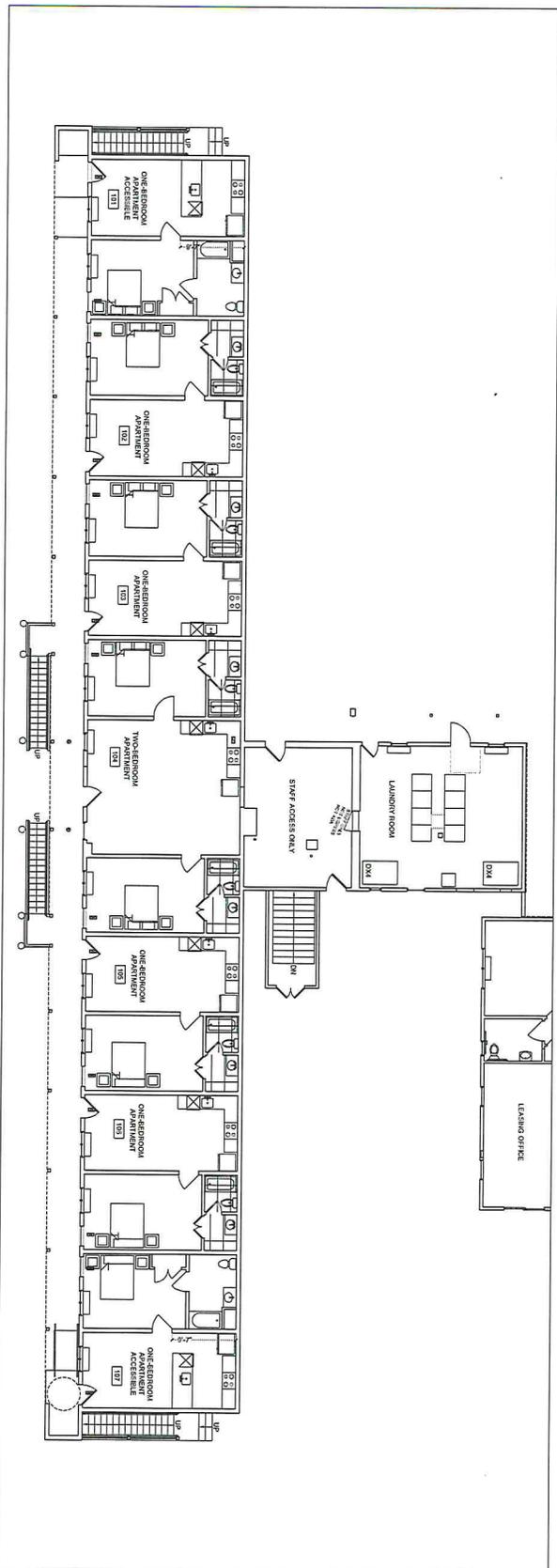
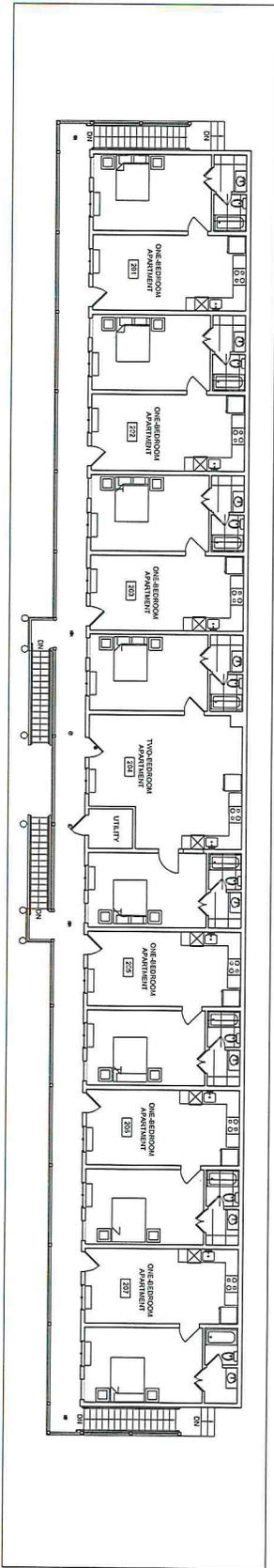
REAR ELEVATION

FOUR UNIT TWO-STORY BUILDINGS

# CONCEPT: NEW APARTMENT BUILDINGS

1030 FEDERAL ROAD

JANUARY 6, 2022  
SCALE 1/8"=1'-0"  
BROOKFIELD, CT



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Map data ©2026 Google

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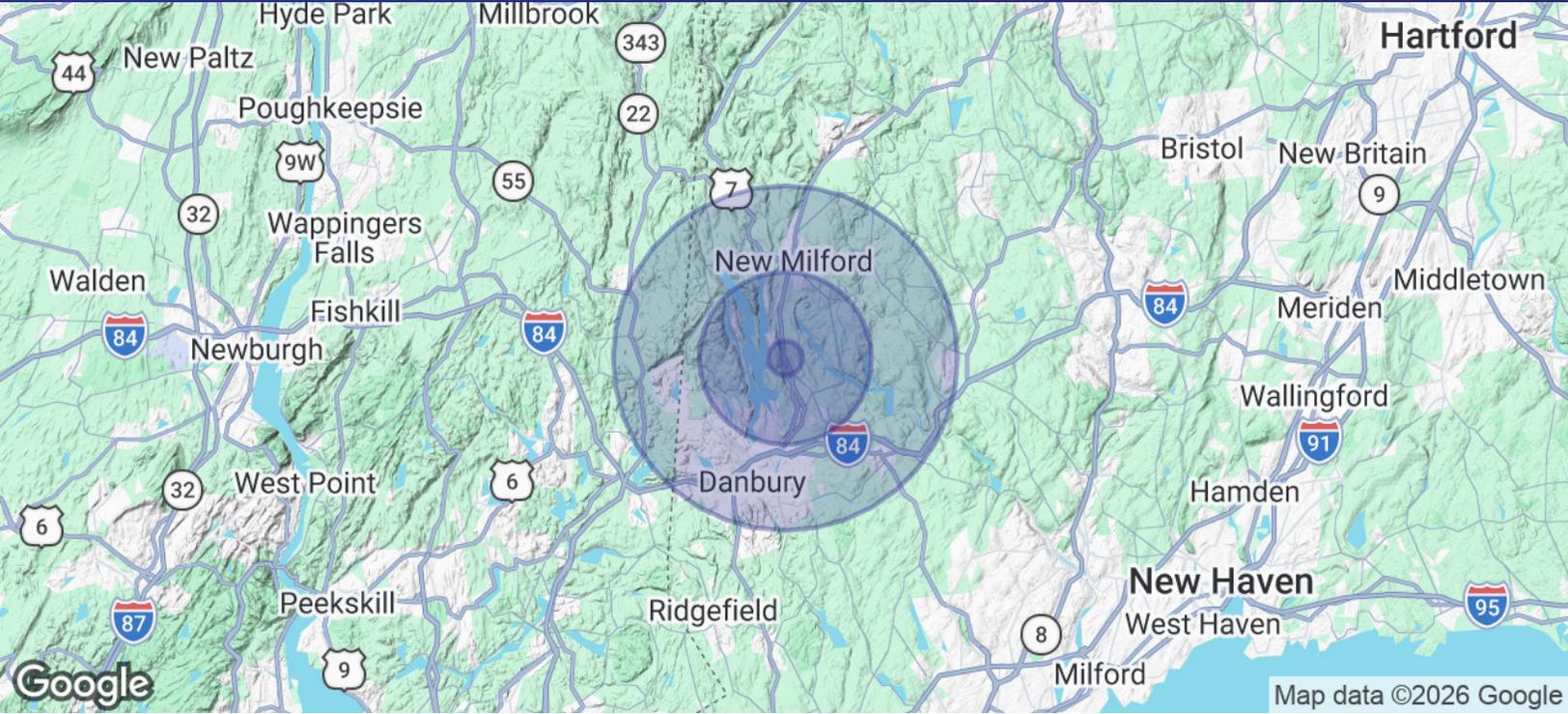
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,883	43,317	183,395
Average Age	45	44	43
Average Age (Male)	44	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	736	16,643	68,837
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$169,137	\$170,602	\$140,190
Average House Value	\$539,581	\$539,592	\$472,013

Demographics data derived from AlphaMap

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