

# BREWSTER OFFICE & RETAIL PLAZA

Rare Commercial Investment Opportunity



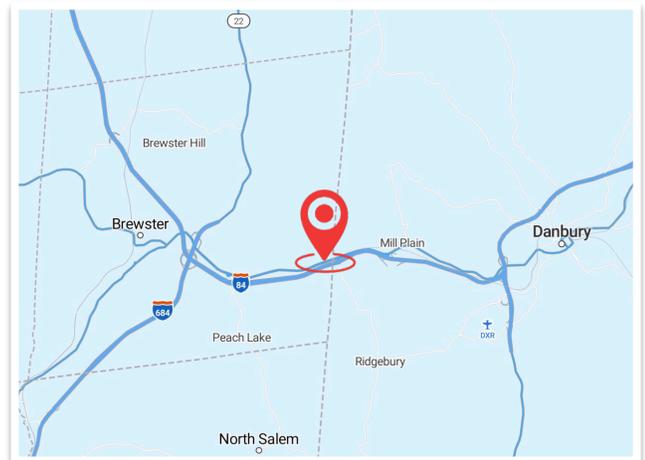
## FOR SALE

### 4005 Danbury Road, Brewster, NY

- Established 10-Unit Retail/Office Complex
- Strong Tenant Retention, Fully Occupied
- Strategic Placement on Route 6, Minutes from 84 and 684
- High Visibility Site Between Brewster and Danbury, CT
- Well Maintained Building with Ample On-Site Parking
- Most Tenants Maintain Occupancy for 5+ Years
- Value-Add Opportunity

## INVESTMENT HIGHLIGHTS

ASKING PRICE	\$2,000,000
CAP RATE	7.0%
UNIT COUNT	5 Retail / 5 Office (Low Vacancy)
BUILDING AREA	10,000 SF (5,000 Retail / 5,000 Office)



The site is a 10-minute drive from both Brewster and Danbury, just 5 minutes from the I-84 & I-684 Interchange. The property features a diverse tenant mix, including a well-established day care center, providing stable and consistent cash flow.

Call or email Mike for details.

## CONTACT

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