

FOR SALE // FIRST FLOOR OFFICE CONDO INVESTMENT

304 Federal Rd, Unit 206, Brookfield, CT



PROPERTY DESCRIPTION

First floor office condominium at Brookfield Office Park. Unit has two windowed offices and large reception area. Building is on Route 7 with easy access to I-84. Tenant in place with lease expiring August 2027.

PROPERTY HIGHLIGHTS

- Two Windowed Offices
- Large Reception Area
- Common Baths
- Well/City Water
- Heat Pump
- Central A/C (Newly installed in 2023)
- FOR INVESTORS ONLY. Tenant in place with lease expiring August 2027

OFFERING SUMMARY

Sale Price:	\$69,900
Common Charges:	\$300.56 (monthly)
Taxes:	\$978.42 per year

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
Total Population	786	3,112	7,263
Average HH Income	\$121,532	\$125,250	\$120,352



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Sales Associate

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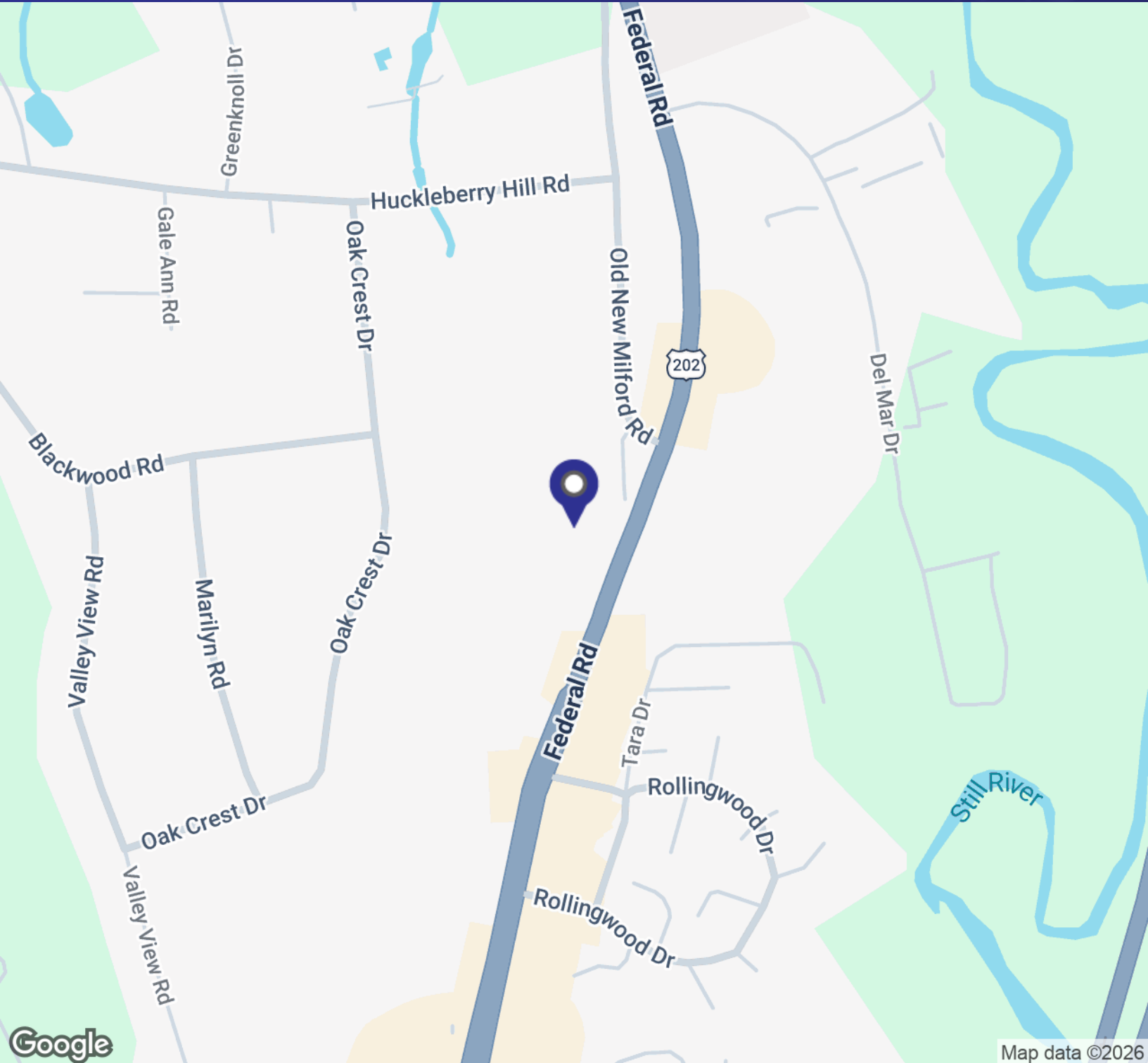
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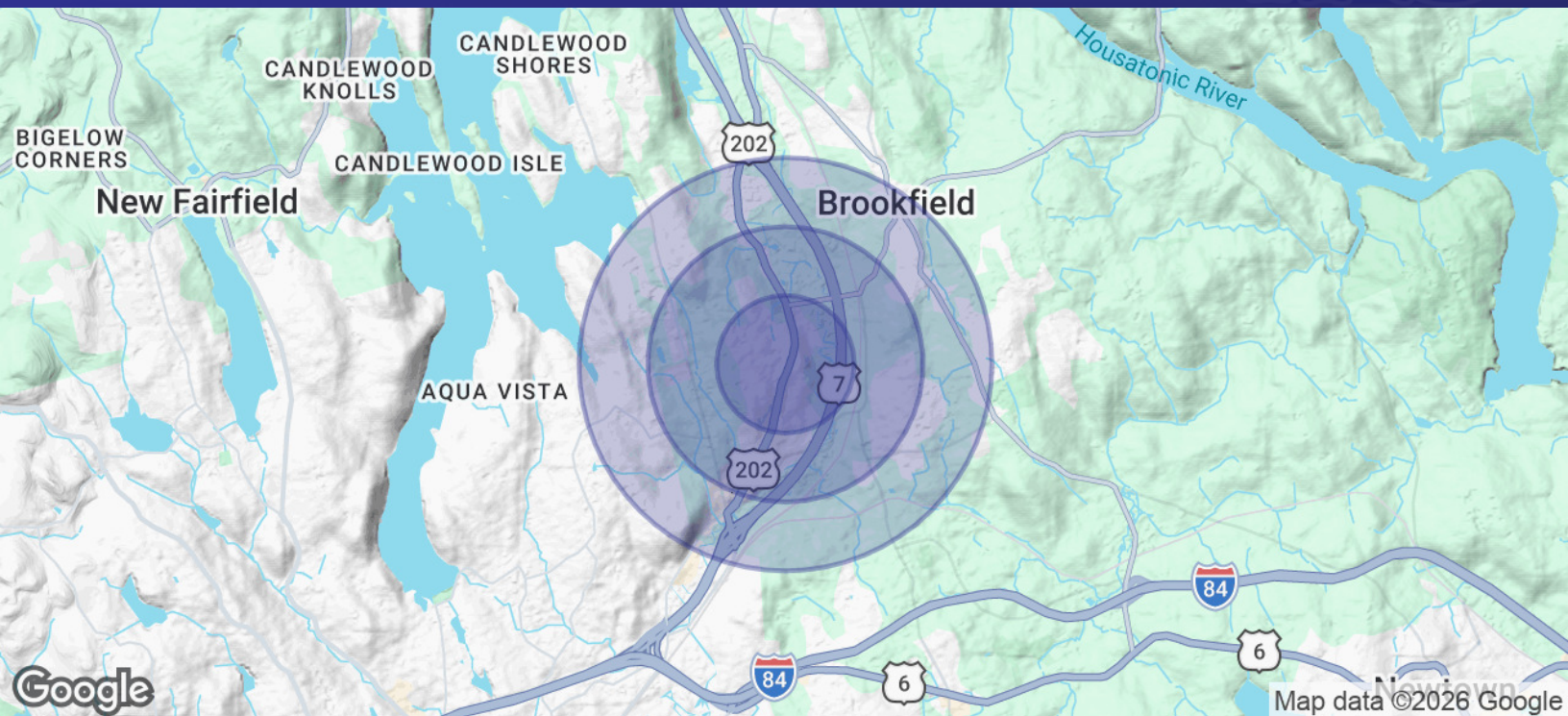
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	786	3,112	7,263
Average Age	43.0	43.9	46.1
Average Age (Male)	38.5	39.7	44.0
Average Age (Female)	44.6	45.2	46.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$121,532	\$125,250	\$120,352
Average House Value	\$314,579	\$337,539	\$319,305

2020 American Community Survey (ACS)



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