

TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE



~ LAND LEASE or SALE ~

IDEAL FOR RETAIL, RESTAURANT, BANK SITE or MEDICAL

300 Federal Road (Route 7), Brookfield, CT



Size: +/- 2.02 Acres

Location: Federal Road Just North of

Costco

Road Frontage: +/- 244 Ft. on Route 7

Zone: IRC 80/40 (Commercial)

Utilities: Sewer, Water and Gas Available

Taxes: \$17,489 Yearly (w/ Current Bldg.)

Sale Price: \$1,750,000

Lease Price: \$150,000 NNN

Prime location on Federal Road. Be neighbors with Costco, La-Z-Boy, Bassett, LJ Edwards, Thomasville, Bob's, Auto Zone, Maggie McFly's and Rite Aid. Ideal uses include retail, restaurant, bank site or medical.



Scan this image with your smart phone to get our latest exclusive listings.

FOR MORE INFORMATION CONTACT

Mick Consalvo mconsalvo@towercorp.com

Michael Dimyan mdimyan@towercorp.com

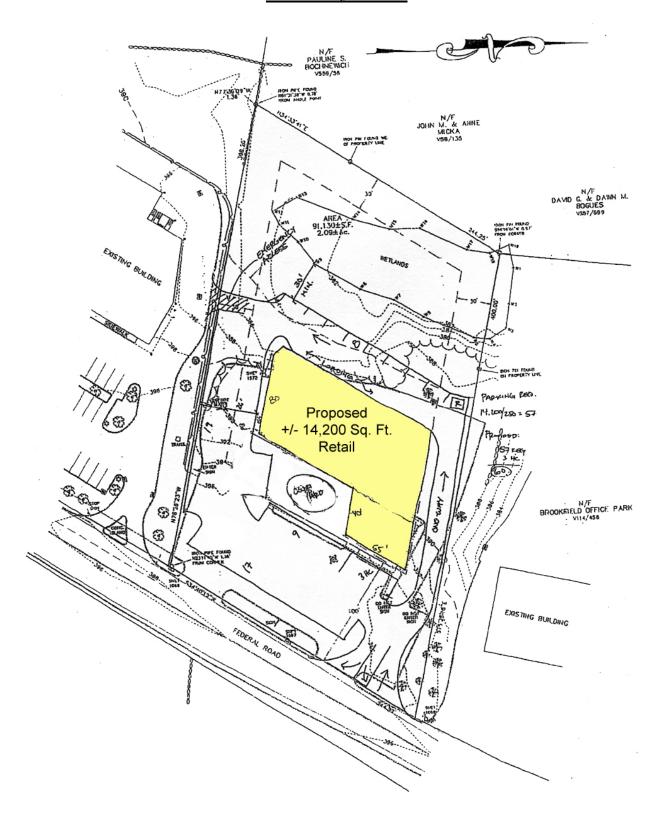
246 Federal Rd. D26 P.O. Box 5242 Brookfield, CT 06804 Tel: (203) 775-5000 • Fax: (203) 775-7199 www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

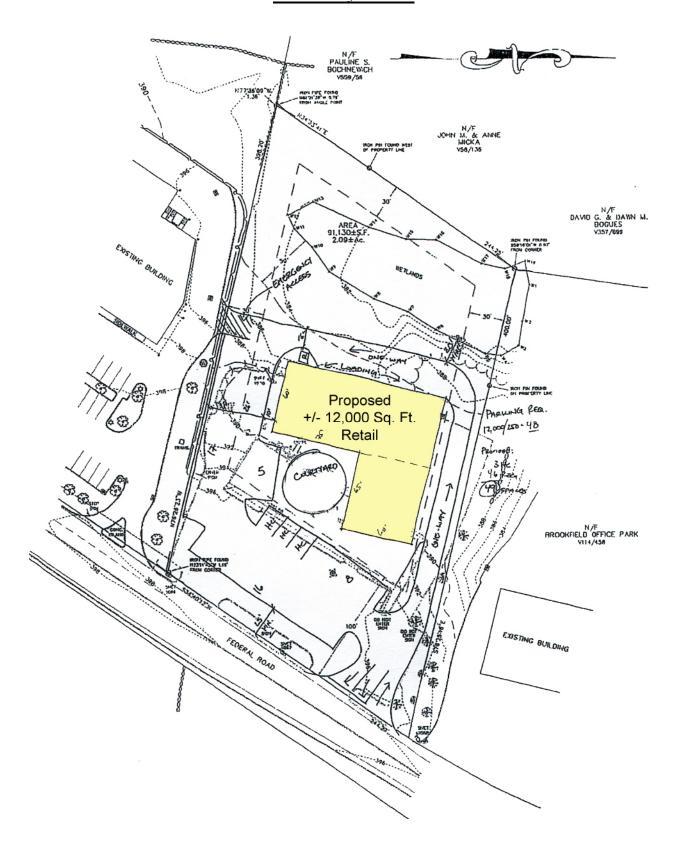


Scan this image with your smart phone to join our VIP email list for market updates and property listings.

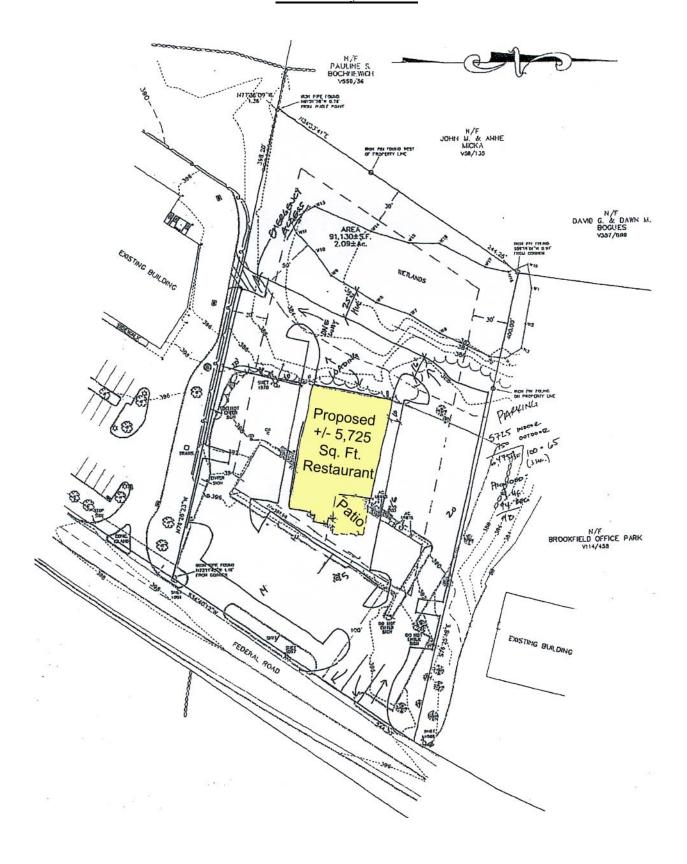
Feasibility Plan A



Feasibility Plan B



Feasibility Plan C



300 Federal Road (Route 7), Brookfield, CT

