



TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

~ *FOR SALE* ~

COMMERICAL BUILDING WITH LAND



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 With Current Building
Sale Price: \$1,400,000 **Reduced**

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



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

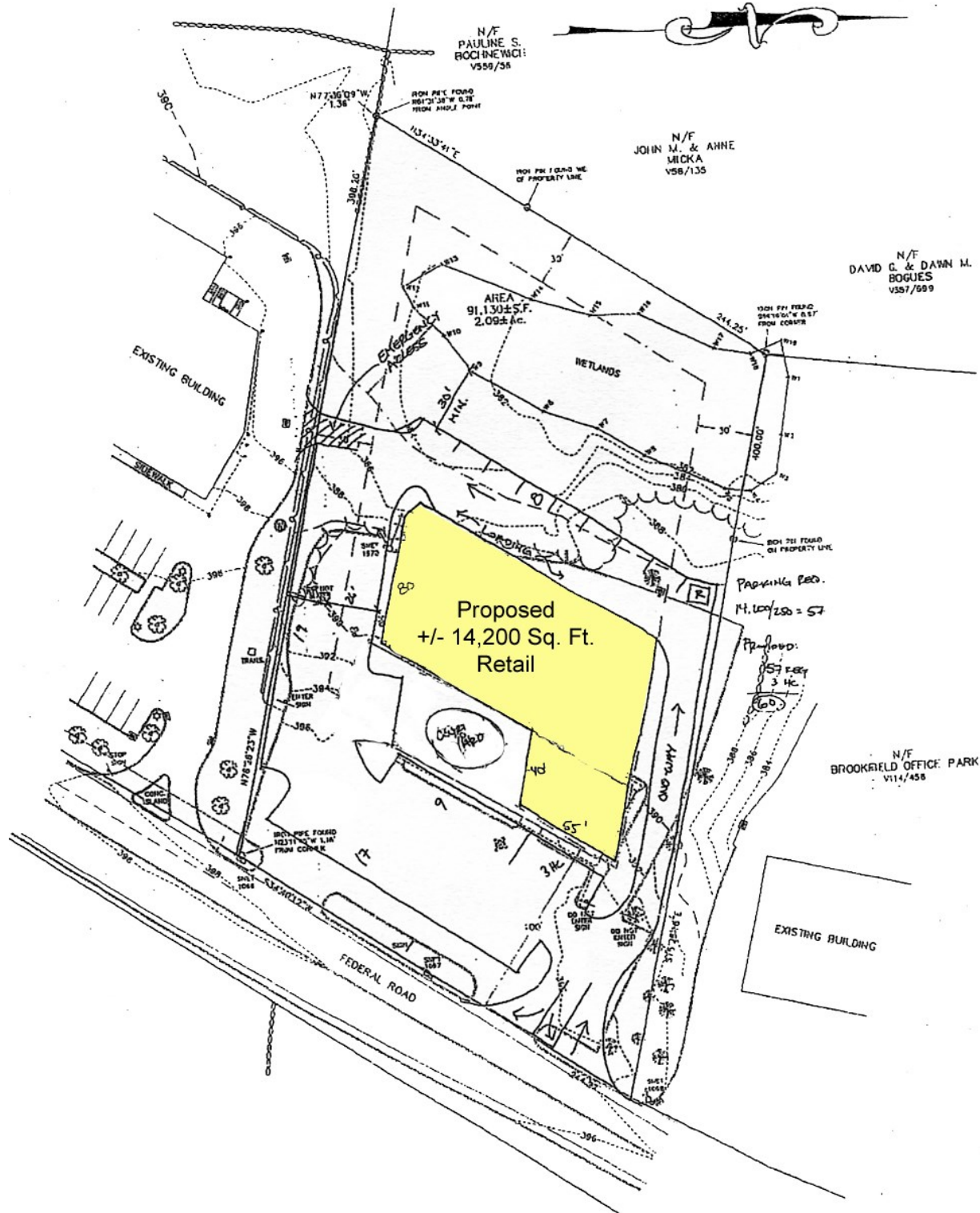


Michael Dimyan
203.948-2891
mdimyan@towercorp.com

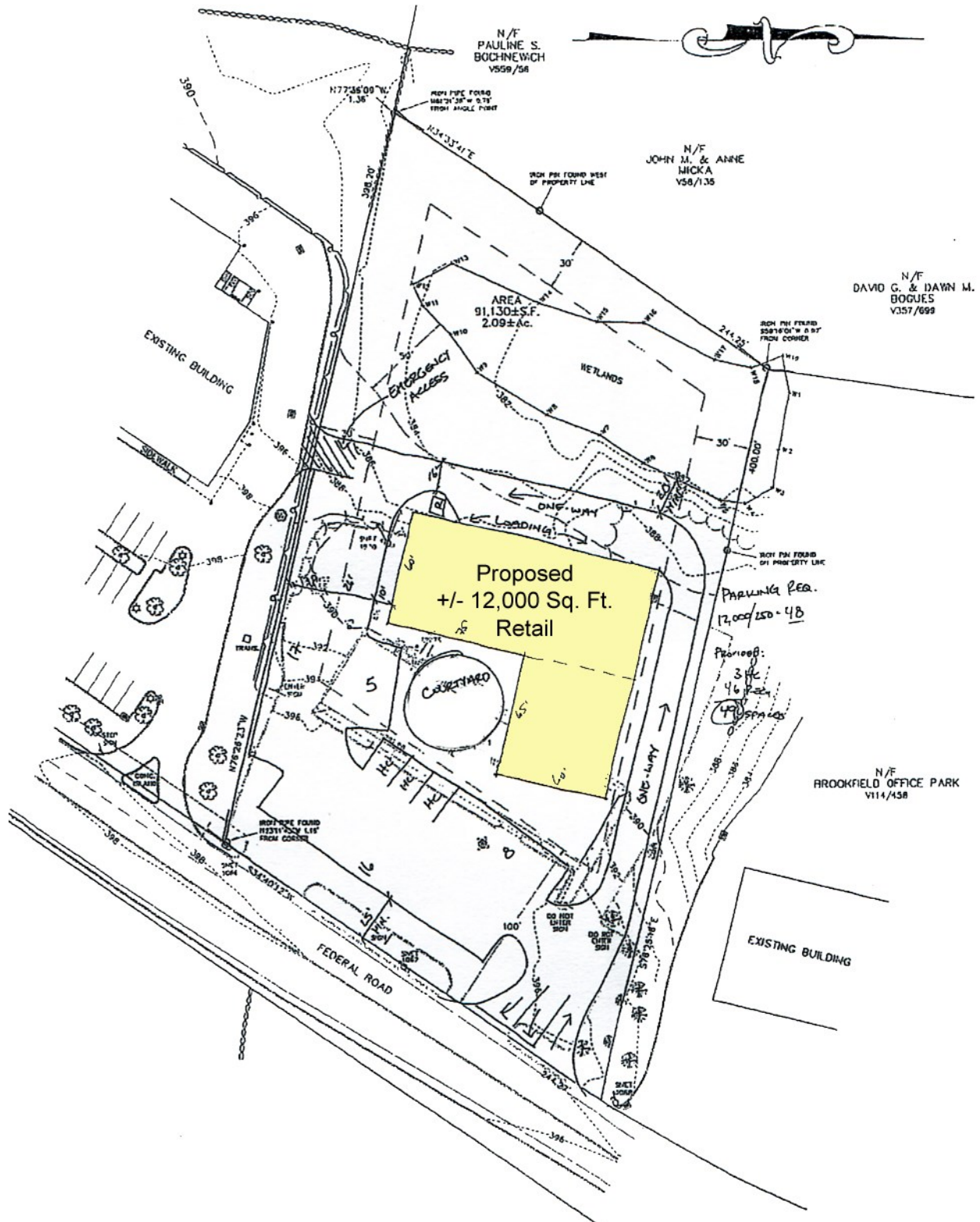
Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax

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.

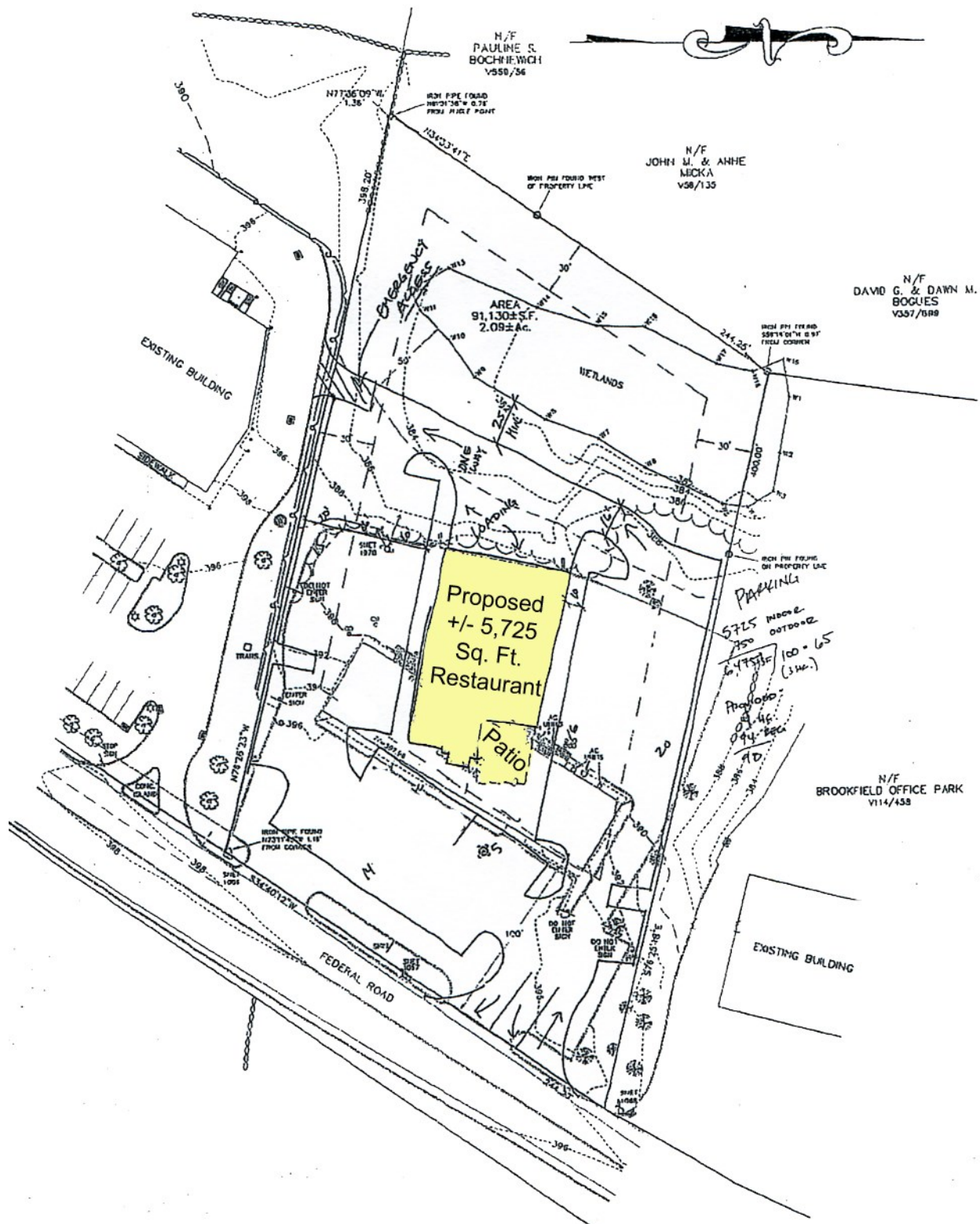
Feasibility Plan A



Feasibility Plan B



Feasibility Plan C



300 Federal Road (Route 7), Brookfield, CT

