

~ FOR SALE or LEASE ~

**FIRST FLOOR OFFICE CONDOMINIUM
BROOKFIELD OFFICE PARK**



**304 Federal Road (Route 7), Unit 212/213
Brookfield, CT**

**Sale Price: \$119,900 Reduced
Lease Price: \$1,575 Monthly + Utilities**

First floor office suite with four private offices, reception area, conference room, private bath with shower, and kitchenette. Unit is separately metered for heat, A/C and electric. Building has great parking in front and in rear of property. Easy access to I-84. Ideal for any professional or medical office use.

Size:	+/- 1,264 Sq. Ft.
Zone:	IRC 80/40
Utilities:	Well; City Sewer
Heating:	Heat Pump
Bath:	Private bath with shower and common bath hallway.
Cooling:	Central A/C
Taxes:	\$2,502
Common Charges:	\$530



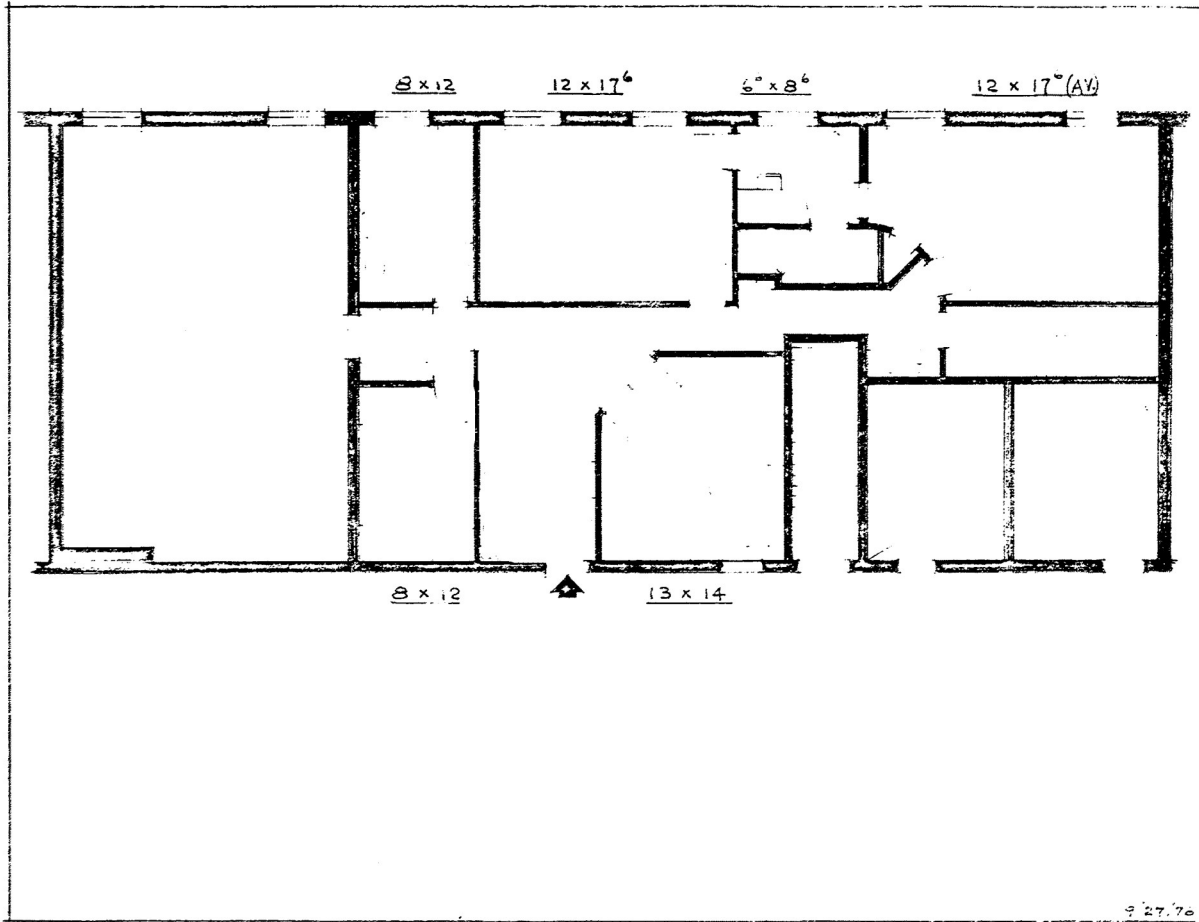
Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

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

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LAYOUT

304 FEDERAL ROAD,
BROOKFIELD,CT



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LOCATION MAP - BROOKFIELD OFFICE PARK

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