

~ **FOR SALE or LEASE** ~

**COMMERCIAL CONDOMINIUM
IDEAL FOR STUDIO**



TOWER REALTY CORP.



**994 Federal Road, Unit 1
Brookfield, CT**

Sale Price: \$139,000 Price Reduced

Lease Price: \$1,900 + Util. Price Reduced

Unique opportunity to own or lease an ideal studio for dance, martial arts, yoga, fitness, or art. Unit features two studios with hardwood flooring, lots of windows, reception area, changing room, and bath. Unit offers one drive-in door and may also be used for office, assembly or warehouse.

Size:	+/- 2,400 Sq. Ft.
Layout:	Reception, 2 Studios, Changing Room, and Bath
Zone:	IRC 80/40
Year Built:	1988
Power:	200 Amp/3 Phase
Loading:	1 Drive-In Door
Plumbing:	1 Bath
Heating:	Electric Heat
Cooling:	Full A/C
Utilities:	Well Water and Sewer
Common Charges:	\$250 Monthly
Taxes:	\$3,933 Yearly



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**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.

~ *ADDITIONAL PHOTOS* ~

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~ LOCATION MAP ~

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