

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: \$1,550,000 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.



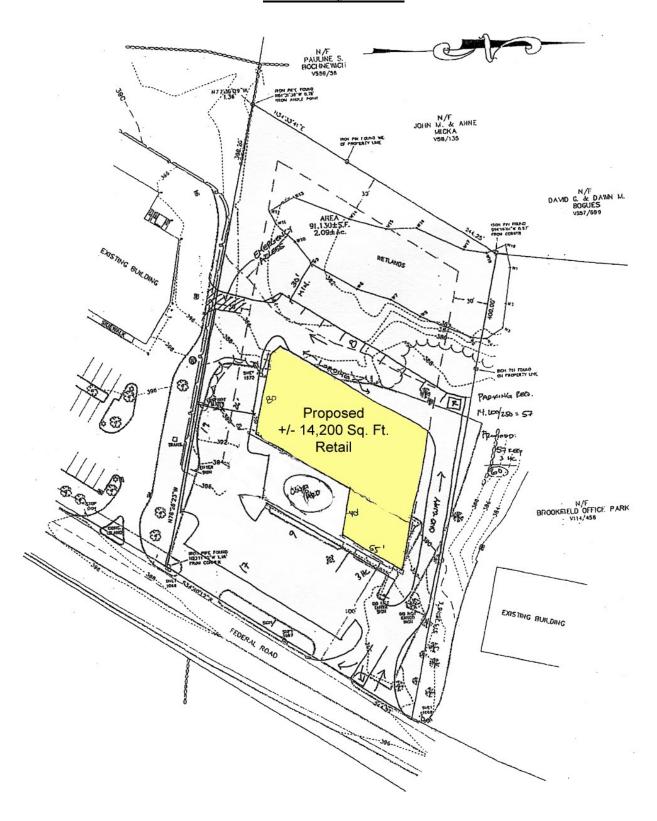
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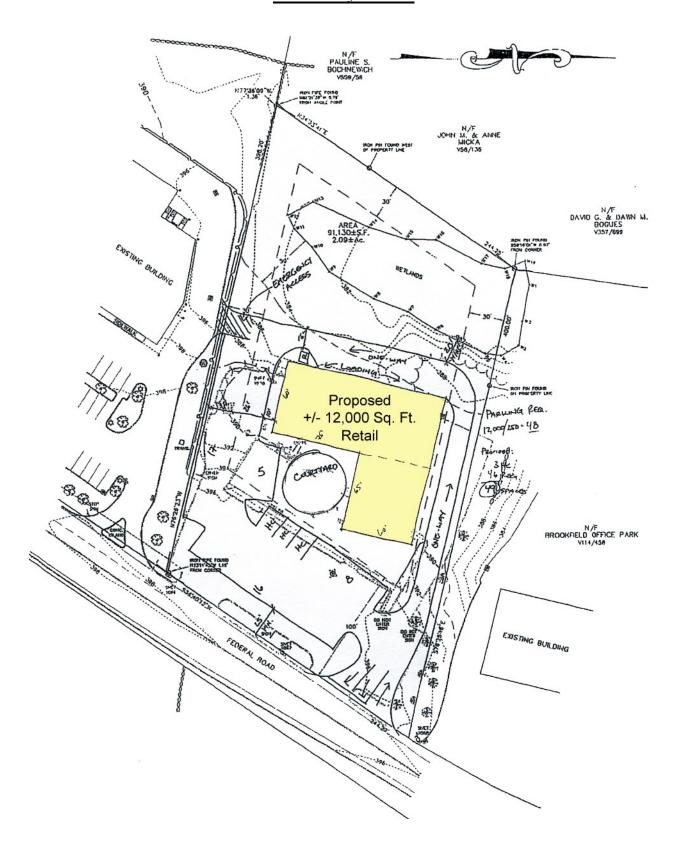
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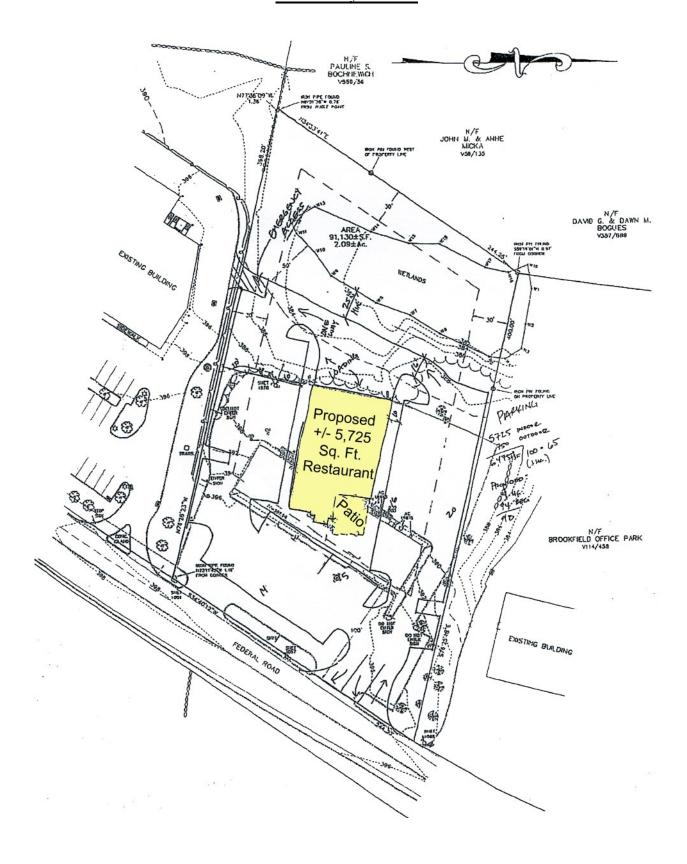
Feasibility Plan A



Feasibility Plan B



Feasibility Plan C



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