

FOR SALE // 439 FEDERAL ROAD, BROOKFIELD CT



PROPERTY DESCRIPTION

Very rare opportunity to own a gym/industrial building on Federal Road Brookfield, 25 yard pool, therapy pool, reception, workout room, locker rooms, incredible parking and expandable. Easily converted to industrial/warehouse.

PROPERTY HIGHLIGHTS

- City Sewer, Well (City Water Available)
- 400 Amp 3 Phase Power
- +/- 7.67 Acres
- 25 Yard Pool
- 2 Therapeutic Pools
- Reception, Locker Rooms, Workout Room, Offices, Party Room
- 40+ Parking Spots
- Taxes: \$23,247 per year

OFFERING SUMMARY

Sale Price:	\$2,095,000
Building Size:	11,985 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	343	1,339	2,892
Total Population	759	3,165	7,022
Average HH Income	\$118,602	\$127,100	\$123,200



MICK CONSALVO

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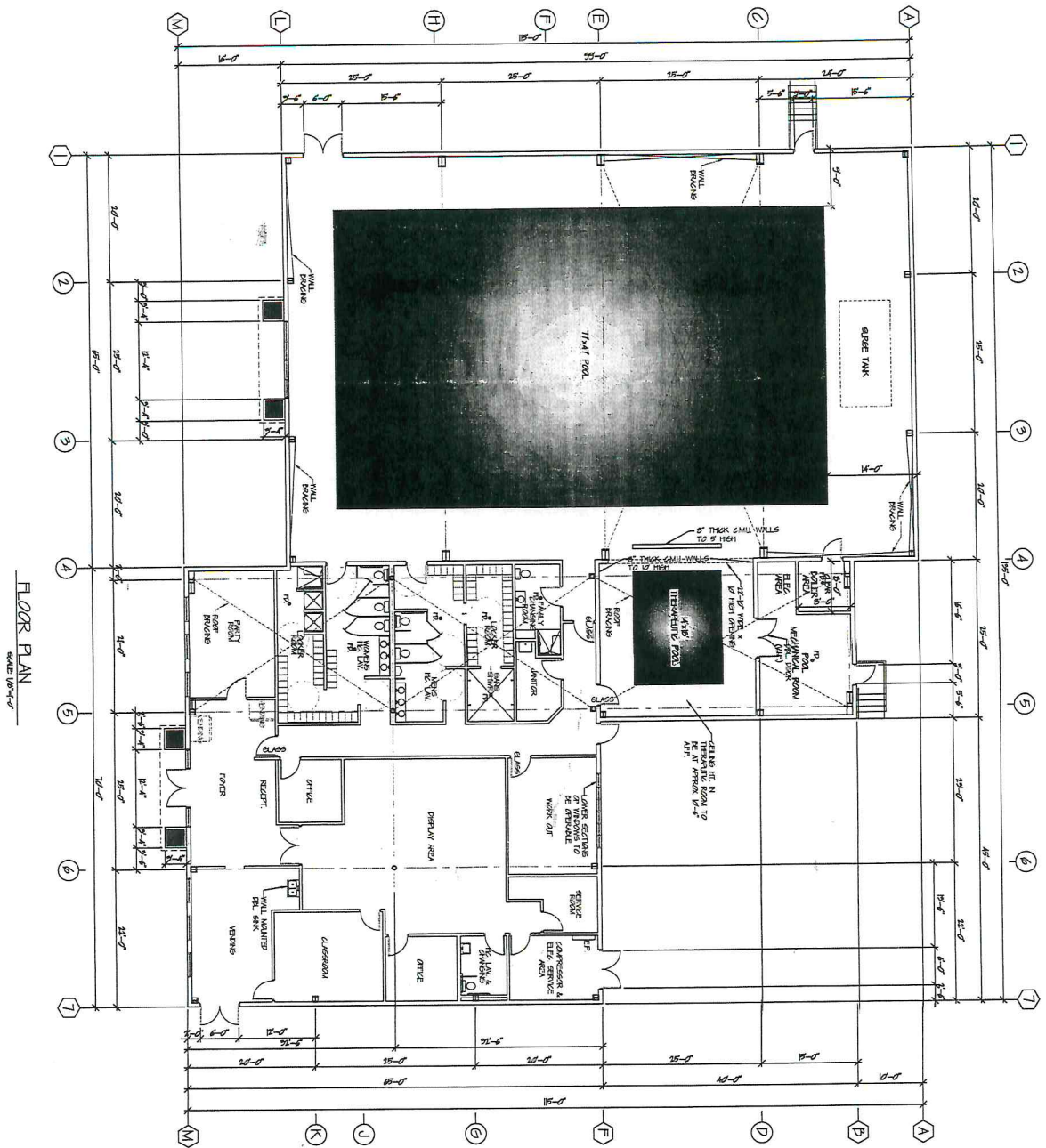
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FLOOR PLAN
SCALE 1/8"=1'-0"

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BUILDING & ENGINEERING CO., INC.

SHEET NO. A	PROJECT THE DIVE SHOP 8885 FEDERAL ROAD, BRIDGEVIEW, CT		REVISIONS		SEAL	 NORTH PLAN	 Borghesi Building & Engineering Co., Inc.
	DRAWN BY J. MARSHALL	APPROVED BY R.R.					
	DATE 07/11/06	SCALE AS NOTED					
	2150 KAGE BANK STREET 460-462-7613 / E-MAIL: info@borghesibuilding.com						

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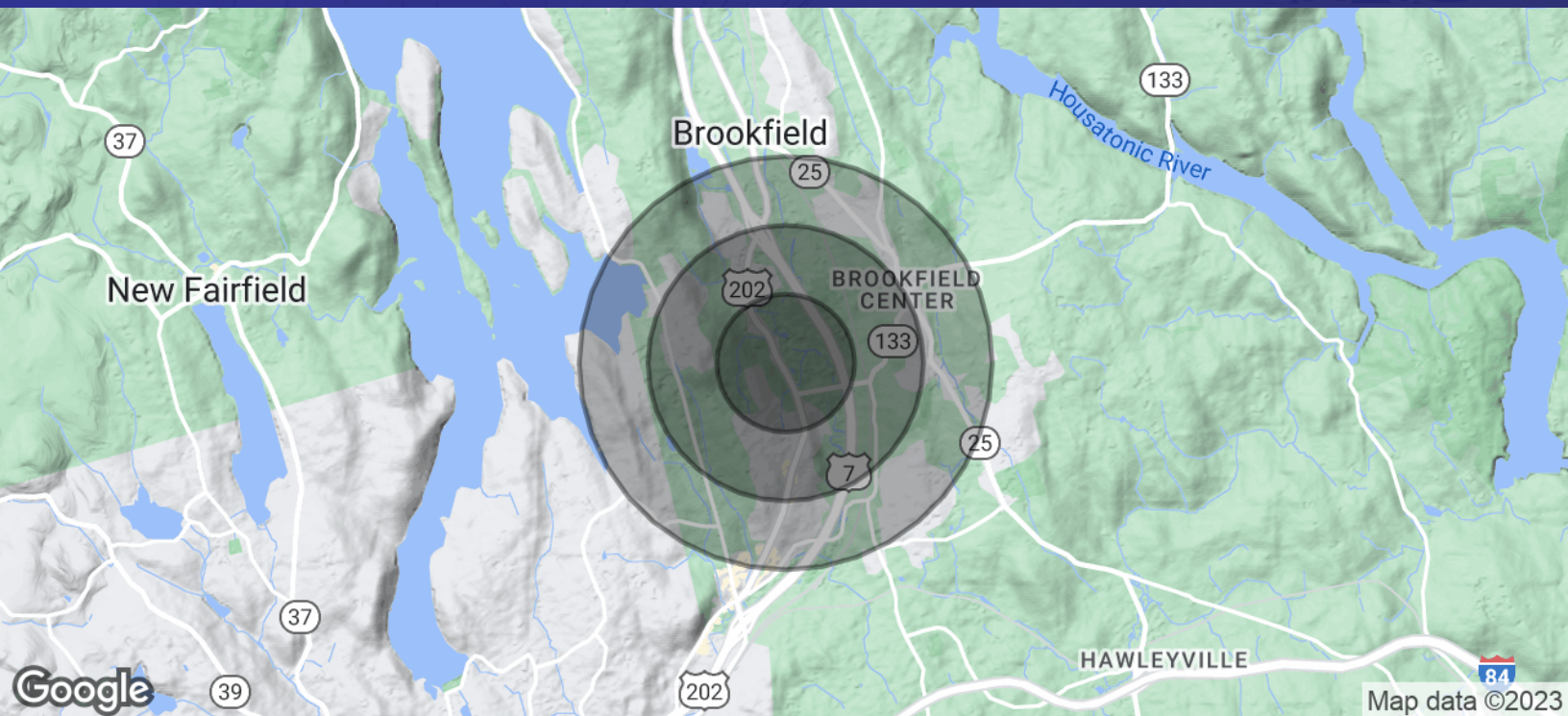
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	759	3,165	7,022
Average Age	43.6	43.5	43.9
Average Age (Male)	39.6	39.7	41.8
Average Age (Female)	45.0	44.7	43.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	343	1,339	2,892
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$118,602	\$127,100	\$123,200
Average House Value	\$305,769	\$355,267	\$335,420

* Demographic data derived from 2020 ACS - US Census



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