

~ **FOR SALE or LEASE** ~

**FIRST FLOOR OFFICE CONDOMINIUM
BROOKFIELD OFFICE PARK
304 Federal Road, Unit 210, Brookfield, CT**



TOWER REALTY CORP.



**304 Federal Road (Route 7), Unit 210
Brookfield, CT**

Sale Price: \$62,500

Lease Price: \$725 Monthly + Utilities

Freshly painted first floor office suite with three private offices, and waiting room. 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: | +/- 605 Sq. Ft. |
| Zone: | C-1 (Commercial) |
| Utilities: | Well; City Sewer |
| Heating: | Heat Pump |
| Cooling: | Central A/C |
| Bath: | Common bath in hallway |
| Taxes: | \$1,175 per year |
| Common Charges: | \$256 per month |



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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LOCATION MAP - BROOKFIELD OFFICE PARK

304 FEDERAL ROAD,
BROOKFIELD, CT



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