

~ FOR SALE ~

**825 Federal Road
Brookfield, CT
COMMERCIAL /RESIDENTIAL BUILDINGS
TOTALING 2,629 SQ. FT.**



TOWER REALTY CORP.



Unique opportunity for user or investor!
Property has first floor commercial, second floor residential and a free standing residential cottage. Cottage and house are both well maintained with hardwood floors, fully applianced kitchens, and air conditioning. Building are connected to town water & sewer. Previous commercial tenant was paying \$1,600 per month.

Size:	+/- 1,244 Sq. Ft.
Land:	+/- 0.38 Acres
Building 1:	+/- 1,244 Sq. Ft. Main Floor +/- 825 Sq. Ft. Second Floor One Bedroom Apartment
Building 2:	+/- 560 Sq. Ft. Freestanding One Bedroom Apartment
Zone:	TCD (Retail/Office)
Heating:	Two Oil Furnaces (Building 1) Electric (Building 2)
Cooling:	Central Air
Utilities:	Public Water & Sewer
Sale Price:	\$595,000



Mick Consalvo
203.241-5188
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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.

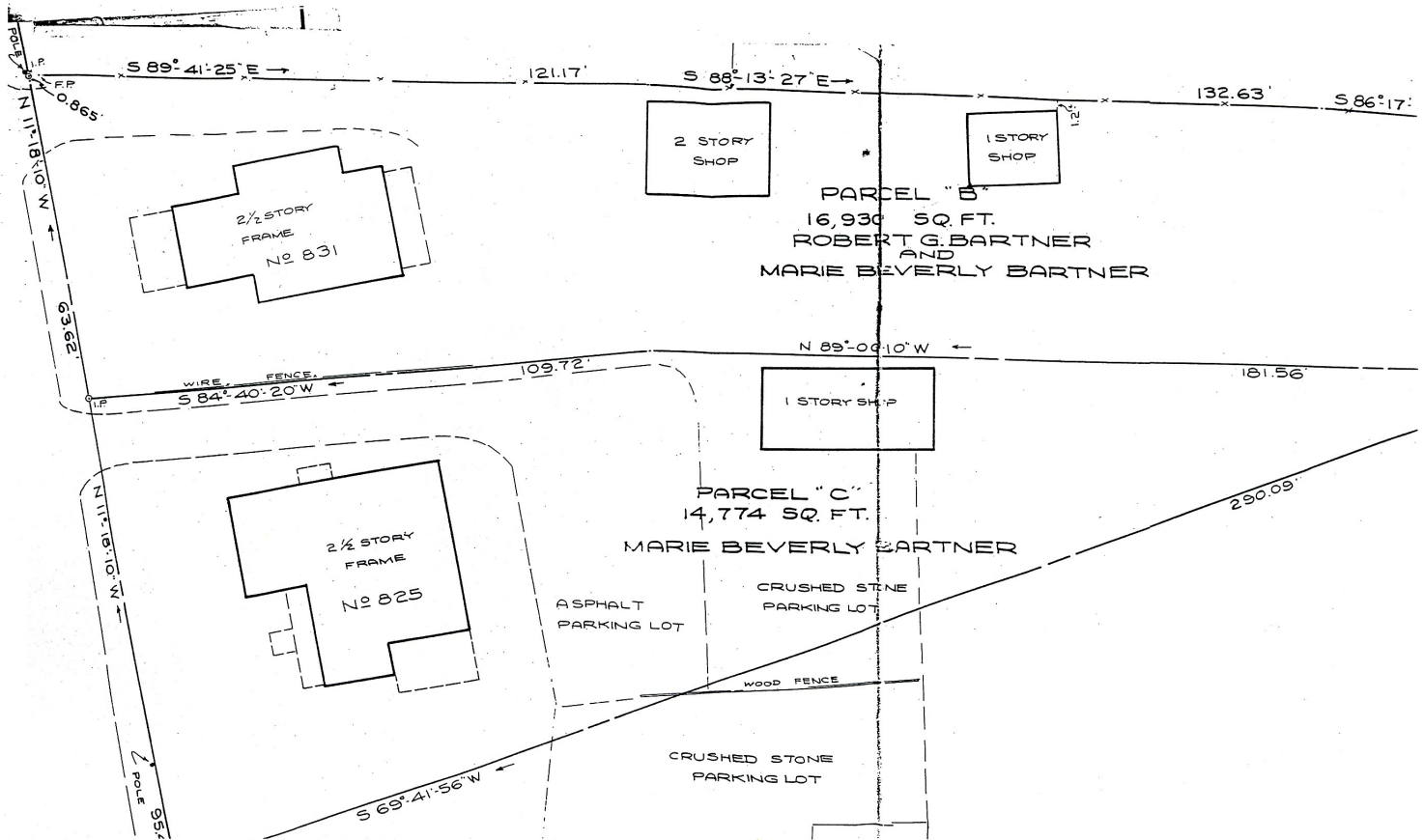


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