

**~ FOR SALE ~  
636 FEDERAL ROAD, BROOKFIELD, CT**



**TOWER REALTY CORP.**

**INVESTMENT / DEVELOPMENT PROPERTY**



**636 Federal Road,  
Danbury, CT**

**Price: \$2,450,000**

Current net operating income is \$148,320 per year. Approvals are in place for 10 apartments over the retail space (6— 2 bedrooms & 4—1 bedrooms). The property has over 300' of road frontage on Rt. 7 with easy access to I84. Ideal site for future development of retail, restaurants, medical or professional use. Water, sewer & gas available.



Buildings:           4,600 Sq. Ft   Building 1  
                          23,660 Sq. Ft.   Building 2

Lot Size:            +/- 2.61 Acres

Road Frontage:   +/- 306' on RT. 7

Zone:                CG-S (commercial )

Utilities:           City sewer and well water  
Sewer, Water & Gas available  
in road.

Traffic Count:    17,188 cars per day at the US 7  
Highway entrance

Parking:           +/- 110 spaces

Taxes:              \$35,086 per year



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~ ADDITIONAL PHOTOS ~



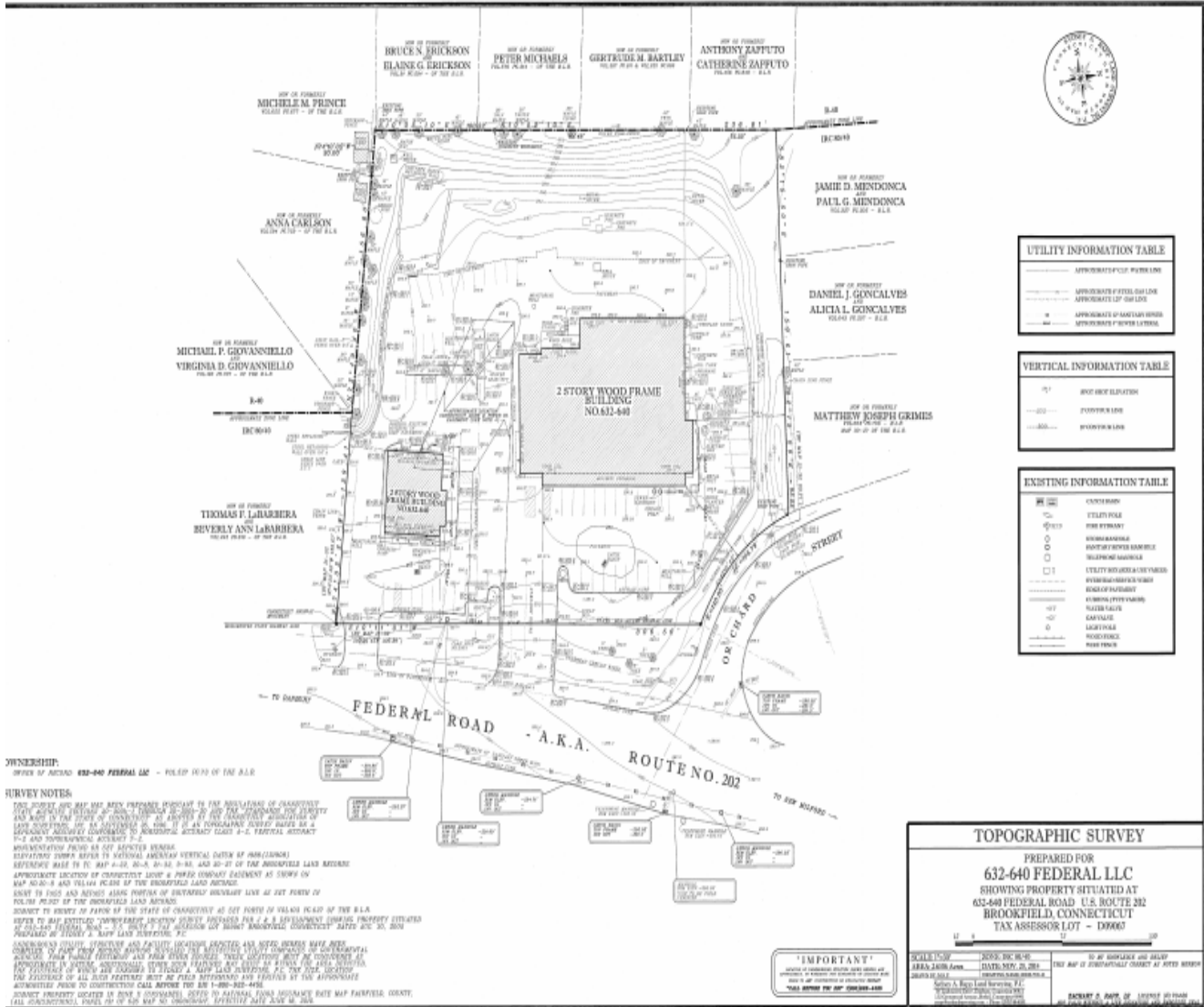
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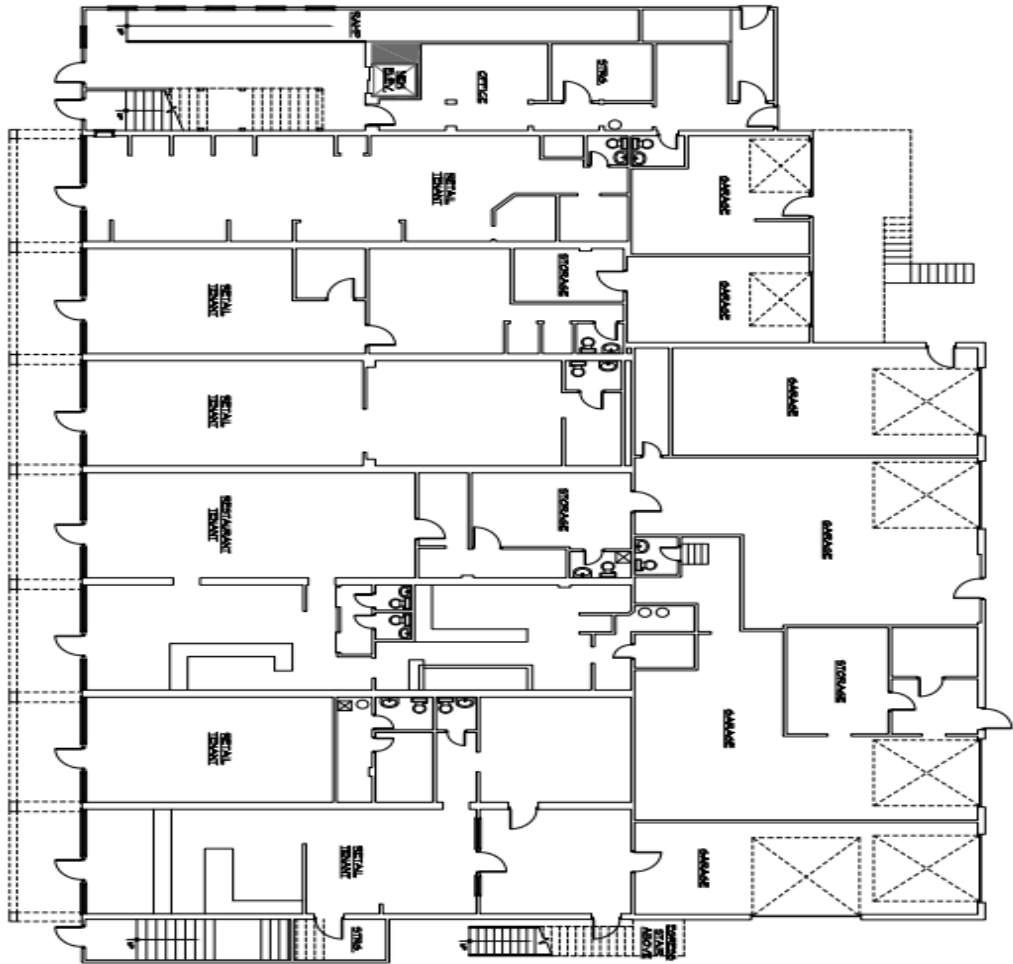
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~ Current First Floor Lay Out  
Building 2~



1 FIRST FLOOR PLAN  
SCALE 3/8" = 1'-0"



<b>BBS Design, LLC</b> 177 Main Street Westport, CT 06890 Phone: 203.948.2891 Fax: 203.948.2892 www.bbsdesign.com	
<b>FLOOR PLANS</b>	
<b>NEW APARTMENTS</b> 440 FEDERAL ROAD BROOKFIELD, CONNECTICUT	
PROJECT NO: DD-1 DATE: 08/18/09	DD-1



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~ Potential Apartment Layout ~



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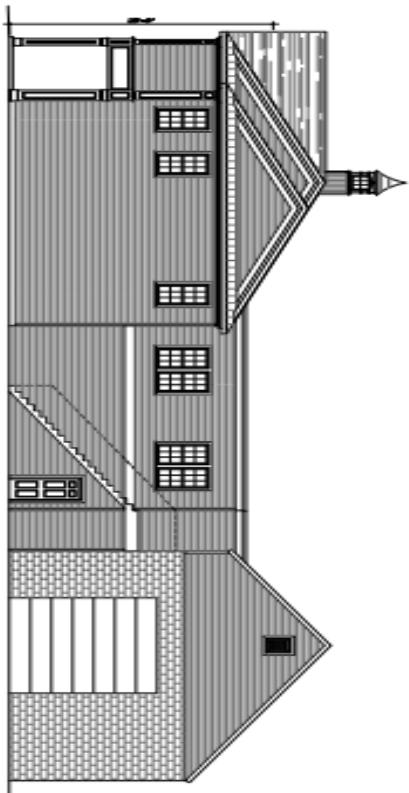
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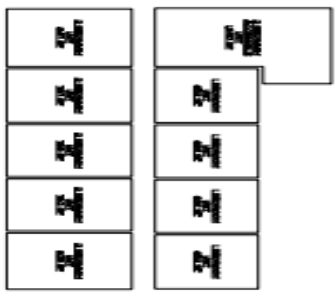
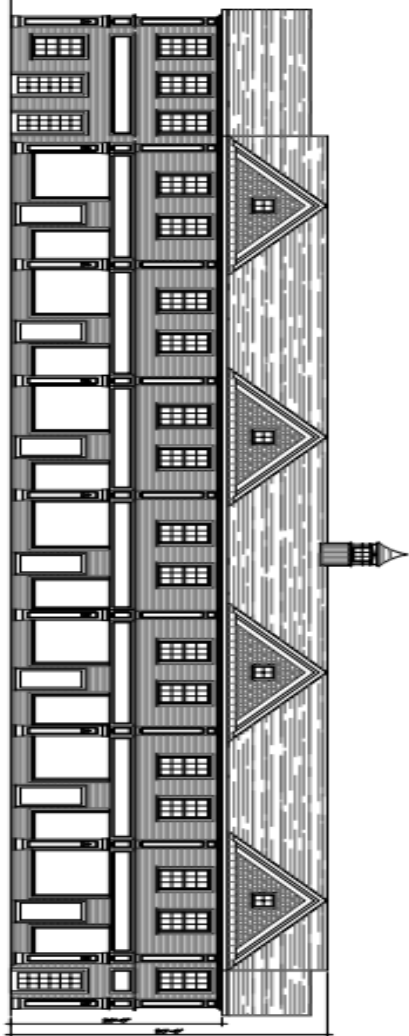
~ Future Building 2 Elevation ~

<p><b>1</b> <b>GENERAL NOTES:</b></p> <p>1.1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.</p> <p>1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</p> <p>1.3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>1.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>1.5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.</p>	<p><b>2</b> <b>FOUNDATION:</b></p> <p>2.1. FOUNDATION SHALL BE CONCRETE ON GRADE.</p> <p>2.2. FOUNDATION SHALL BE REINFORCED WITH #4 BARS @ 18" ON CENTER.</p> <p>2.3. FOUNDATION SHALL BE FINISHED WITH BRICK OR STONE.</p>	<p><b>3</b> <b>WALLS:</b></p> <p>3.1. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH BRICK OR STONE FINISH.</p> <p>3.2. INTERIOR WALLS SHALL BE GYPSUM BOARD WITH PLASTER OR DRYWALL.</p> <p>3.3. WALLS SHALL BE FINISHED WITH PAINT OR WALLPAPER.</p>	<p><b>4</b> <b>FLOORING:</b></p> <p>4.1. FLOORING SHALL BE CONCRETE SLAB ON GRADE.</p> <p>4.2. FLOORING SHALL BE FINISHED WITH POLISHED CONCRETE OR TILE.</p> <p>4.3. FLOORING SHALL BE FINISHED WITH CARPET OR HARDWOOD.</p>	<p><b>5</b> <b>ROOFING:</b></p> <p>5.1. ROOFING SHALL BE ASPHALT/FLY SHingles.</p> <p>5.2. ROOFING SHALL BE FINISHED WITH BRICK OR STONE.</p> <p>5.3. ROOFING SHALL BE FINISHED WITH METAL OR CLAY.</p>
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2 RIGHT SIDE ELEVATION  
SCALE 3/8" = 1'-0"



1 FRONT ELEVATION  
SCALE 3/8" = 1'-0"



INVESTIGATING WATER RESOURCES 12/08/16

**BEES DESIGN, LLC**  
11 BROADWAY  
WATERBURY, CT 06705  
781-221-7800  
www.beesdesign.com

**EXTERIOR ELEVATIONS**

**MEN APARTMENTS**  
440 FEDERAL ROAD  
BROOKFIELD, CONNECTICUT

DD-3



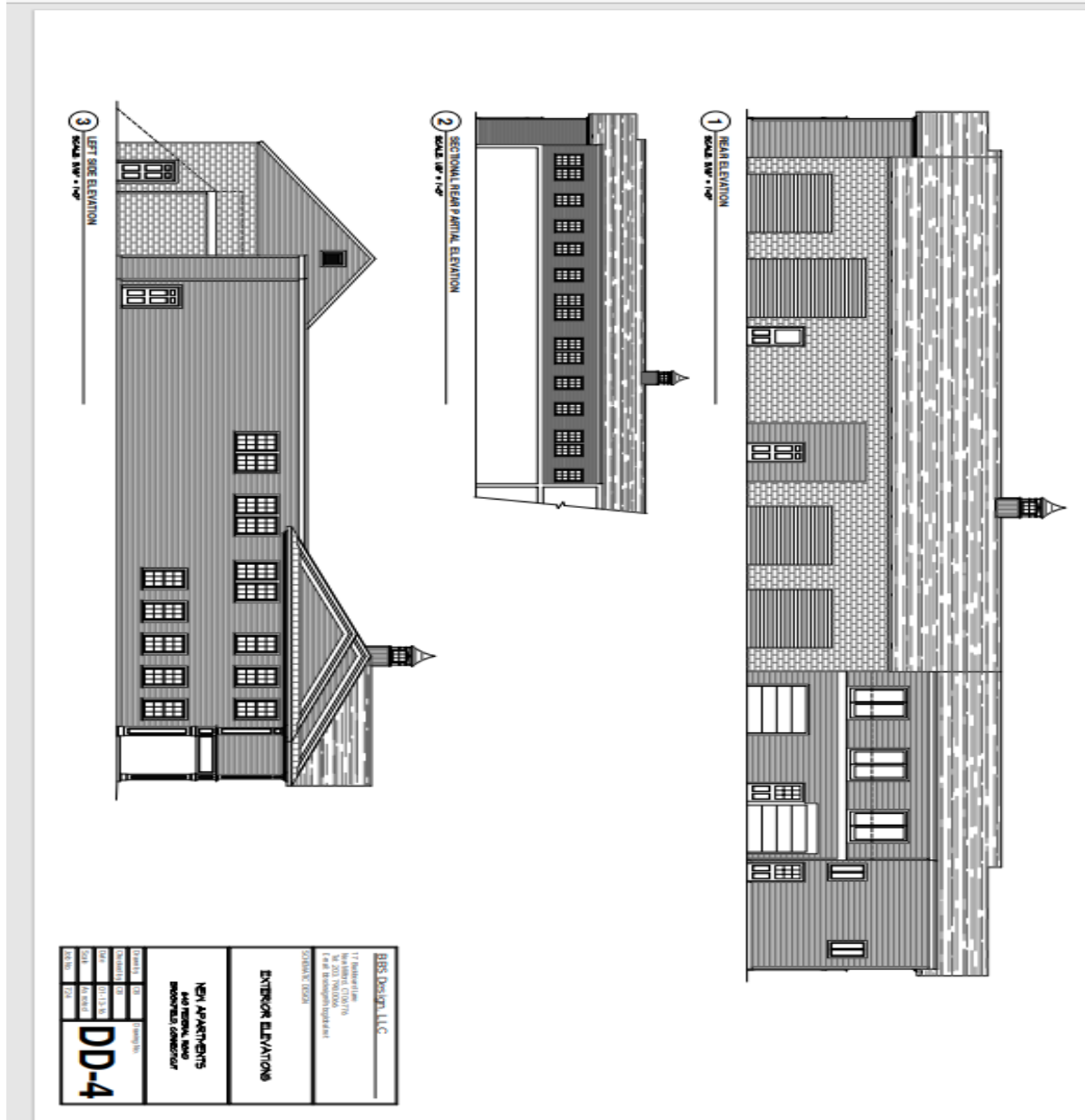
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*~Future Potential Side & Rear Elevation  
Building 2~*



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2021-Jan-20

Article 4 – Commercial and Industrial Districts

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4.1 Purposes

A. Regional Commercial (C-1)

The purpose of the Regional Commercial (C-1) District is to allow for commercial and professional activities that have regional draw, especially the retail sale of goods and services.

B. Neighborhood Commercial (C-2)

The purpose of the Neighborhood Commercial District is to allow smaller-scale commercial and professional activities primarily serving local residents.

C. Commercial Gateway North (CG-N)

The purpose of the Commercial Gateway North District (CG-N) is to provide an attractive entrance into Brookfield and a transition to the Town Center District along Federal Road that allows for a variety of commercial and higher-density residential uses that have high-quality site and building design with interconnected vehicular and pedestrian systems.

D. Commercial Gateway South (CG-S)

The purpose of the Commercial Gateway South District (CG-S) is to provide an attractive transition to the Town Center District along Federal Road that allows for a variety of commercial and higher-density residential uses that have high-quality site and building design with interconnected vehicular and pedestrian systems.

E. Marine Commercial (MC)

The purpose of the Marine Commercial District (MC) is to allow for certain residential, institutional, recreational and marine commercial uses in select, concentrated locations that are primarily residential.

F. Industrial (I-1)

The purpose of the Industrial District (I) is to allow and protect industrial development opportunities that are adequately supported by the land and contribute to the Town's economic base.

G. Corporate Park (CP)

The purpose of the Corporate Park District (CP) is to allow industrial development opportunities in a park-type environment.

H. Town Center District (TCD)

See Section 5.1 of these Regulations for details on the Town Center District.



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**Article 4 – Commercial and Industrial Districts**

**4.2 Permitted Uses**

**A. Permitted Uses Table**

ZP = Zoning Permit Site = Site Plan SP = Special Permit, public hearing required

**Table of Permitted Commercial and Industrial Uses**

1. Community Services	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Community service facility	Site	Site	Site	Site	SP	SP	SP	SP
2. Institutional Uses	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Cemetery	SP	SP	SP	SP				
b. Daycare (child and adult)	SP	SP	SP	SP		SP	SP	SP
c. Places of worship/parish houses and centers, provided a minimum lot area of 120,000 square feet	SP	SP		SP	SP			SP
d. Public buildings (state or federal)	SP	SP	SP	SP	SP	SP	SP	SP
e. Schools – public, private, preschools, training schools	SP	SP	SP	SP	SP	SP	SP	SP
f. Town of Brookfield buildings	Site	Site	Site	Site	Site	Site	SP	SP
3. Dwellings and Residential Care	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. One-family dwellings	ZP	ZP		Site	ZP			Site*
b. Multi-family dwellings (see Section 3.14)	SP	SP	SP	SP				SP*
c. Planned Age Restricted Community (PARC) (see Section 3.15)	SP	SP	SP	SP		SP †		SP*
d. Assisted living facility, congregate housing, continuing life care community, or nursing facility	SP	SP	SP	SP		SP †	SP	SP
e. Residential dwelling units on floors other than the first floor in mixed-used buildings.	Site	Site	SP	SP	SP			Site
* See Section 5.1 for limitations on one-family homes, PARCs, and Multi-Family Dwellings in the TCD Overlay Zone. † Must be in a Residential district.								
4. Agriculture and Animals	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Kennels (see 4.41)	SP	SP	SP	SP		SP		
b. Agriculture/farm stand (see 4.48)	ZP	ZP	ZP	ZP		ZP	Site	
c. Commercial livestock or poultry (4.48)	ZP	ZP	ZP	ZP		ZP		
d. Greenhouses	Site	Site	Site	Site		Site	Site	
e. Veterinary offices and animal hospitals (see 4.41)	Site	Site	SP	Site		SP	Site	SP
f. Riding stables, Boarding, & Livery	Site	Site	SP	Site		SP	Site	SP
5. Lodging	CG-N	CG-S	C-1	C-2	MC	I-1	CP	TCD
a. Hotels/motels/inns, provided a minimum lot area of 80,000 square feet plus 2,000 square feet for each room	SP	SP	SP	SP	SP	SP	SP	SP
b. Bed and Breakfast	SP	SP		SP	SP			SP
c. Conference centers as accessory uses to hotels/motels/inns	SP	SP	SP	SP		SP	SP	SP



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<b>6. Retail Sales and Service</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. General retail (building footprint < 7,500 sq ft)	Site	Site	Site	Site		Site		SP*
b. General retail (building footprint ≥ 7,500 sq ft)	SP	SP	Site	SP		SP		SP*
c. Drive-thru facilities	SP	SP	SP	SP	SP			SP*
d. Outside storage or display of merchandise	SP	SP	SP	SP		SP		SP
e. Retail sale limited to commodities that are manufactured, processed, fabricated, or warehoused on the premises provided that the total floor area devoted to retail sales does not exceed 50% of gross floor area of all building on the premises.	SP	SP	SP	SP		Site	SP	
f. Sale at wholesale of an commodity except live animals and commercial explosives.	SP	SP	Site	Site		Site	Site	
g. Adult-oriented business (see 4.4A)			SP					
h. Alcohol (see 4.4C)	Site	Site	Site	Site				Site
i. Medical Marijuana Dispensary (see 4.4xx)						SP		
j. Artisan/Craftsman studio/shop	SP	SP	SP	SP	SP	SP	SP	SP
k. Automobile/boat/motorcycle/equipment sales and rental	SP	SP	Site	SP	SP			
l. Automobile and boat service (limited or general motor vehicle repair license) (see 4.4D)	SP	SP	SP	SP	SP	SP	SP	
m. Car wash, provided that all building and equipment is set back a minimum of 100 feet from the front lot line.	SP	SP	SP	SP	SP	SP		
n. Dry cleaner/laundry	SP	SP	SP	SP		SP	SP	SP
o. Flower, nursery, garden centers	SP	SP	SP	SP				SP
p. Gasoline sales/filling station	SP	SP	SP	SP				
q. Parking garage (freestanding whether or not connected to another building)	SP	SP	SP	SP		SP	SP	SP
r. Parking garage (under building)	SP	SP	SP	SP	SP	SP	SP	SP
s. Personal service business	Site	Site	Site	Site	SP			Site
t. Rental, equipment and supplies	Site	Site	Site	Site	SP	SP	Site	SP
u. Undertaking and funeral homes	SP	SP	SP	SP		SP		SP

\* See Section 5.1 for special provisions regarding building footprints and Drive-Thrus in the TCD

<b>7. Offices</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. Banks and financial institutions (bidg footprint < 5,000 sq ft)	Site	Site	Site	Site		Site	Site	Site
a. Banks and financial institutions (bidg footprint ≥ 5,000 sq ft)	SP	SP	SP	SP		SP	SP	SP
b. Medical and dental offices and laboratories (bidg footprint < 5,000 sq ft)	Site	Site	Site	Site		Site	Site	Site
b. Medical and dental offices and laboratories (bidg footprint ≥ 5,000 sq ft)	SP	SP	SP	SP		SP	SP	SP
c. Professional and business offices (bidg footprint < 5,000 sq ft)	Site	Site	Site	Site		Site	Site	Site
c. Professional and business offices (bidg footprint ≥ 5,000 sq ft)	SP	SP	SP	SP		SP	SP	SP

<b>8. Food and Beverage Establishments</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC*</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. Fast-food restaurant	SP	SP	Site	Site		SP		SP
b. Sit-down restaurant	Site	Site	Site	Site	Site		Site	Site
c. Limited-service restaurant	Site	Site	Site	Site	SP	SP	Site	Site
d. Outdoor dining accessory to a sit-down restaurant (see Section 6.9) [amended eff. 2020-Sep-15]	Site	Site	Site	Site	SP		SP	SP
e. Tavern with a permit	Site	Site	Site	Site	SP		SP	SP
f. Bar/café with a permit	SP	SP	Site	Site	SP		SP	SP
g. Brewpub with brewery	SP	SP	SP	SP		SP	SP	SP
h. Brewpub with microbrewery, microdistillery	SP	SP	SP	SP	SP	SP	SP	SP
i. Catering establishment where food is prepared for delivery and consumption off the premises	Site	Site	Site	Site	SP	SP	SP	SP

\* See Section 5.1 for special provisions regarding building footprints in the TCD



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<b>9. Industrial</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. Assembling, manufacturing, and processing of products, supplies, and/or equipment	SP	SP	SP	SP		Site	Site	
b. Publishing and printing	SP	SP	SP	SP		Site	Site	
c. Research laboratories (excluding medical laboratories)	SP	SP	SP	SP		Site	Site	
d. Truck and bus terminals						SP		
e. Warehousing and distribution	SP	SP	SP	SP		Site	Site	
f. Wholesale	SP	SP	SP	SP		Site	Site	

<b>10. Recreation</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. Assembly halls and theaters	SP	SP	SP	SP		Site	SP	SP
b. Gymnasiums	Site	Site	Site	Site		Site	SP	SP
c. Health and fitness centers	Site	Site	Site	Site		Site	SP	Site
d. Indoor courts, pools, sporting areas (see 4.4F)	Site	Site	Site	Site		Site	SP	SP
e. Marinas, docks and slips (see 4.4E)					SP			
f. Outdoor courts, pools, play areas (see 4.4F)	SP	SP	SP	SP	SP	Site	SP	

<b>11. Storage</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. Bulk storage of materials	SP	SP	SP	SP		SP	SP	
b. Motor vehicles, indoor	SP	SP	SP		SP	Site	SP	
c. Motor vehicles, outdoor						SP	SP	
d. Boats, indoor	SP	SP			SP	Site	SP	
e. Boats, outdoor					SP	SP	SP	
f. Contractor's equipment, indoor	SP	SP	SP			Site	SP	
g. Contractor's yard and outdoor equipment storage (see 4.4E)			SP			Site	SP	
h. Self-storage facilities			SP			Site	SP	

<b>12. Energy and Utilities</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. Utilities (electric, water, natural gas, public, sewer)	SP	SP	SP	SP		Site	SP	SP
b. Solar energy as an accessory to a principal use (see 4.4I)	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
c. Telecommunications towers and antennae (see 7.2)	SP	SP	SP	SP		SP	SP	
d. TV and data facilities	SP	SP	Site	Site		Site	SP	

<b>13. Mix or Combination of Uses</b>	<b>CG-N</b>	<b>CG-S</b>	<b>C-1</b>	<b>C-2</b>	<b>MC</b>	<b>I-1</b>	<b>CP</b>	<b>TCD</b>
a. The combination or mixture of <b>Commercial</b> and <b>Industrial</b> uses that are permitted within the District on the same parcel (see 4.4K)	SP	SP	SP	SP		SP	SP	SP
b. The combination or mixture of <b>Commercial</b> and <b>Residential</b> uses that are permitted within the District on the same parcel (see 4.4L)	SP	SP		SP				SP



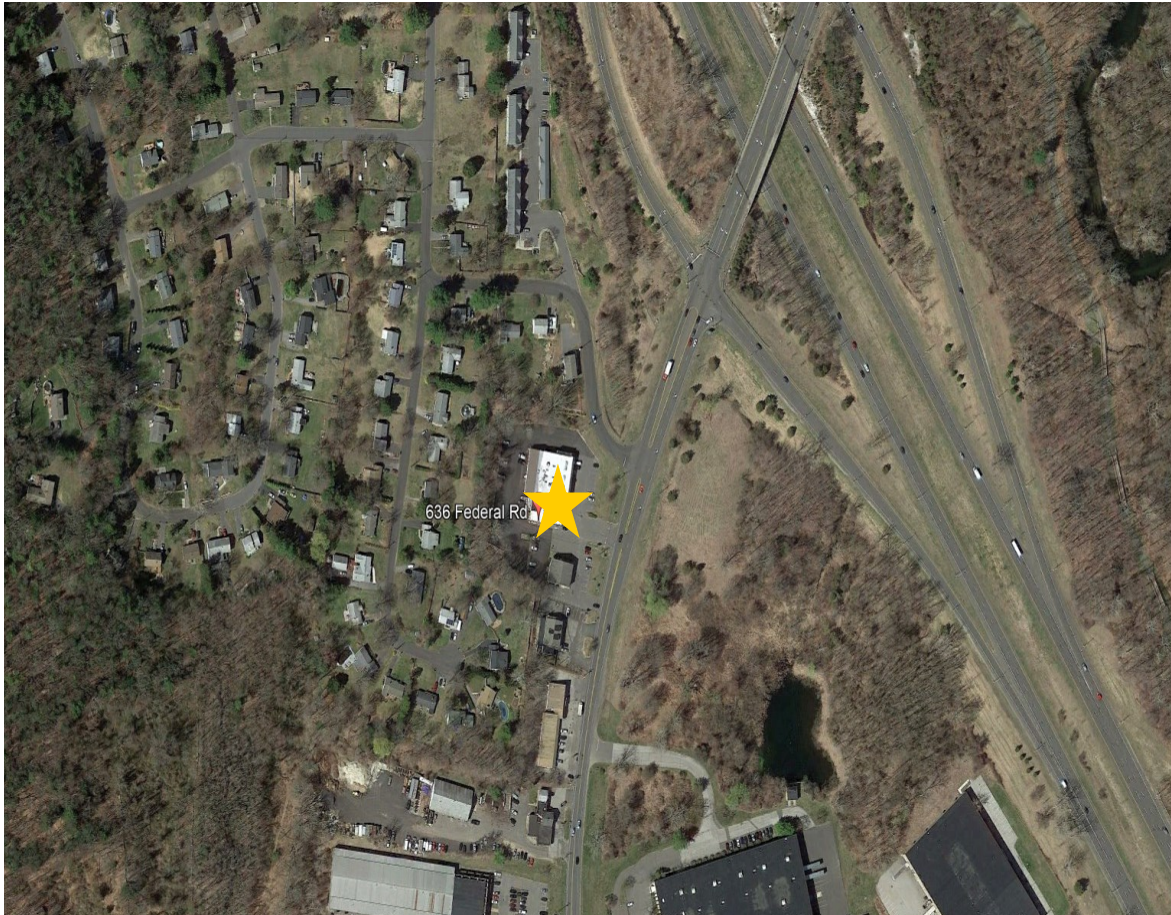
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~ LOCATION MAP~



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