

**FOR SALE // 304 FEDERAL, UNITS 201, 202, 203, BROOKFIELD, CT**



**PROPERTY DESCRIPTION**

Ideal first floor office suites in well-maintained building. Perfect for professional office or medical use. Suite features private office, six exam rooms, nurse stations, kitchenette and IT closet. Complex has great parking and superb location on Rt. 7 with easy access to I-84.

**PROPERTY HIGHLIGHTS**

- Zone: C-1 (Office/Medical)
- Heating: Electric Forced Air
- Cooling: Central A/C
- Plumbing: 1 Bath w/Common Baths in Hallway
- Utilities: City Water and Sewer
- Taxes: \$2,637.17/year
- Common Charges: \$965.04/month

**OFFERING SUMMARY**

Sale Price:	\$249,900
Unit Size:	1,682 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,342	5,905	12,561
Total Population	3,112	13,561	30,964
Average HH Income	\$125,250	\$120,416	\$119,445



**MICK CONSALVO**  
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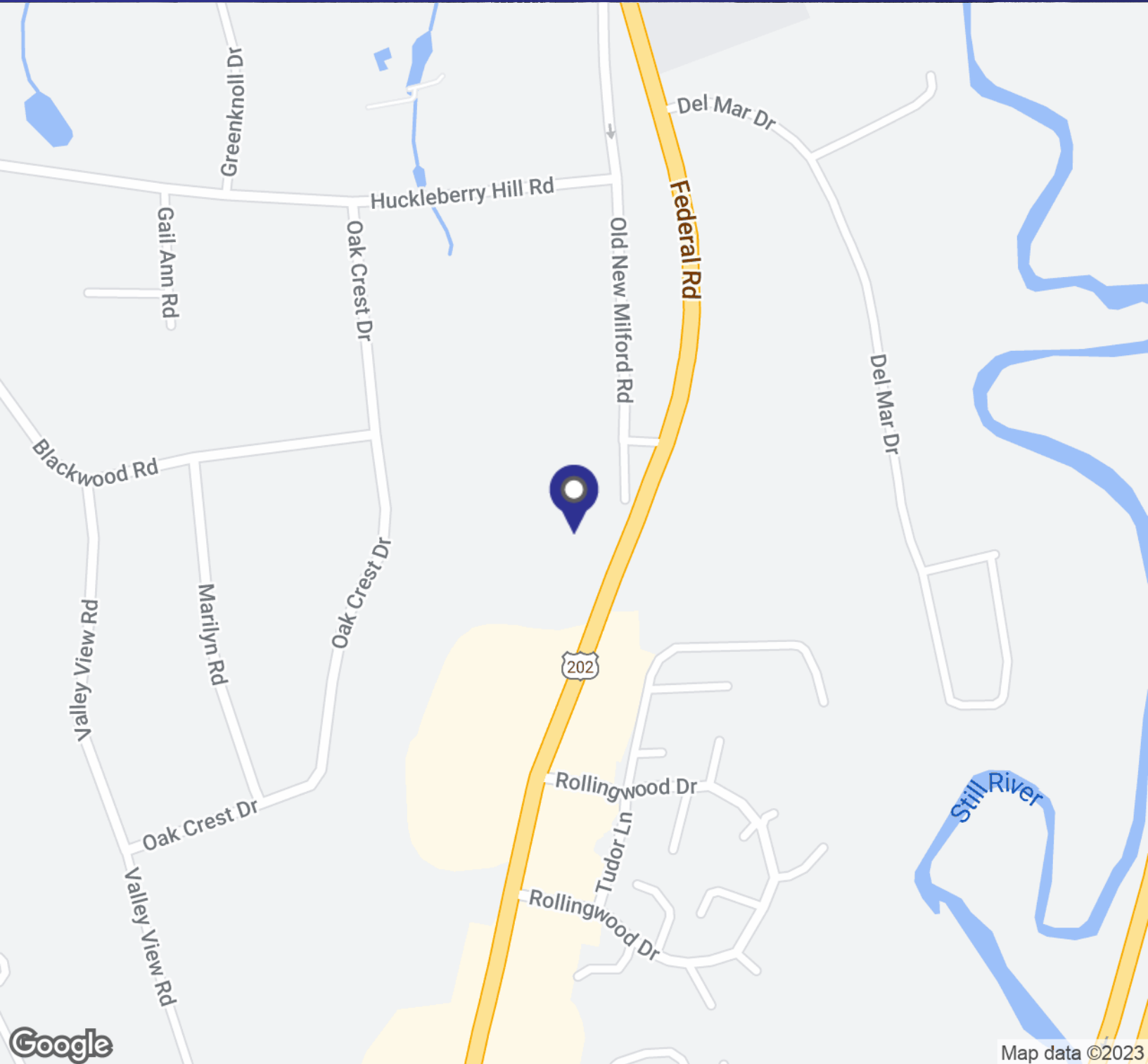


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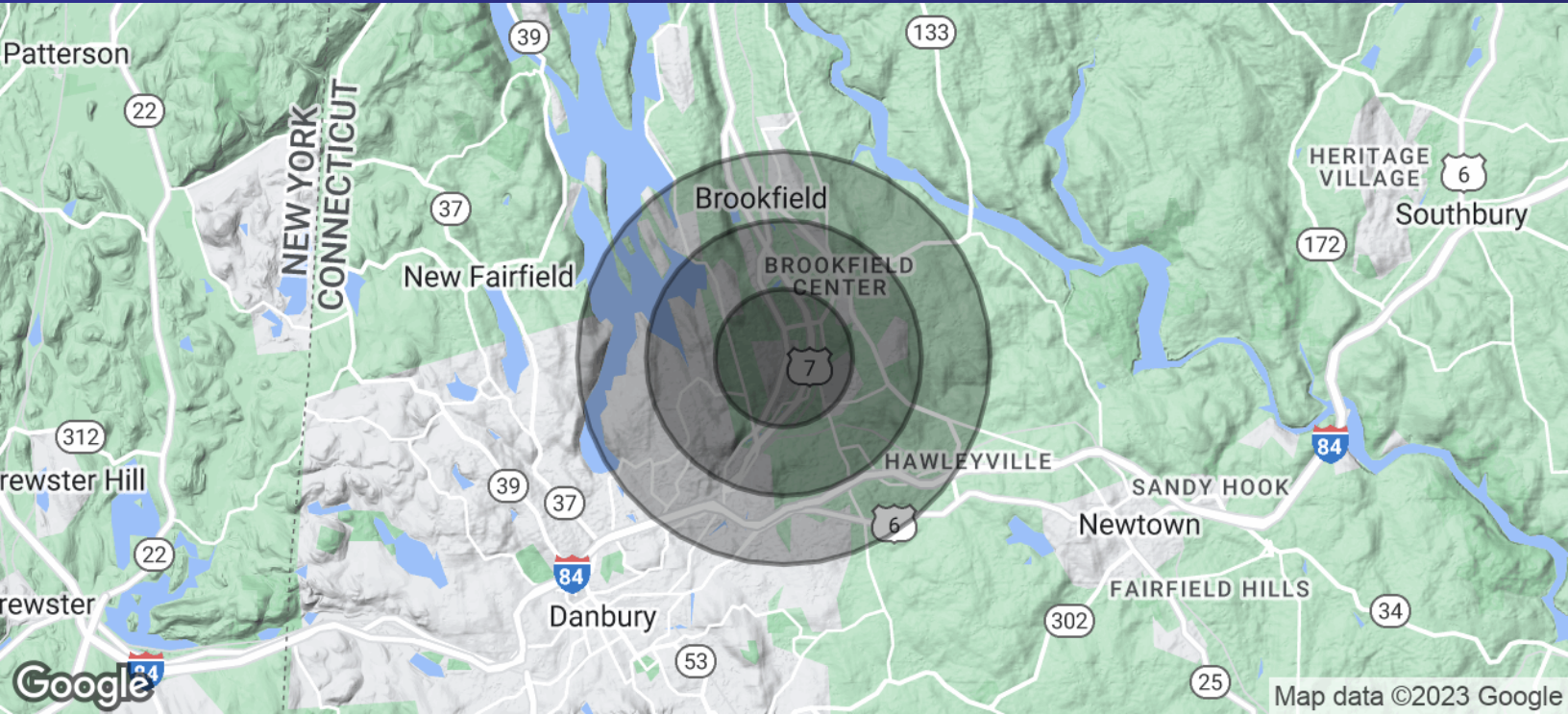
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,112	13,561	30,964
Average Age	43.9	46.2	44.1
Average Age (Male)	39.7	44.9	42.0
Average Age (Female)	45.2	45.9	44.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,342	5,905	12,561
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$125,250	\$120,416	\$119,445
Average House Value	\$337,539	\$332,913	\$355,430

\* Demographic data derived from 2020 ACS - US Census



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