

**FOR SALE // 475 FEDERAL RD, BROOKFIELD, CT**



**PROPERTY DESCRIPTION**

Rare opportunity to own a well maintained commercial/residential property in the heart of Brookfield. Currently leased with under market rents. This 2.12 Acre property has plenty of parking and great signage on RT. 7. This building includes 5 commercial rentals and 2 residential rentals. Ideal for investor or owner occupant.

**PROPERTY HIGHLIGHTS**

- 7 Units
- Built 1900 (Remodeled 2006)
- C-2 (commercial) Zone
- Gas Heat
- Central A/C
- Sewer, Gas, Well (City Water Available)
- Parking: +/- 29 Spaces
- Separately metered gas heat and central A/C in Commercial Units
- Separately Metered Electric Heat in Residential Units

**OFFERING SUMMARY**

Sale Price:	\$1,195,000
Lot Size:	2.12 Acres
Building Size:	9,896 SF
Taxes	\$20,834 per Year
NOI	\$63,976.96
Cap Rate	5.6%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	343	1,348	2,890
Total Population	764	3,192	7,021
Average HH Income	\$119,366	\$126,798	\$122,704

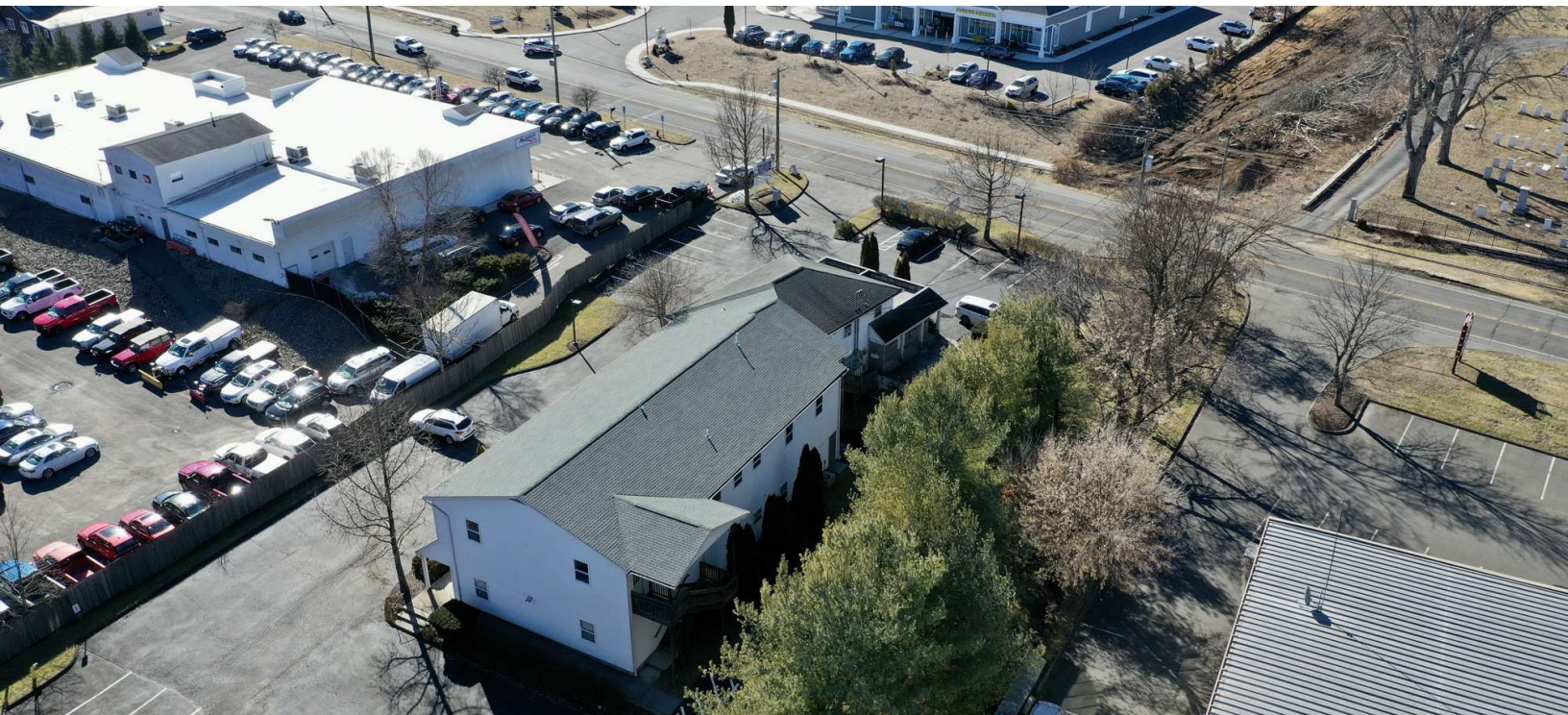


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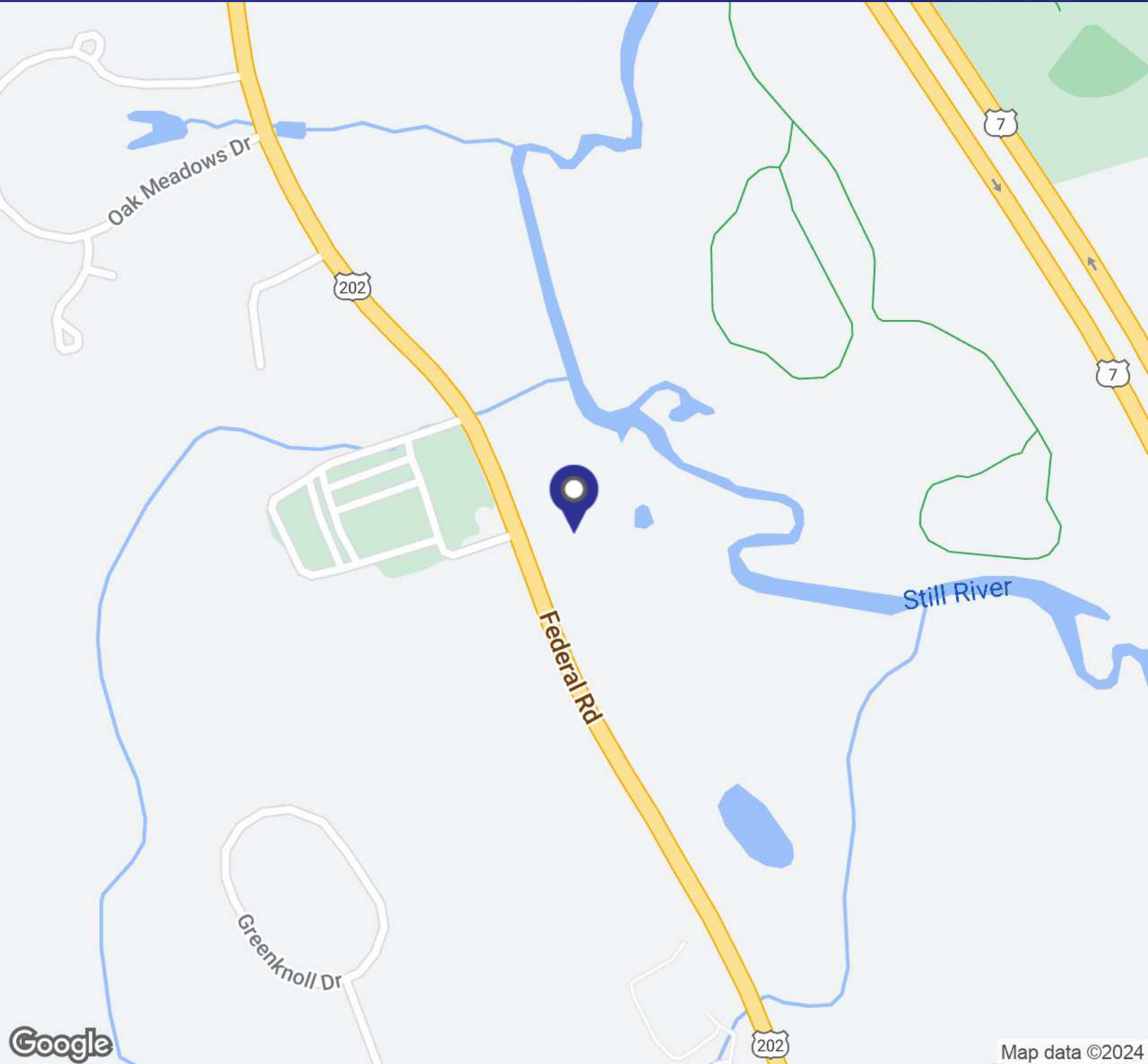
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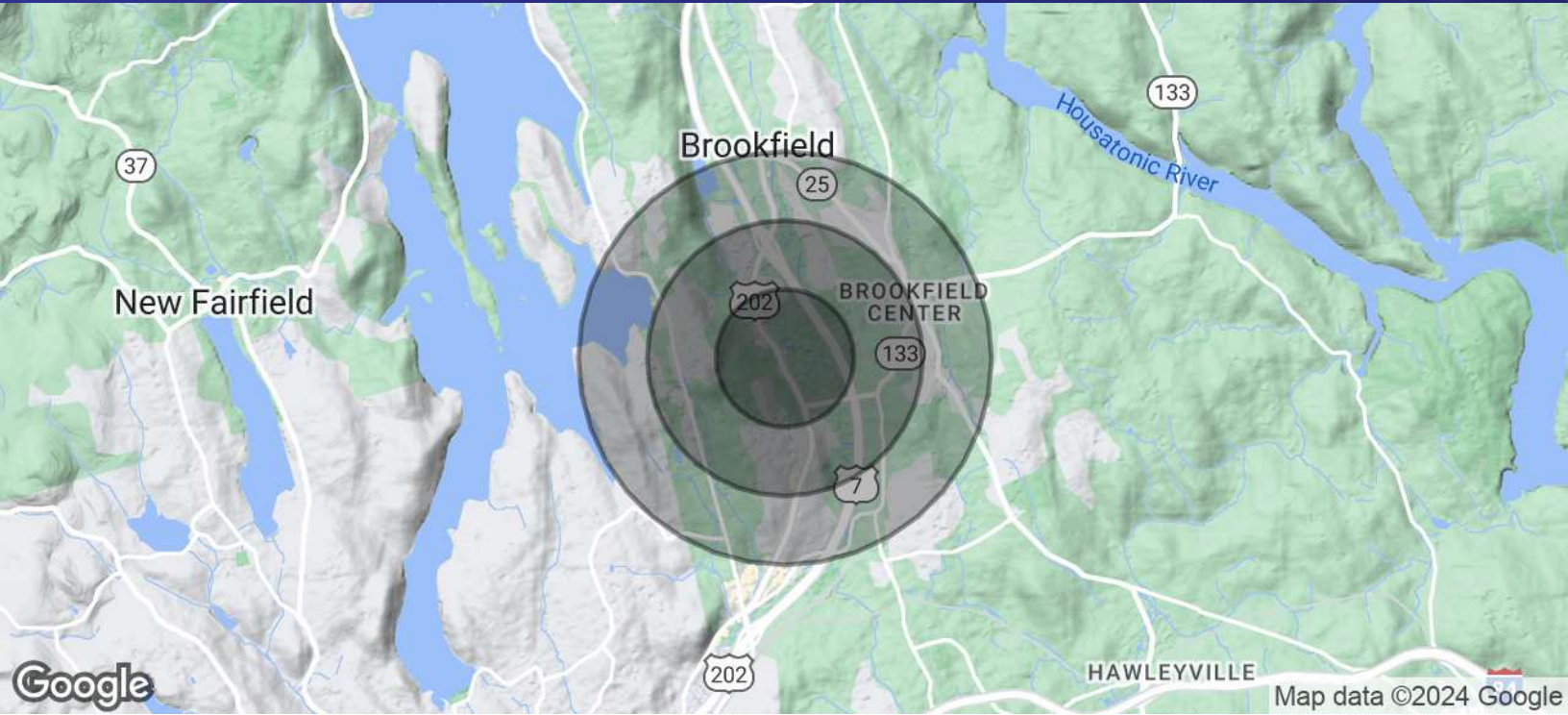
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	764	3,192	7,021
Average Age	43.4	43.3	43.6
Average Age (Male)	39.4	39.8	41.6
Average Age (Female)	44.9	44.4	43.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	343	1,348	2,890
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$119,366	\$126,798	\$122,704
Average House Value	\$309,422	\$358,122	\$336,845

\* Demographic data derived from 2020 ACS - US Census



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Income:

Unit	Tenant	Sq. Ft.	Monthly Rent	Lease Experations
A	Coach Tours		\$1,850.00	6/30/2024
B	Elegant Cleaning Services LLC		\$1,273.08	2/28/2025
C	Handol LLC		\$1,550.00	8/31/2025
D	Residential		\$1,450.00	Month to month
E+F	Cerulean Studios LLC		\$2,250	5/31/2024
G	Residential		\$1,300.00	12/31/2024

**Annual Gross Income: \$116,076.96**

Expenses:	Annual \$\$
Waste Disposal	\$4,600
Grounds Maintenance	\$7,400
Insurance	\$15,200
Taxes	\$20,834
Annual	\$1,500
<b>Total Expenses:</b>	<b>\$49,534</b>

**Net Operating Income \$66,542.96**

**Cap Rate: 5.60%**