

~ FOR SALE or LEASE ~

**FIRST FLOOR OFFICE CONDOMINIUM  
BROOKFIELD OFFICE PARK**



**304 Federal Road (Route 7), Unit 212/213  
Brookfield, CT**

**Sale Price: \$129,900**

**Lease Price: \$1,575 Monthly + Utilities**

First floor office suite with four private offices, reception area, conference room, private bath with shower, and kitchenette. 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:	+/- 1,264 Sq. Ft.
Zone:	C-1 (Commercial)
Utilities:	Well; City Sewer
Heating:	Heat Pump
Bath:	Private bath with shower and common bath in hallway.
Cooling:	Central A/C
Taxes:	\$2,502
Common Charges:	\$530



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# LOCATION MAP - BROOKFIELD OFFICE PARK

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**FLOORPLAN- 304 FEDERAL RD, Units 212-213**



TOWER REALTY CORP.

