

# FOR SALE // BOWLING ALLEY BUSINESS AND REAL ESTATE



## PROPERTY DESCRIPTION

Rare opportunity to own a 32 Lane bowling alley business including real estate!

This freestanding +/- 27,332 SF facility on 3.03 acres has been a successful bowling operation since 1975! This turnkey building comes with full Bar, pool room, pro shop, commercial kitchen, TV System, sound System and scoring System!

<https://strikersofbrookfield.com/>

### 840 FEDERAL RD, BROOKFIELD, CT (RT. 7)

Sale Price:	\$2,800,000
Lot Size:	3.03 Level Acres
Building Size:	27,332 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	345	1,193
Total Population	345	890	3,136
Average HH Income	\$166,984	\$163,980	\$158,034



### MICK CONSALVO

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## PROPERTY HIGHLIGHTS

- City water, sewer, gas, and propane for the kitchen
- +/- 136 car parking
- +/- 153' road frontage on RT. 7
- Metal and steel construction with Brick Veneer
- 4 Bathrooms
- New lighting
- New drop ceiling
- Zone – TCD (town center district)
- Property taxes - \$22,929 per year
- 32 Lanes
- Full Bar
- Pool room
- Pro shop
- Full commercial kitchen
- TV System
- Sound System
- Scoring System



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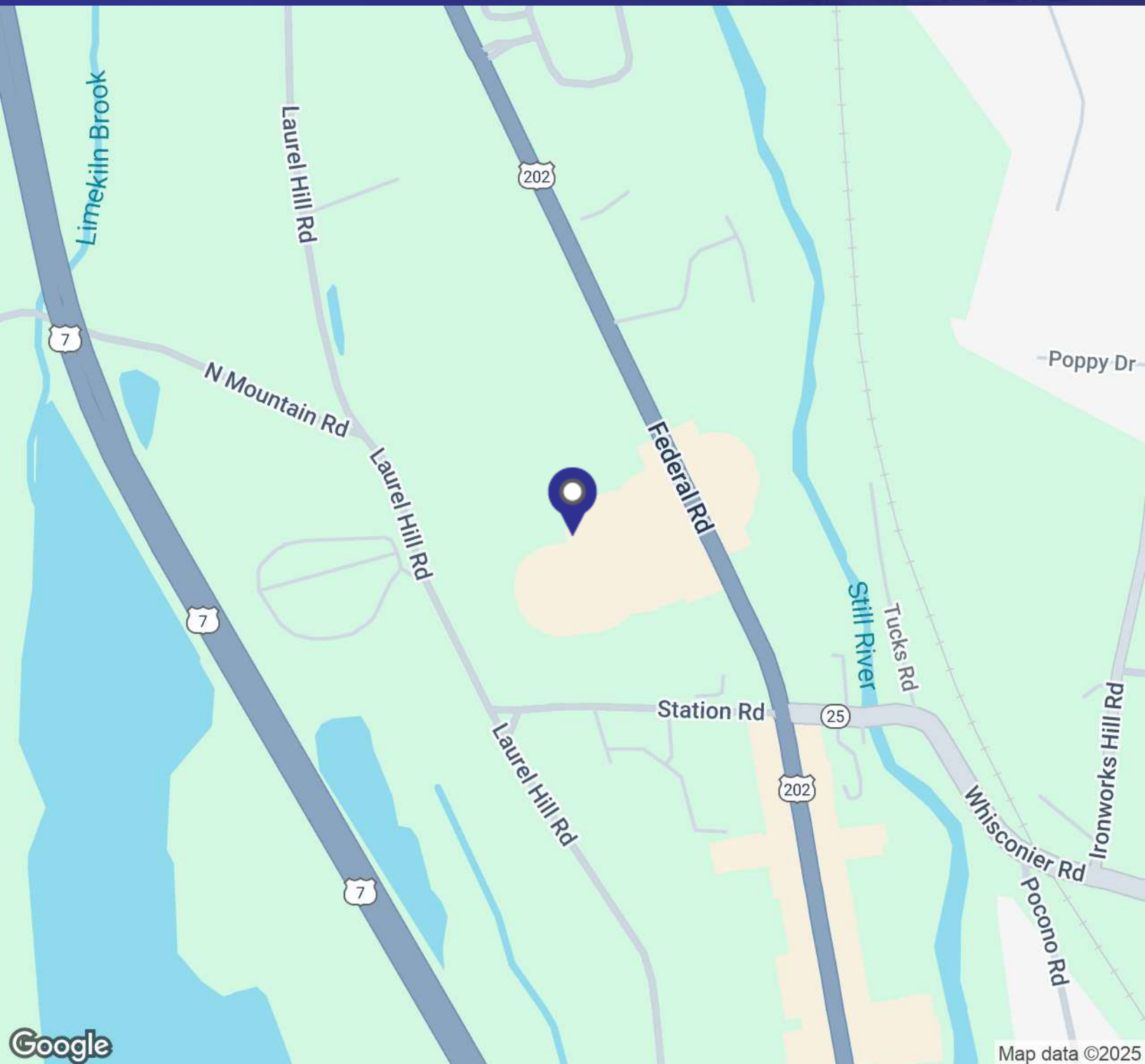
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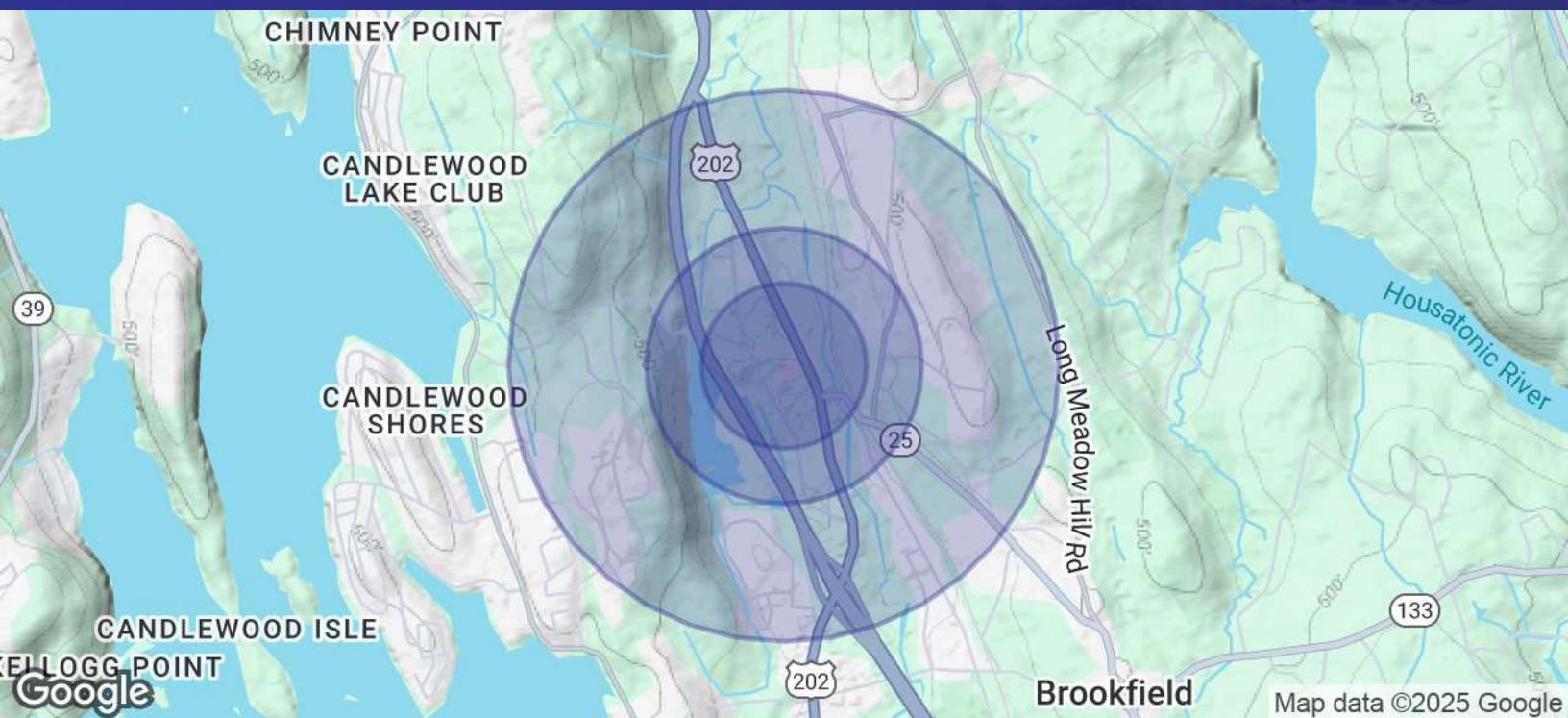
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	345	890	3,136
Average Age	43	43	42
Average Age (Male)	42	42	42
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	345	1,193
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$166,984	\$163,980	\$158,034
Average House Value	\$520,743	\$521,407	\$521,501

Demographics data derived from AlphaMap



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