

FOR SALE // RT.7 // FULLY EQUIPPED TURNKEY SALON/BARBERSHOP



PROPERTY DESCRIPTION

Ideal ground level unit at the Brookfield Commons! Currently set up as a barbershop/salon and being sold turnkey. Fantastic location just north of Costco with easy access to I-84. Potential uses include: Office, Medical/Dental, Rehab/PT, Spa/Beauty, showroom, and retail.

246 FEDERAL RD, UNIT C-15, BROOKFIELD

Sale Price:	\$249,900
Building Size:	+/- 1,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	426	1,324
Total Population	335	964	3,147
Average HH Income	\$142,435	\$149,696	\$157,851



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR SALE // RT.7 // FULLY EQUIPPED TURNKEY SALON/BARBERSHOP



PROPERTY HIGHLIGHTS

- ELECTRIC HEAT PUMP
- CENTRAL A/C
- CITY SEWER, WELL WATER
- C-1 ZONE (OFFICE, MEDICAL, RETAIL)
- PRIVATE BATH
- HANDICAP ACCESSIBLE
- BAMBOO WOOD FLOORING & TILE FLOORING
- UPDATED BATHROOM AND KITCHEN
- FULLY EQUIPPED - EQUIPMENT AND REAL ESTATE FOR SALE
- TAXES: \$3,592 PER YR
- COMMON CHARGES: \$303.27 PER MONTH

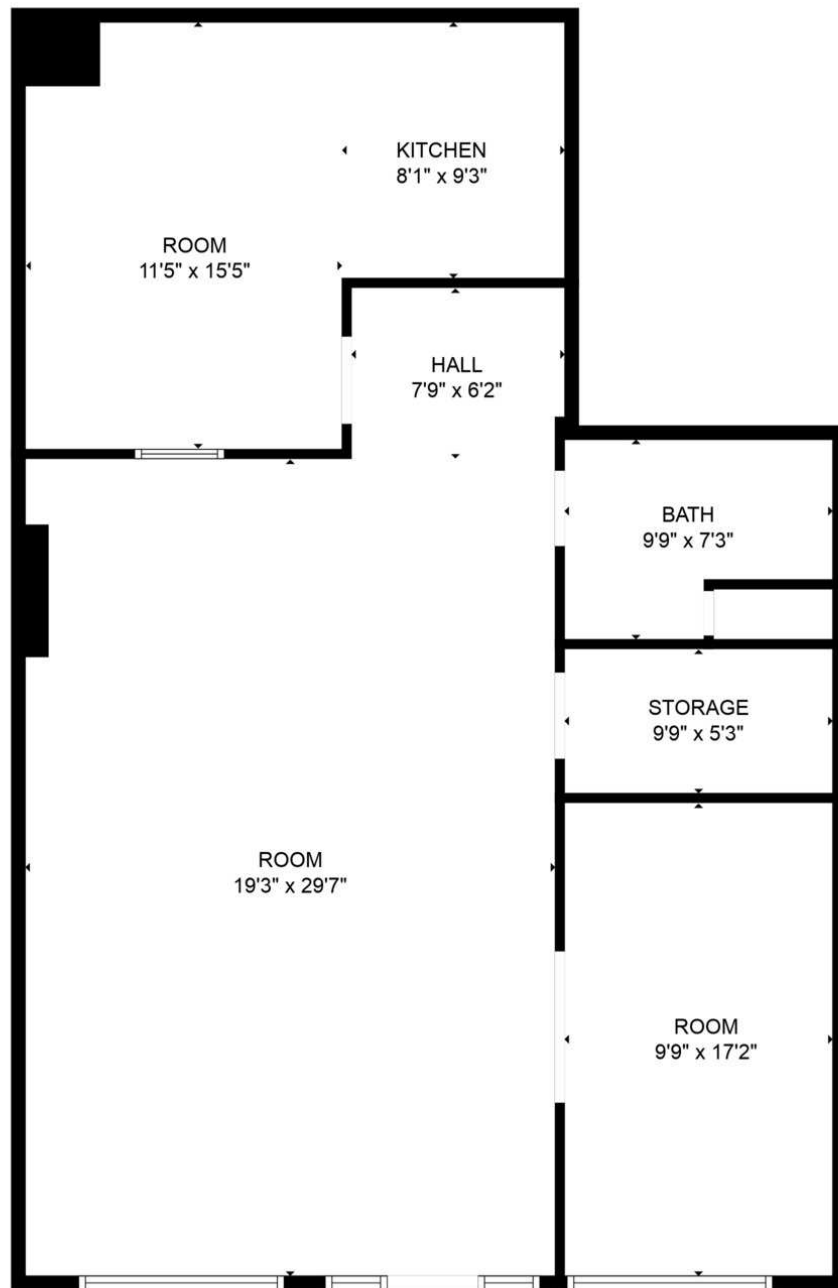


MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR SALE // RT.7 // FULLY EQUIPPED TURNKEY SALON/BARBERSHOP



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



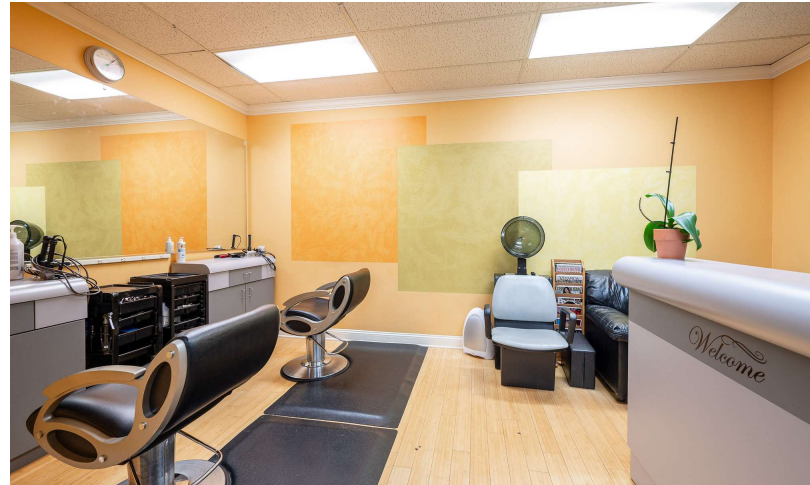
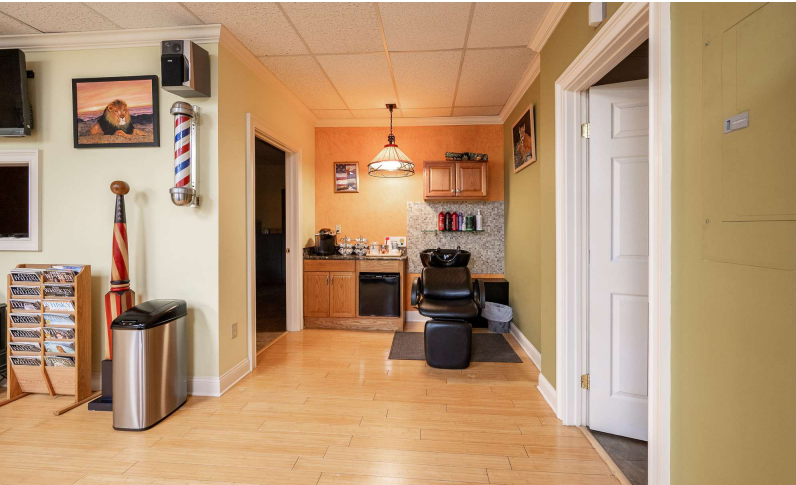
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR SALE // RT.7 // FULLY EQUIPPED TURNKEY SALON/BARBERSHOP

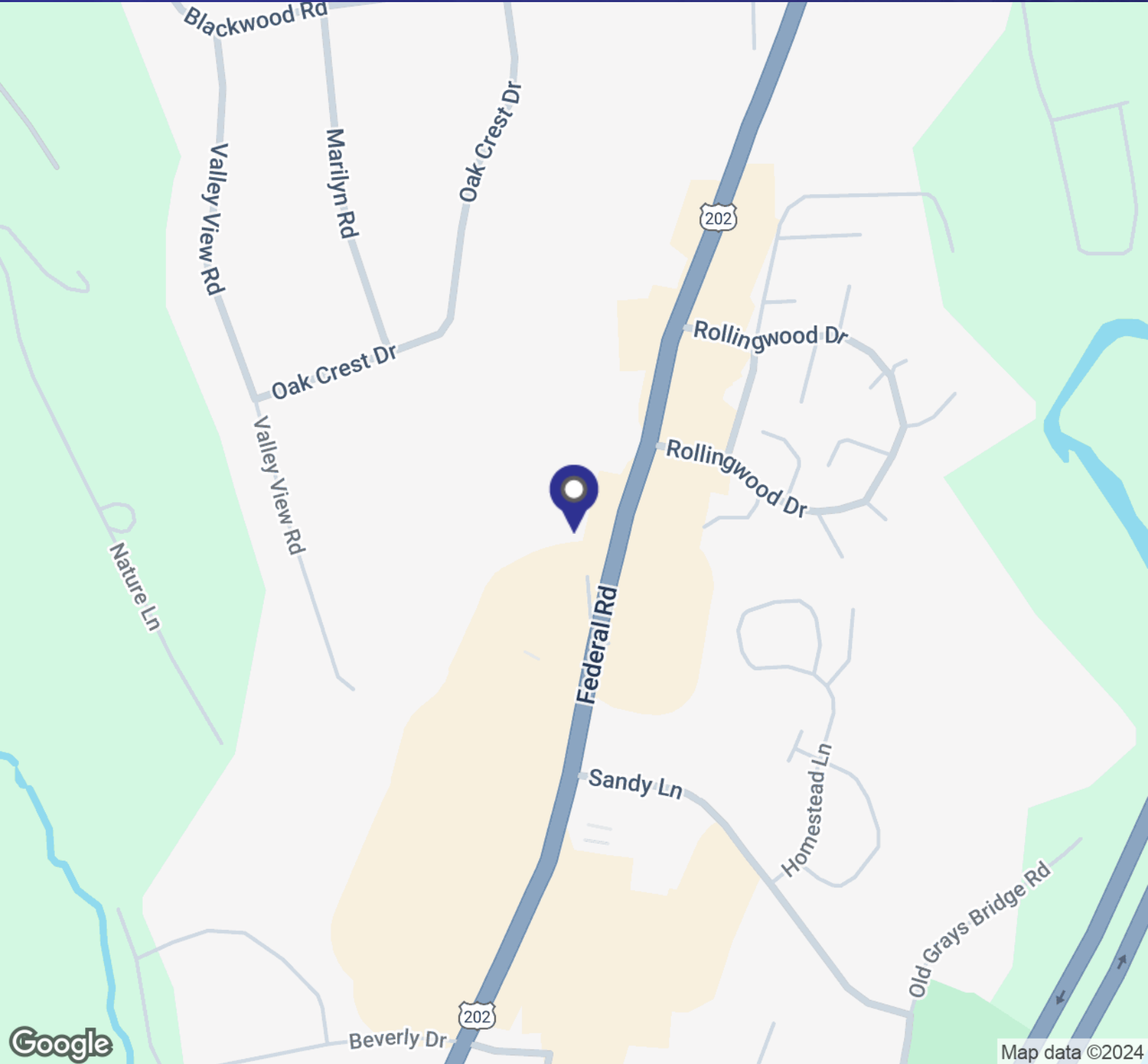


MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR SALE // RT.7 // FULLY EQUIPPED TURNKEY SALON/BARBERSHOP



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



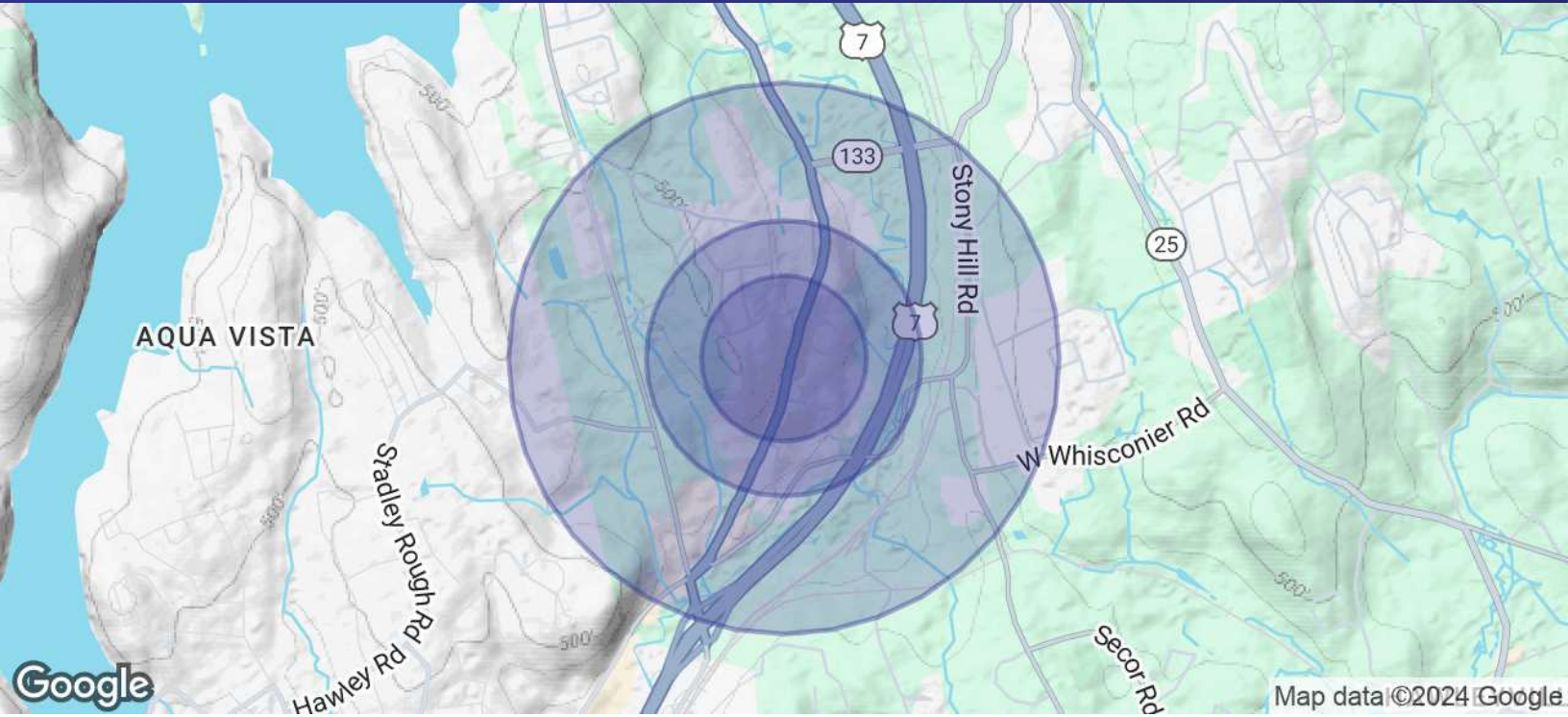
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR SALE // RT.7 // FULLY EQUIPPED TURNKEY SALON/BARBERSHOP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	335	964	3,147
Average Age	45	45	45
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	426	1,324
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$142,435	\$149,696	\$157,851
Average House Value	\$422,676	\$440,266	\$468,199

Demographics data derived from AlphaMap



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com