FOR SALE // RT.7 // BROOKFIELD COMMONS OFFICE CONDO

246 Federal Rd, Unit C34, Brookfield, CT



PROPERTY DESCRIPTION

Ideal 2nd Floor level unit at the Brookfield Commons with Elevator Access. Currently set up with reception, private offices, private bath and breakroom. Fantastic location just north of Costco with easy access to I-84. Potential uses include: Office, Medical/Dental, Rehab/PT, Spa/Beauty, showroom, retail, or laboratory space.

PROPERTY HIGHLIGHTS

- ELECTRIC HEAT PUMP
- CENTRAL A/C
- CITY SEWER, WELL WATER
- C-1 ZONE (OFFICE, MEDICAL, RETAIL)
- PRIVATE BATH
- HANDICAP ACCESSIBLE
- TAXES: $3,060 PER YR
- COMMON CHARGES: $258 PER MONTH
- Sewer Fee: $260 PER YEAR

OFFERING SUMMARY	
Sale Price:	$159,900
Unit Size:	1,010 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,352	12,593	37,955
Total Population	3,021	33,161	100,495
Average HH Income	$156,513	$160,402	$131,679



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LOCATION INFORMATION	
Building Name	Brookfield Commons Office Condo
Street Address	246 Federal Road
City, State, Zip	Brookfield, CT 06804
County	Fairfield

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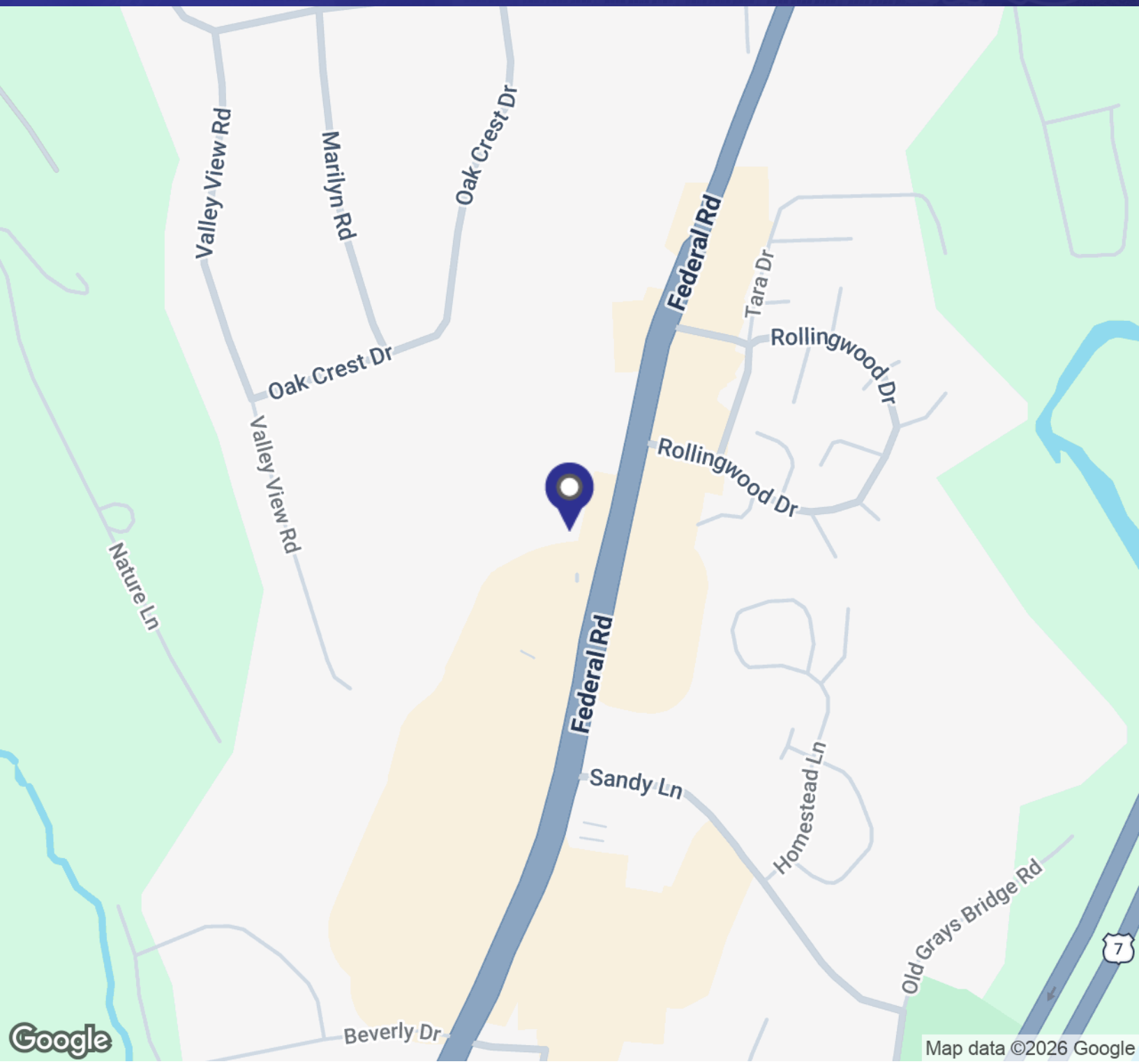
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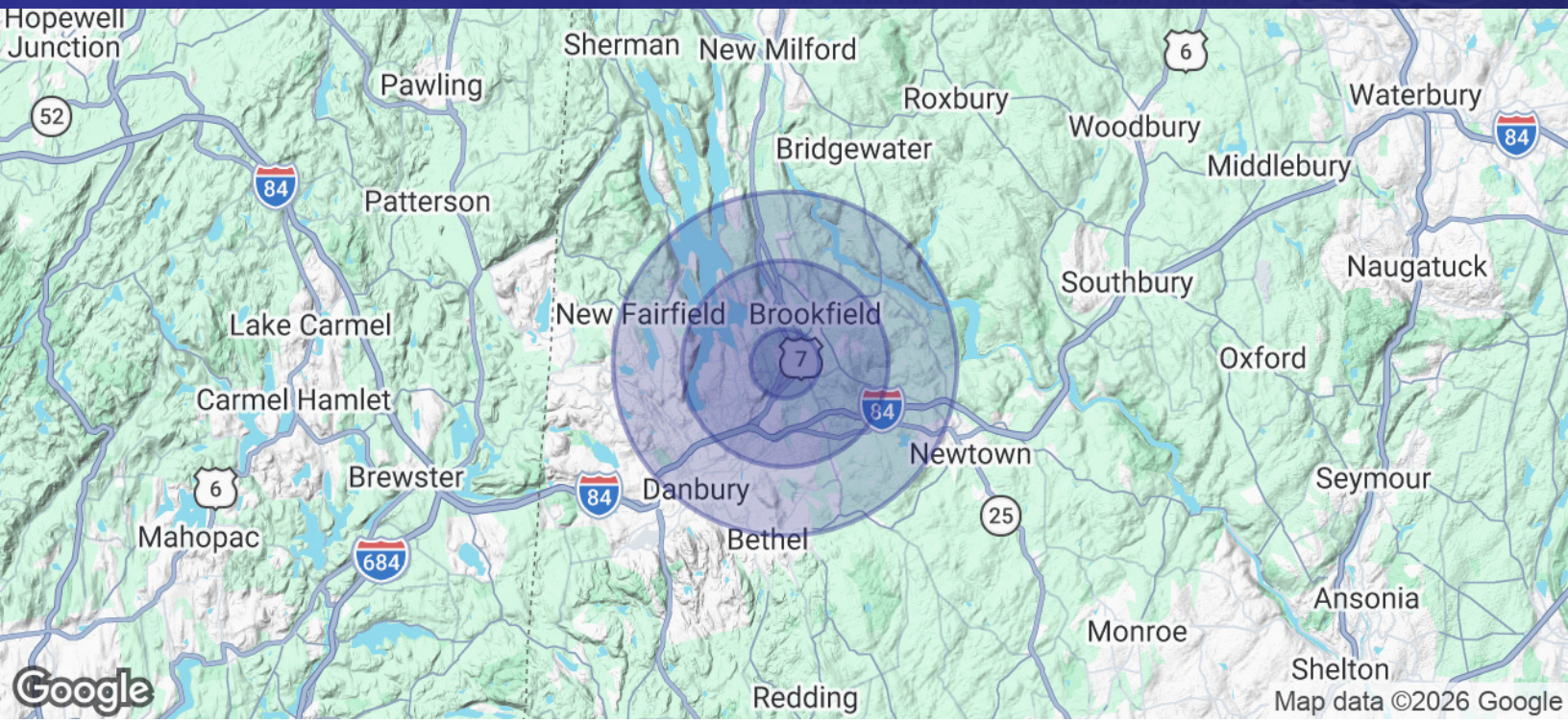
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,021	33,161	100,495
Average Age	49.7	45.9	42.9
Average Age (Male)	48.7	45.6	41.7
Average Age (Female)	49.4	46.1	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,352	12,593	37,955
# of Persons per HH	2.2	2.6	2.6
Average HH Income	$156,513	$160,402	$131,679
Average House Value	$363,108	$432,688	$428,734

2023 American Community Survey (ACS)



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