

FOR SALE AND LEASE // FIRST FLOOR FURNISHED OFFICE

304 Federal Rd, Unit 206, Brookfield, CT



PROPERTY DESCRIPTION

First floor furnished office condominium at Brookfield Office Park. Unit has two windowed offices and large reception area. Building is on Route 7 with easy access to I-84. Ideal for any professional or medical office use.

PROPERTY HIGHLIGHTS

- Two Windowed Offices
- Large Reception Area
- Common Baths
- Well/City Water
- Heat Pump
- Central A/C (Newly installed in 2023)
- Water Line Assessment: \$115.91 Per Year

OFFERING SUMMARY

Lease Rate:	\$750/month (Gross) + Utilities
Sale Price	\$69,900
Available SF:	+/- 552 SF
Common Charges:	\$300.56 (monthly)
Taxes:	\$978.42 per year

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
Total Population	786	3,112	7,263
Average HH Income	\$121,532	\$125,250	\$120,352



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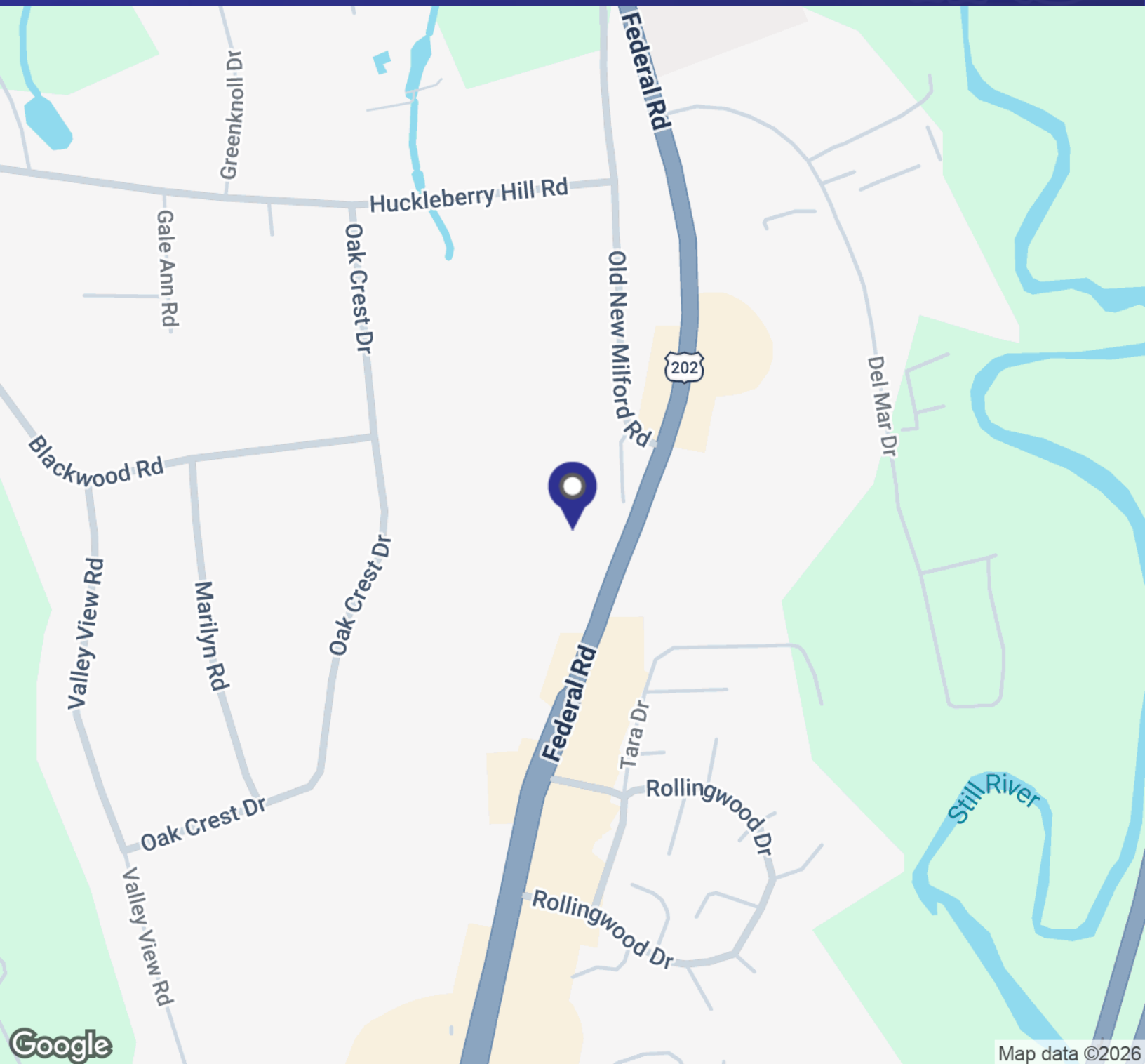
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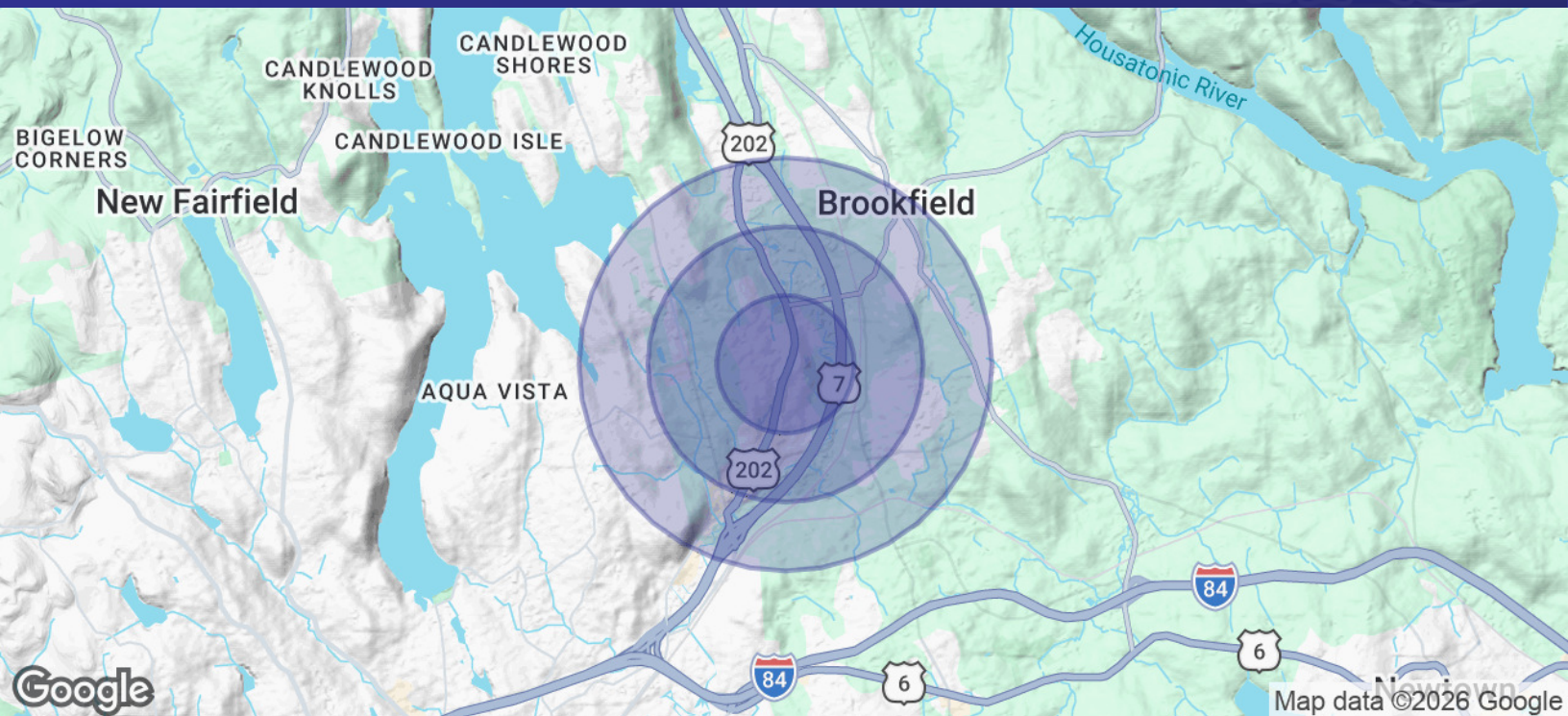
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	786	3,112	7,263
Average Age	43.0	43.9	46.1
Average Age (Male)	38.5	39.7	44.0
Average Age (Female)	44.6	45.2	46.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$121,532	\$125,250	\$120,352
Average House Value	\$314,579	\$337,539	\$319,305

2020 American Community Survey (ACS)



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