

FOR SALE // OFFICE INVESTMENT PORTFOLIO | FOUR LEASED CONDOS
304 Federal Rd, Brookfield, CT

PROPERTY DESCRIPTION

Four second-floor office condominiums offered as an investment portfolio at Brookfield Office Park, 304 Federal Road, Brookfield. Conveniently located on Route 7 with easy access to I-84, the property offers an accessible location for office users. Recent building improvements include a new roof in 2023 and all new windows in 2024, with connection to city water currently in progress. An opportunity to acquire multiple office units within an established professional office park.

PROPERTY HIGHLIGHTS

- Four second-floor office condominiums
- All windowed offices
- Common bathrooms
- Currently on well water; town water connection planned within the next year
- Heat pump heating and central A/C
- Long standing tenants on year to year leases
- All new windows installed in 2018

OFFERING SUMMARY

Sale Price:	\$249,900
Units:	Unit 314 - 557 SF Unit 302 and 303 - 1,435 SF Unit 316 - 557 SF
Building Size:	50,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	325	1,296
Total Population	185	711	2,978
Average HH Income	\$163,610	\$157,337	\$164,345


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- All windowed units
- Common bathrooms
- Currently on well water; town water connection planned within the next year
- Heat pump heating and central A/C
- Tenants on annual leases
- All new windows installed in 2018
- Building roof redone in 2021
- Zone: C-1 (Commercial)
- Route 7 location with easy access to I-84



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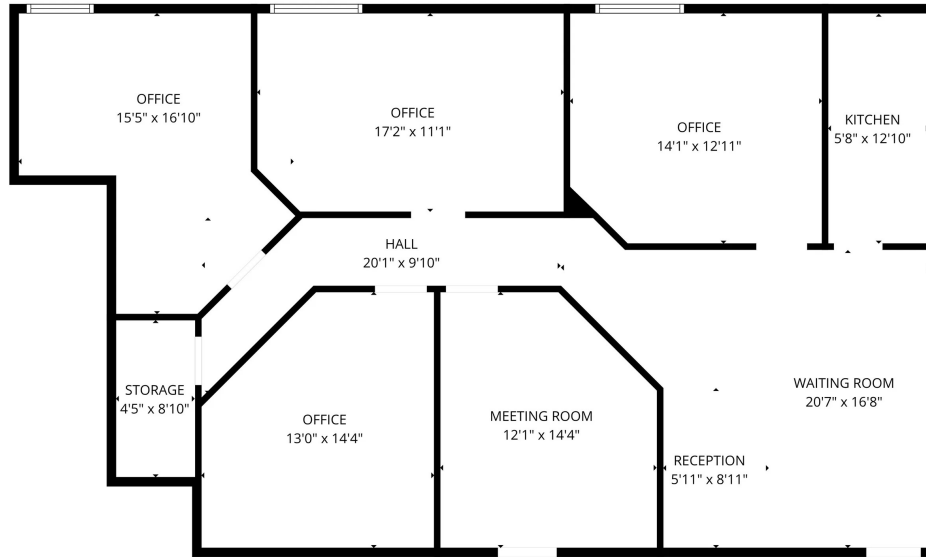
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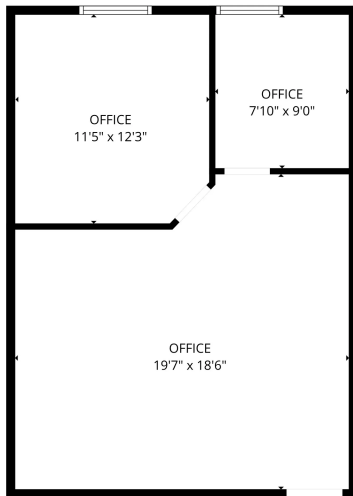
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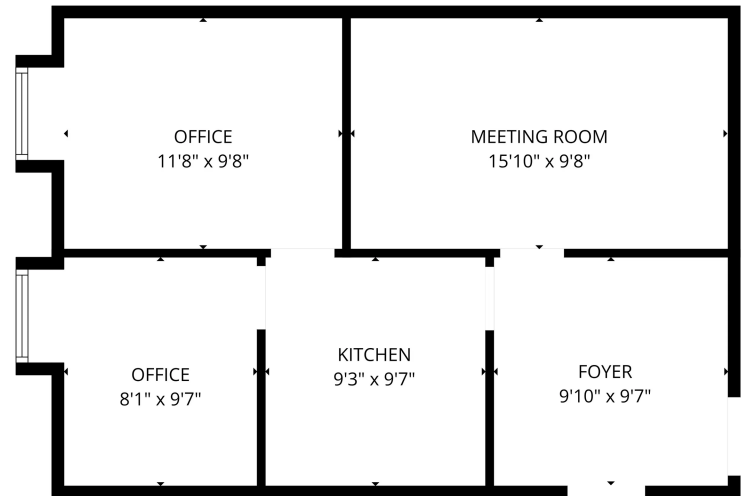
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Brookfield Office Park – 304 Federal Road, Brookfield, CT

Four office condominium units offered as an investment opportunity.
All New Windows 2024, New roof 2023, in process hooking up to city water

Unit Details

Unit	Layout and Features
314 – 557 SF	Reception area, and two private offices. New Flooring
302 and 303 – 1,435 SF	Reception area and five private offices.
316 – 557 SF	Reception area, conference room, and two private offices. Includes furniture.

Rental Income

Unit	Monthly Rent	Annual Rent
314	\$850.00	\$10,200.00
302 and 303	\$1,750.00	\$21,000.00
316	\$900.00	\$10,800.00
Total	\$3,500.00	\$42,000.00

Common Charges

Unit	Monthly Charges	Annual Charges
314	\$340.33	\$4,083.96
302 and 303	\$824.08	\$9,888.96
316	\$340.33	\$4,083.96
Total	\$1,504.74	\$18,056.88

Taxes

Unit	Monthly Charges	Annual Charges
314		\$985.00
302 and 303		\$2,219.00
316		\$985.00
Total		\$4,189

Income/Expense

Gross Income - \$42,000

Common charges – (\$18,056.88)

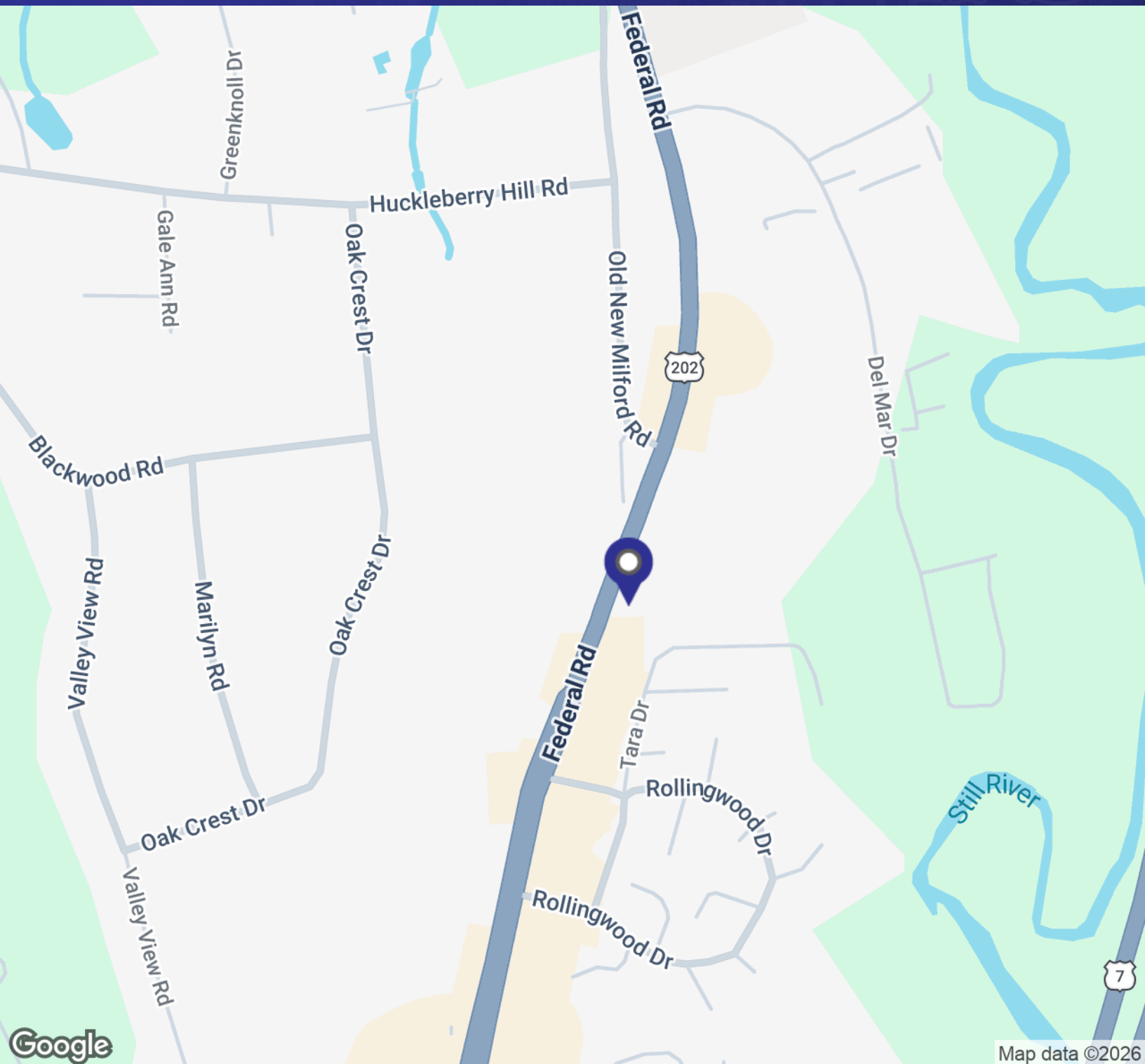
Taxes - (\$4,189.00)

Net Income - \$19,754.20

Asking Price - \$249,900 - 7.9% cap rate

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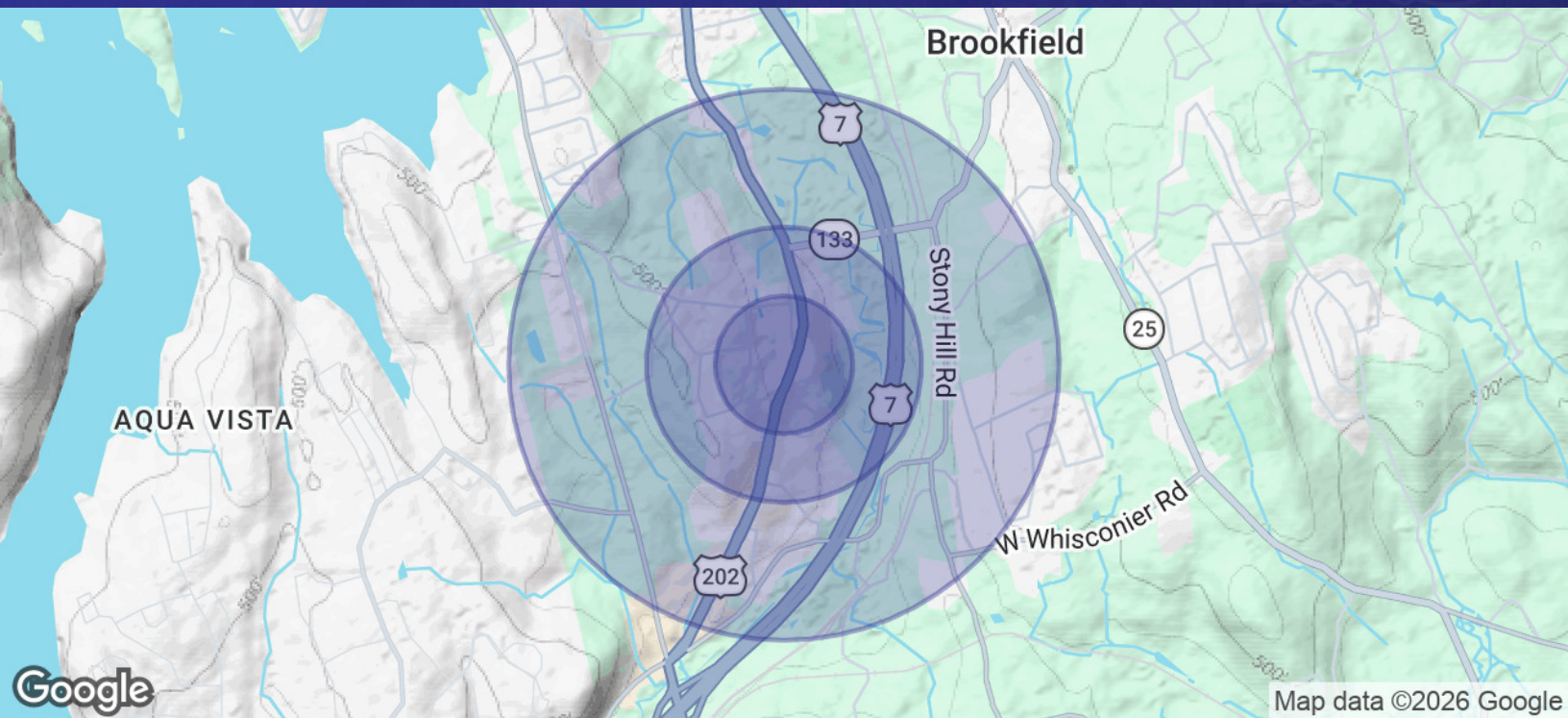
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	185	711	2,978
Average Age	49.3	49.4	49.5
Average Age (Male)	46.6	46.8	48.8
Average Age (Female)	49.7	49.7	48.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	325	1,296
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$163,610	\$157,337	\$164,345
Average House Value	\$370,640	\$351,459	\$381,497

2023 American Community Survey (ACS)


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